



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 9/21/10) Final 9/21/10

1:30 p.m.

OCTOBER 4, 2010

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699, extending the expiration date to June 25, 2011.** Project Planner, Ray Juarez at 951-955-9541 or e-mail rjuarez@rctlma.org. (Quasi-judicial)
- 1.2 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 20457** - Applicant: Tierra West Commercial - Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres - Zoning: General Residential (R-3) - **APPROVED PROJECT DESCRIPTION:** Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457, extending the expiration date to June 4, 2011.** Project Planner, Ray Juarez at 951-955-9541 or e-mail rjuarez@rctlma.org. (Quasi-judicial)

- 2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter.
- 2.1 **NONE**
- 3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.
- 3.1 **PLOT PLAN NO. 24485** – CEQA Exempt – Applicant: James Stephen – Owner: James and Holly Stephen - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Northerly of Mockingbird Canyon, easterly of Chapparel, westerly of Rancho Sonata – Zoning: Residential Agricultural (R-A-2 1/2) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2-story guest house (1st floor 930 square foot garage with 2nd floor 844 square foot living space) associated with the 1,670 square foot residence located at 15520 Sunview Circle in Riverside, CA. APN: 273-340-072. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.2 **PLOT PLAN NO. 24533** – CEQA Exempt – Victor Gallardo – Owner: Victor Gallardo – Second Supervisorial District – Rubidoux District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Laurel Ridge Drive, westerly of Jurupa Road, easterly of Camino Real, westerly of Soto Avenue – .52 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 864 square foot workshop with a 1038 square foot Veranda on .52 acre, associated with the 4,065 square foot residence located at 4628 Ridge Point Way in Riverside, CA. APN: 183-500-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.3 **PLOT PLAN NO. 24620** – CEQA Exempt – Applicant: Uaita Utupo – Engineer: Janos Borosa - Third Supervisorial District – Rancho California Area – REMAP Area Plan – Agricultural: Agricultural (10 Acres Minimum) - Located Northerly Gray Squirrel Road, southerly of Sage Road, East of Benton – 42.36 Acres – Zoning: Light Agricultural (A-1-10) – **REQUEST:** The Plot Plan is a proposal to construct an 2,010 square foot detached barn an permit three (3) unpermitted shade shelters (936 square foot, and two (2) at 936 square foot) on 42.36 acres, associated with the 1,296 square foot residence located at 39375 San Ignacio Road in Hemet, CA. APN: 571-120-037. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.4 **PLOT PLAN NO. 24671** – CEQA Exempt – Applicant: William Chappell – Engineer/Rep: Luis Rivero - Third Supervisorial District – Ramona District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) - Located Northerly on Mayberry Avenue, southerly of Acacia, easterly of Camas, westerly of Columbia – Zoning: One Family Dwelling (R-1) (7,200 sq. ft. minimum lot) – **REQUEST:** The Plot Plan is a proposal to construct 1,560 square foot detached metal carport on .57 acre, associated with the 1,598 square foot residence located at 40894 Mayberry Avenue in Hemet, CA. APN: 447-092-031. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.5 **PLOT PLAN NO. 24399** – CEQA Exempt – Eduardo Verdin – Owner: Scott and Colleen Kline – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Westerly side of Bucharest Lane, northerly of Rancho California Road, easterly of Calle Contento – 2.26 Acre – Zoning: Citrus Vineyard (C/V) (5 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 800 square foot 2-story guest house (1st floor 400 square foot storage and 2nd floor living space 400 square foot) and a 2-story 600 square foot storage building

with 80 square foot upper storage on 2.26 acres, associated with the 1,224 square foot residence located at 40894 Bucharest Lane in Temecula, CA. APN: 943-250-013. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

- 3.6 **PLOT PLAN NO. 24635** – CEQA Exempt – Keith Sichow– Owner: KJBCO Inc. – Third Supervisorial District – Hemet/San Jacinto District – San Jacinto Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Northerly of Devonshire, southerly of Tres Cerritos Avenue, easterly of Hyatt Avenue, westerly of Thoroughbred Lane – 4.53 Acres – Zoning: Light Agricultural (A-1-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to permit unpermitted two (2) 8,855 square foot horse barns and one 3,484 square foot horse stalls on 4.53 acres, associated with the 1,480 square foot residence located at 25601 Thoroughbred Lane in Hemet, CA. APN: 455-120-062. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.7 **PLOT PLAN NO. 24578** – CEQA Exempt – Applicant: James Wagner – Engineer: Paul Welsh - Fifth Supervisorial District – Cherry Valley Area – The Pass Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) and Rural Mountainous (R:RM) (10 acres minimum)- Located Northerly of Orchard Street, southerly of Mtn. Wilderness, easterly of Kehl Canyon Road – Zoning: Light Agricultural (A-1-1) (1 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,800 square foot detached metal storage building for agricultural use on 15.6 acres, associated with the 3,600 square foot residence located at 38061 Kehl Canyon Road in Cherry Valley, CA. APN: 407-310-017. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 4.0 **PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.**
- 4.1 **PLOT PLAN NO. 24455** – CEQA Exempt – Applicant: Agustin Guzman – Engineer: A. A. & Associates - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Nandina Avenue, southerly of Glenwood Avenue, easterly of Cole Avenue – 2.58 acre – Zoning: Residential Agricultural (R-A-1) – **REQUEST:** The Plot Plan is a proposal to permit and unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008. (Continued from September 13, 2010) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 4.2 **PLOT PLAN NO. 24594** – EA42363 – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Continued from September 20,2010) Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- 4.3 **ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial

Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

5.0 PUBLIC COMMENTS:

Agenda Item No. 1.1
Area Plan: Mead Valley
Zoning Area: March
Supervisory District: First
Project Planner: Ray Juarez

Plot Plan No. 20699
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Oct. 6, 2010
Applicant: Hogle Ireland

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of five (5) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 23, 2010) indicating the acceptance of the thirteen (13) conditions.

ORIGINAL Approval Date: July 29, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699**, extending the expiration date to June 25, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RJ
9.1.10

PLOT PLAN NO. 20699
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

FIRST EXTENSION OF TIME for PLOT PLAN No. 20699 - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699, extending the expiration date to June 25, 2011.**

AREA PLAN - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

AREA PLAN

- | | | | |
|-----------------|---------|-------------|-------------|
| SELECTED PARCEL | CASE | INTERSTATES | HIGHWAYS |
| CITY | PARCELS | MARCH | MEAD VALLEY |

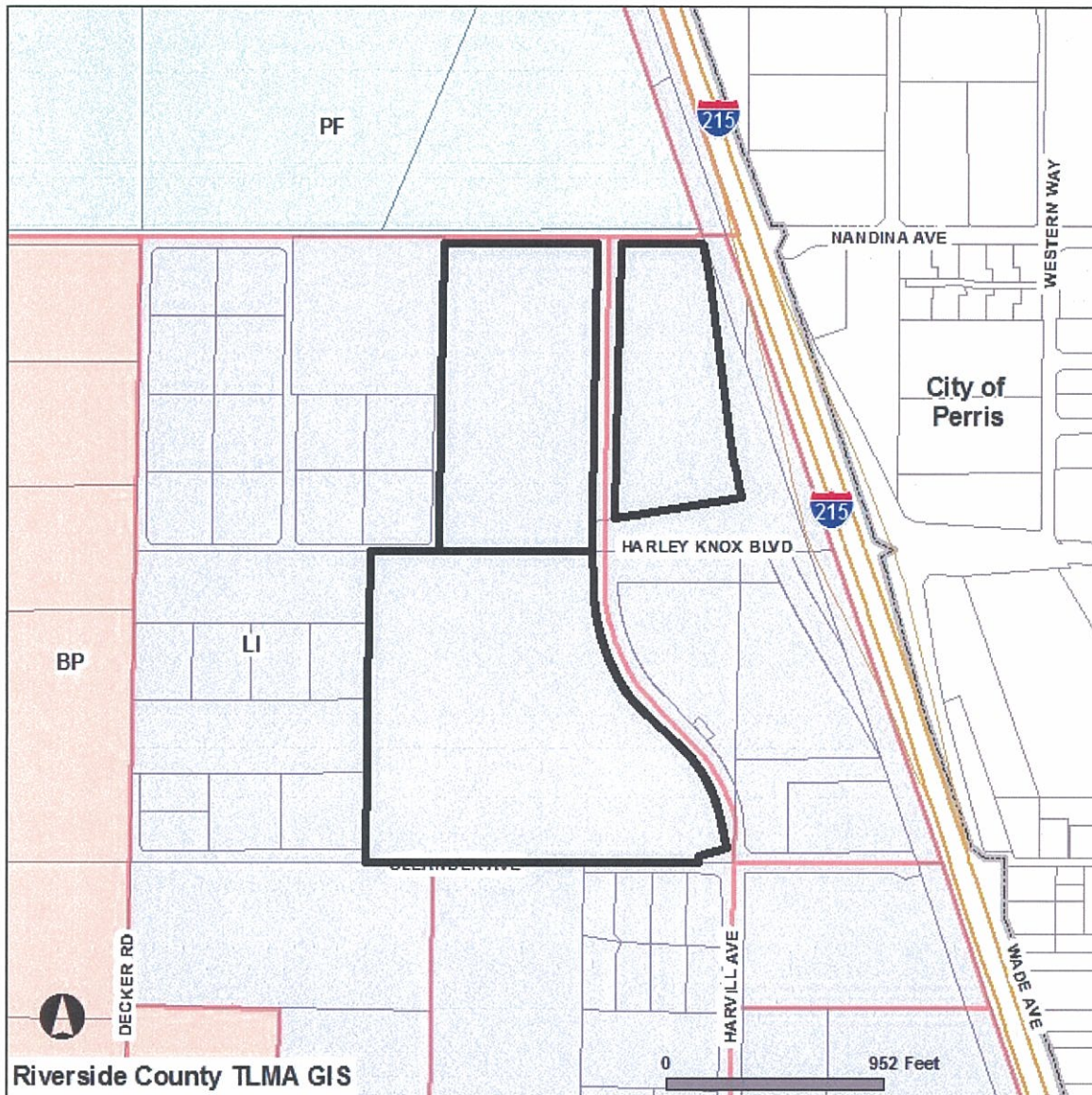
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

LAND USE - PP20699



Riverside County TLMA GIS

Selected parcel(s):

295-310-011 295-310-048 295-310-052

LAND USE

- | | | | |
|-----------------|--------------------|-----------------------|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | PF - PUBLIC FACILITIES |

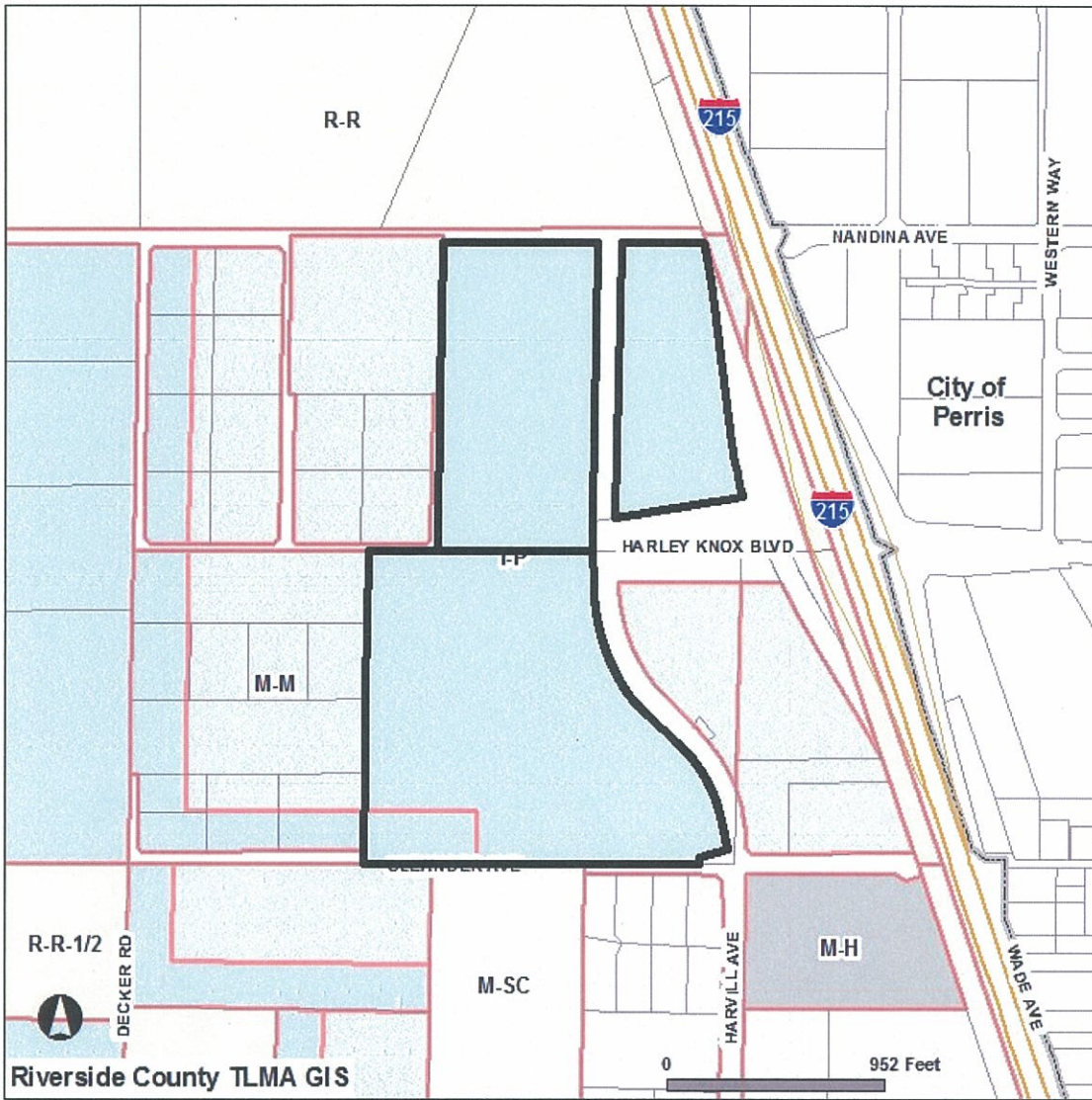
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Version 100412

ZONING - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

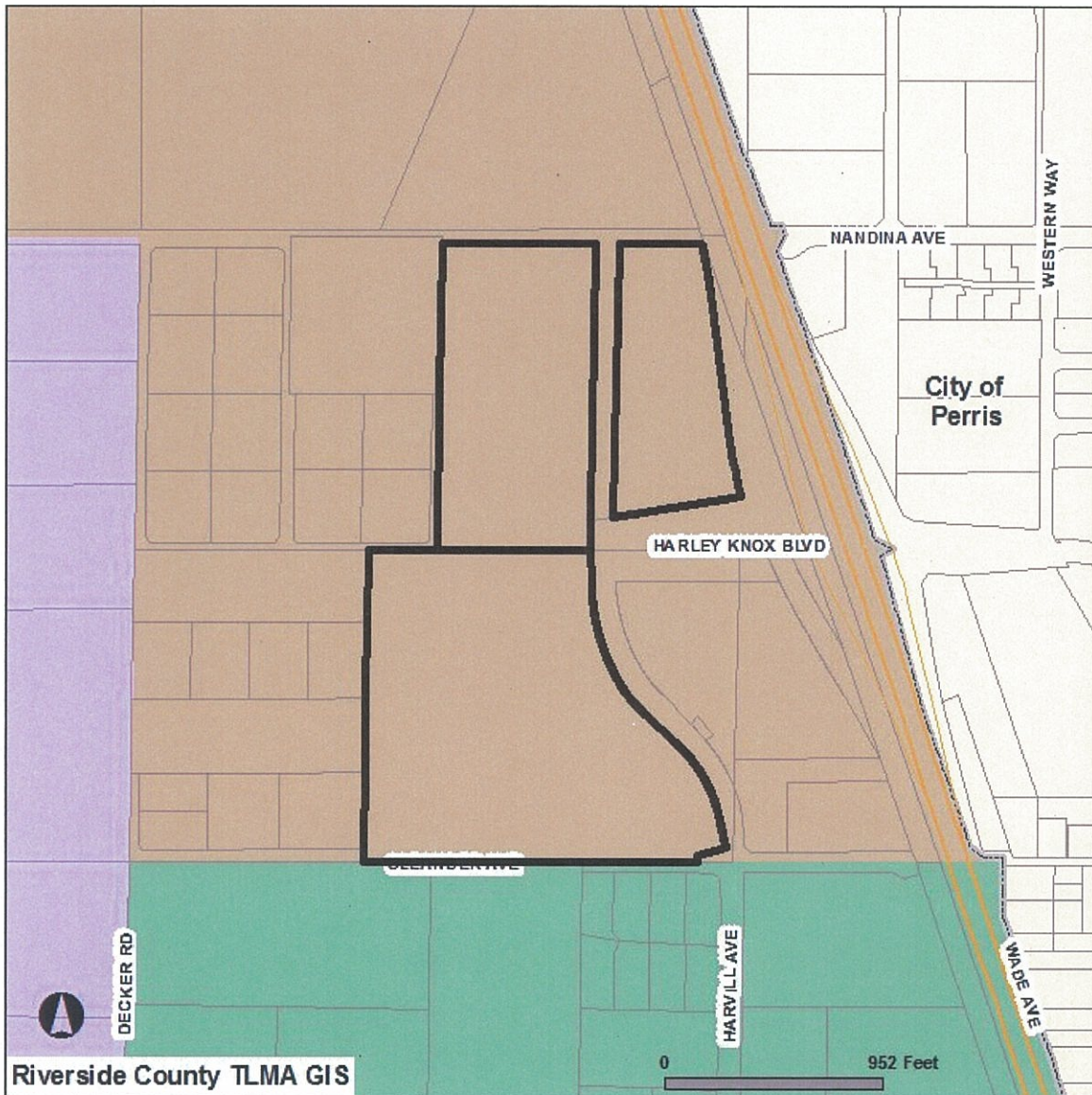
ZONING

- | | | | |
|-----------------|-----------------|--------------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | I-P | M-H |
| M-M | M-SC | R-R, R-R-1/2 | |

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 Version 100412

ZONING AREA - PP20699



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- MARCH AREA
- MEAD VALLEY DISTRICT
- NORTH PERRIS AREA
- INTERSTATES
- HIGHWAYS
- PARCELS

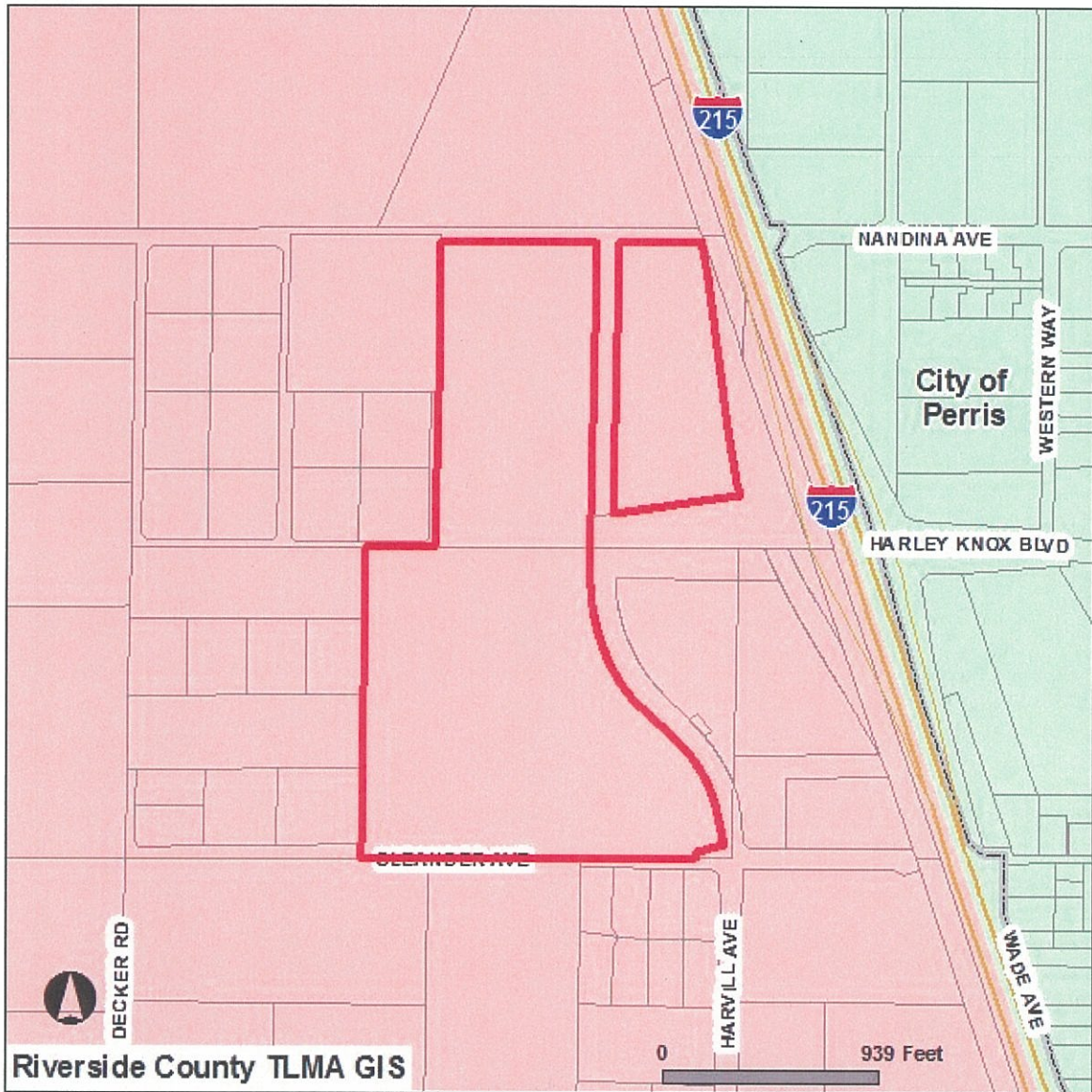
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Version 100412

SUPERVISORIAL DISTRICT - PP20699



Riverside County TLMA GIS

SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 1
SUPERVISOR BOB BUSTER
- DISTRICT 5
SUPERVISOR MARION ASHLEY
- CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

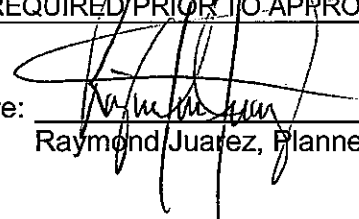
Extension of Time Environmental Determination

Project Case Number: PP20699
 Original E.A. Number: EA33942
 Extension of Time No.: First
 Original Approval Date: June 25, 2008
 Project Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue

Project Description: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4).

On August 30, 2010, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Raymond Juarez, Planner IV

Date: August 30, 2010
 For Carolyn Syms Luna, Director



August 23, 2010

Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: 1st Time Extension Request for Plot Plan No. 20699

To Planning:

We have reviewed the Land Development Committee (LDC) revised Conditions from the meeting held on August 5, 2010 and agree to the following revised Conditions for Plot Plan No. 20699:

10.PLANNING.47	60.TRANS.2	90.PLANNING.36
10. PLANNING.48	60.TRANS.3	90.PLANNING.37
10.PLANNING.49	80.PLANNING.31	90.PLANNING.38
60. PLANNING.18	80.PLANNING.32	
60.PLANNING.20	90.PLANNING.35	
80.PLANNING.32		

Thank you for your assistance in processing our request for a time extension. If you have any questions, please contact me at 949-251-6100.

Sincerely,

Jim Jachetta
Vice President

ProLogis

jj:dm

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 47

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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

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

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

EOT1.

10.PLANNING. 48

GEN - IF HUMAN REMAINS EOT1

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

10.PLANNING. 48

GEN - IF HUMAN REMAINS EOT1 (cont.)

RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 49

GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

10.PLANNING. 49

GEN - INADVERTANT ARCHAEO EOT1 (cont.)

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 18

GEN- CULT RESOURCES PROF EOT1

RECOMMND

As a result of information provided in archaeological report PD-A-4084, it was determined that archaeological monitoring is required for mitigation purposes under CEQA.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 GEN- CULT RESOURCES PROF EOT1 (cont.) RECOMMND

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 20 GEN- TRIBAL MONITORING EOT1 RECOMMND

As a result of information provided by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring shall be made a condition of approval to address tribal interests.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

GEN- TRIBAL MONITORING EOT1 (cont.)

RECOMMND

resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

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

TRANS DEPARTMENT

60.TRANS. 2

USE-SBMT/APPVD GRDG PLN EOT1

RECOMMND

TRANS WILL CLEAR CONDITION.

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3

USE - OBTAIN L&LMD APPL EOT1

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.9,19,23,24, and 90.TRANS.14.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 31 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way

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Riverside County LMS
CONDITIONS OF APPROVAL

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.
EOT1.

80.PLANNING. 32 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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Riverside County LMS
CONDITIONS OF APPROVAL

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
EOT1.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 35 USE - LC LNDSCP INSPCT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.
EOT1.

90.PLANNING. 36 USE - LC LNDSCP INSPCT REQMENTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LC LNDSCP INSPCT REQMENTS (cont.) RECOMMND

INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT1.

90.PLANNING. 37 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1.

90.PLANNING. 38 GEN - CULT RESOURCES RPT EOT1 RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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

DATE: July 8, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist – Dave Jones
Environmental Programs Dept.
P.D. Trails Coordinator – Kristi Lovelady
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME for PLOT PLAN No. 20699 - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** The Parcel Map proposes a Schedule E subdivision of 68.80 gross acres into 5 parcels ranging in size from 5.71 gross acres to 28.23 gross acres. The Plot Plan proposes to develop five (5) industrial buildings ranging in size from 61,294 square feet to 592 - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 20699**, extending the expiration date to June 25, 2011.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 5, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Catherine Dimagiba** at micro **5-1681** or via e-mail at **CDIMAGIB@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.



May 12, 2010

County of Riverside
Planning Department
4080 Lemon Street, 14th Floor
Riverside, Ca 92502

**RE: Extension of Time for Oleander Business Park – Plot Plan No. 20699
Letter of Authorization - Assessor Parcel Nos. 295-310-011, 048, and 052**

This letter is to confirm that ProLogis, owner of the subject properties located in the County of Riverside, California, hereby authorize Hogle-Ireland, Inc. to act as our agent when signing documents, submitting applications, and payments on our behalf.

Please call me if you have any questions or if you need further information.

Sincerely,

James Jachetta
Vice President
Catellus Operating Limited Partnership



ASSISTANT SECRETARY'S CERTIFICATE

I, Rondi J. Boroos, a duly elected and qualified Assistant Secretary of each of ProLogis, a Maryland real estate investment trust ("ProLogis"), and Palmtree Acquisition Corporation, a Delaware corporation (the "Company"), which is the general partner of Catellus Operating Limited Partnership, a Delaware limited partnership ("Property Owner"), do hereby certify as follows:

1. Pursuant to ProLogis Board of Trustees' resolutions adopting a Board Investment Committee Charter dated May 26, 2006 (the "Investment Policy"), the Chief Executive Officer of ProLogis, ProLogis' Internal Investment Committees, and the ProLogis Board of Trustees' Investment Committee were given authority to approve certain transactions on behalf of ProLogis or its subsidiaries without further approval by the ProLogis Board of Trustees.

2. The ProLogis North American Internal Investment Committee at a meeting on July 24, 2006, approved the acquisition of 69.41 gross acres of land located in the Inland Empire East Submarket, Moreno Valley, California (the "Transaction"). Such Transaction falls within the scope of the Investment Policy for approval by ProLogis' Internal Investment Committees.

3. James J. Jachetta is a duly qualified and elected Vice President of the Company, in its capacity as the general partner of the Property Owner, and as such is authorized to execute all documents related to the Transaction on behalf of the Company in its capacity as the General Partner of the Property Owner.

IN WITNESS WHEREOF, I have hereunto set my hand as Assistant Secretary of ProLogis and the Company as of this 24th day of April, 2008.

Rondi J. Boroos, Assistant Secretary



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Hogle-Ireland, Inc. hereafter "Applicant" and Catellus operating Limited Partners (ProLogis) "Property Owner".

Description of application/permit use:
Extension of Time on Plot Plan No. 20699

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 295-310-011, 295-310-048, 295-310-052

Property Location or Address:

North of Old Oleander Ave, south of Nandina Ave, west of I-215, and
east of Decker Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Catellus operating Limited Partners
(ProLogis) Phone No.: 949-251-6100
 Firm Name: ProLogis Email: jjachetta@prologis.com
 Address: 4041 MacArthur Blvd, Suite 400
Newport Beach, CA 92660

3. APPLICANT INFORMATION:

Applicant Name: Deirdre McCollister Phone No.: 951-787-9222
 Firm Name: Hogle-Ireland, Inc. Email: dmccollister@hogleireland.com
 Address (if different from property owner)
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

4. SIGNATURES:

Signature of Applicant: Deirdre McCollister Date: 5/18/10
 Print Name and Title: Deirdre McCollister, Project Manager, Hogle-Ireland

Signature of Property Owner: James Jachetta Date: 5/12/10
 Print Name and Title: James Jachetta Vice President

Signature of the County of Riverside, by DM Hill Date: 5/19/10
 Print Name and Title: Debbie M. Hill Land Use Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP 20699 - Ext. of time</u>
Set #:	<u>Application Date: 5/19/10</u>

APPLICATION FOR EXTENSION OF TIME

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Deirdre McCollister

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

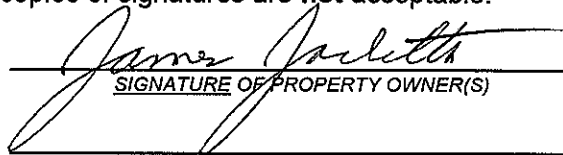
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

James Jachetta

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Agenda Item No. 1.2
Area Plan: San Jacinto
Zoning District: Valle Vista
Supervisory District: Third
Project Planner: Ray Juarez

Plot Plan No. 20457
SECOND EXTENSION OF TIME (EOT)
Director's Hearing Date: October 4, 2010
Applicant: Tierra West Commercial

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of three (3) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 20, 2010) indicating the acceptance of the five (5) conditions.

ORIGINAL Approval Date: June 4, 2007

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN No. 20457**, extending the expiration date to June 4, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

fmj
8-31-10

PLOT PLAN NO. 20457
SECOND EXTENSION OF TIME REQUEST
Page 2 of 2

SECOND EXTENSION OF TIME for PLOT PLAN No. 20457 - Applicant: Tierra West Commercial - Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres - Zoning: General Residential (R-3) - **APPROVED PROJECT DESCRIPTION:** Proposal to construct 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building, one (1) tot lot, and 193 parking spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457, extending the expiration date to June 4, 2011.**

Revised 6/23/10 by R. Juarez
Y:\Planning Case Files-Riverside office\PP20457\2nd EOT\PP20457 2ND EOT Staff Report.doc

PP20457 - AREA PLAN



Riverside County TLMA GIS

Selected parcel(s):
549-090-036

AREA PLAN

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- SAN JACINTO VALLEY
- HIGHWAYS
- CITY

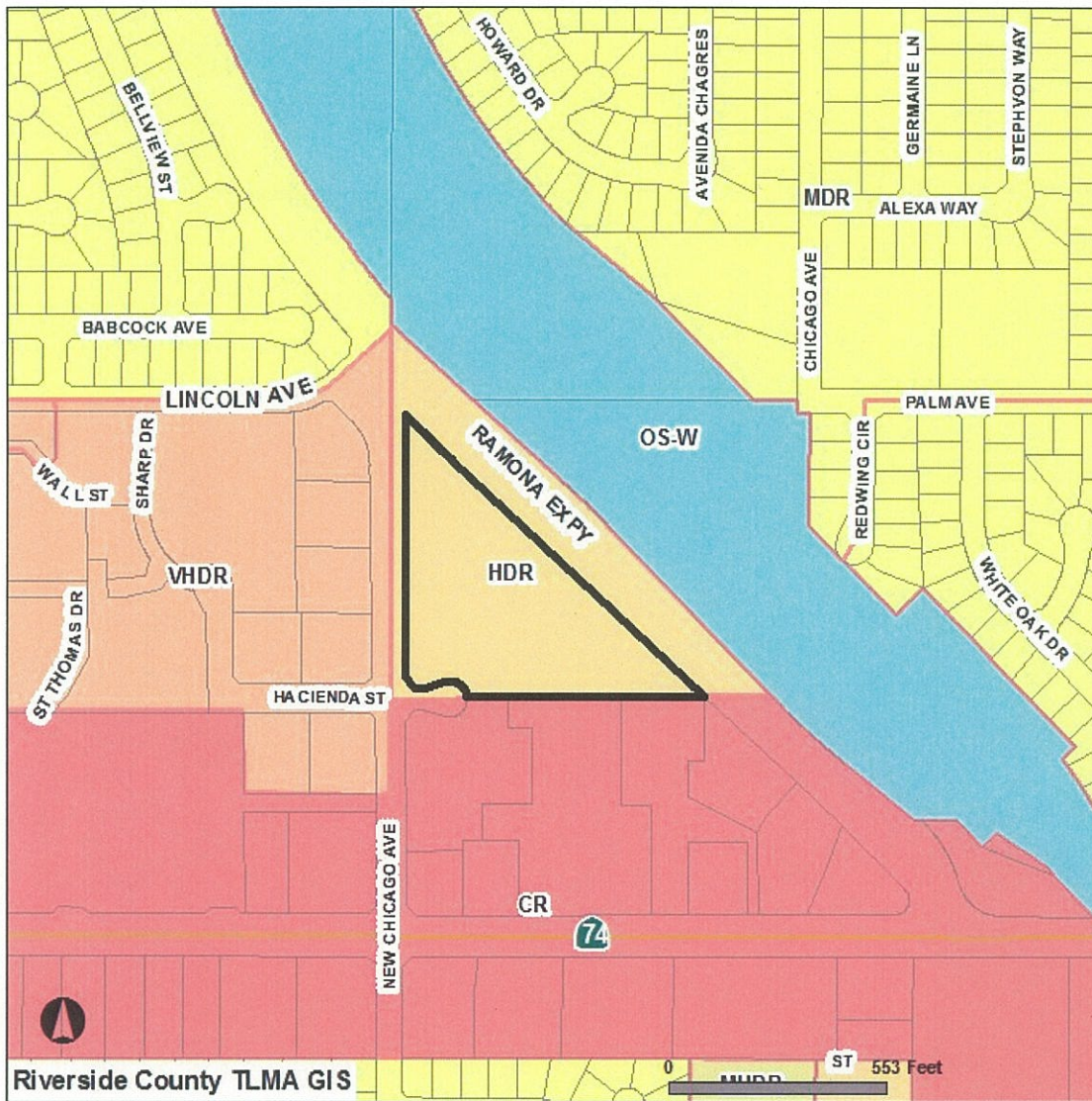
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Aug 26 16:05:41 2010

Version 100412

LAND USE - PP20457



Selected parcel(s):
549-090-036

LAND USE

- | | | | |
|--|------------------------|--------------------------------------|----------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER | VHDR - VERY HIGH DENSITY RESIDENTIAL | |

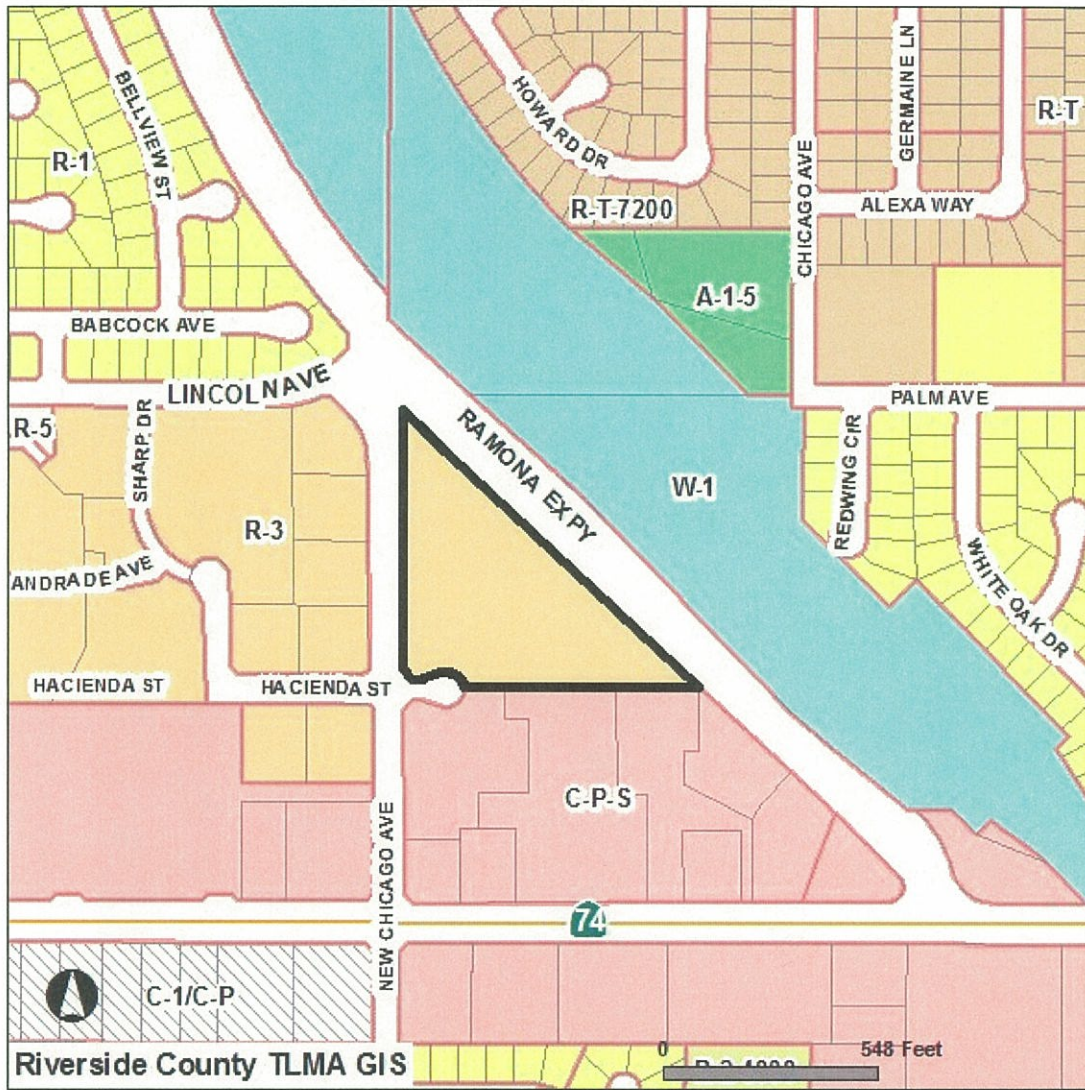
IMPORTANT

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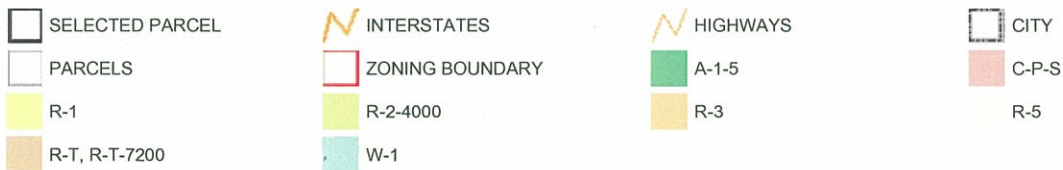
Version 100412

PP20457 - ZONING



Selected parcel(s):
549-090-036

ZONING



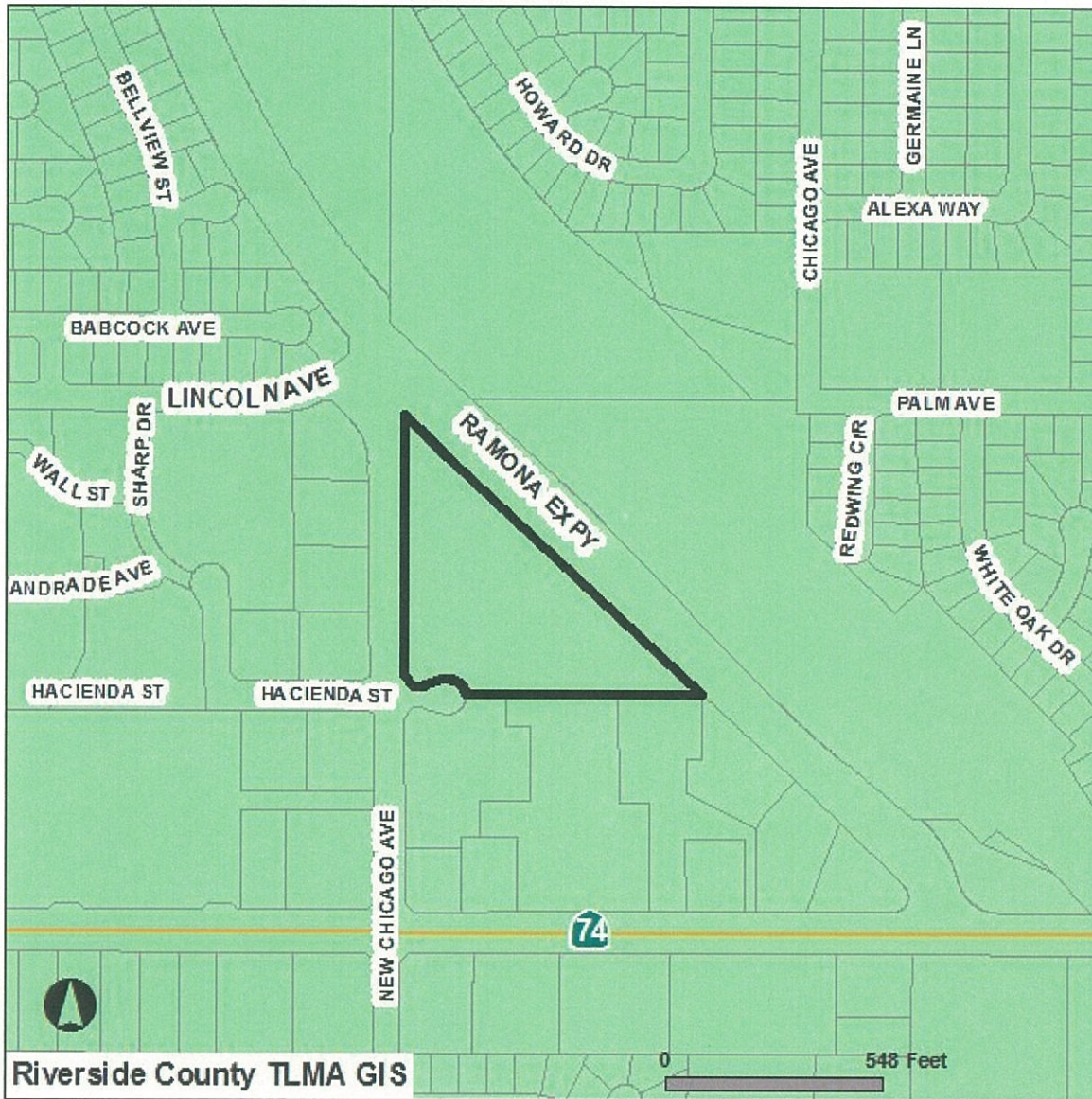
IMPORTANT

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Version 100412

PP20457 - ZONING DISTRICTS & ZONING AREAS



Selected parcel(s):
549-090-036

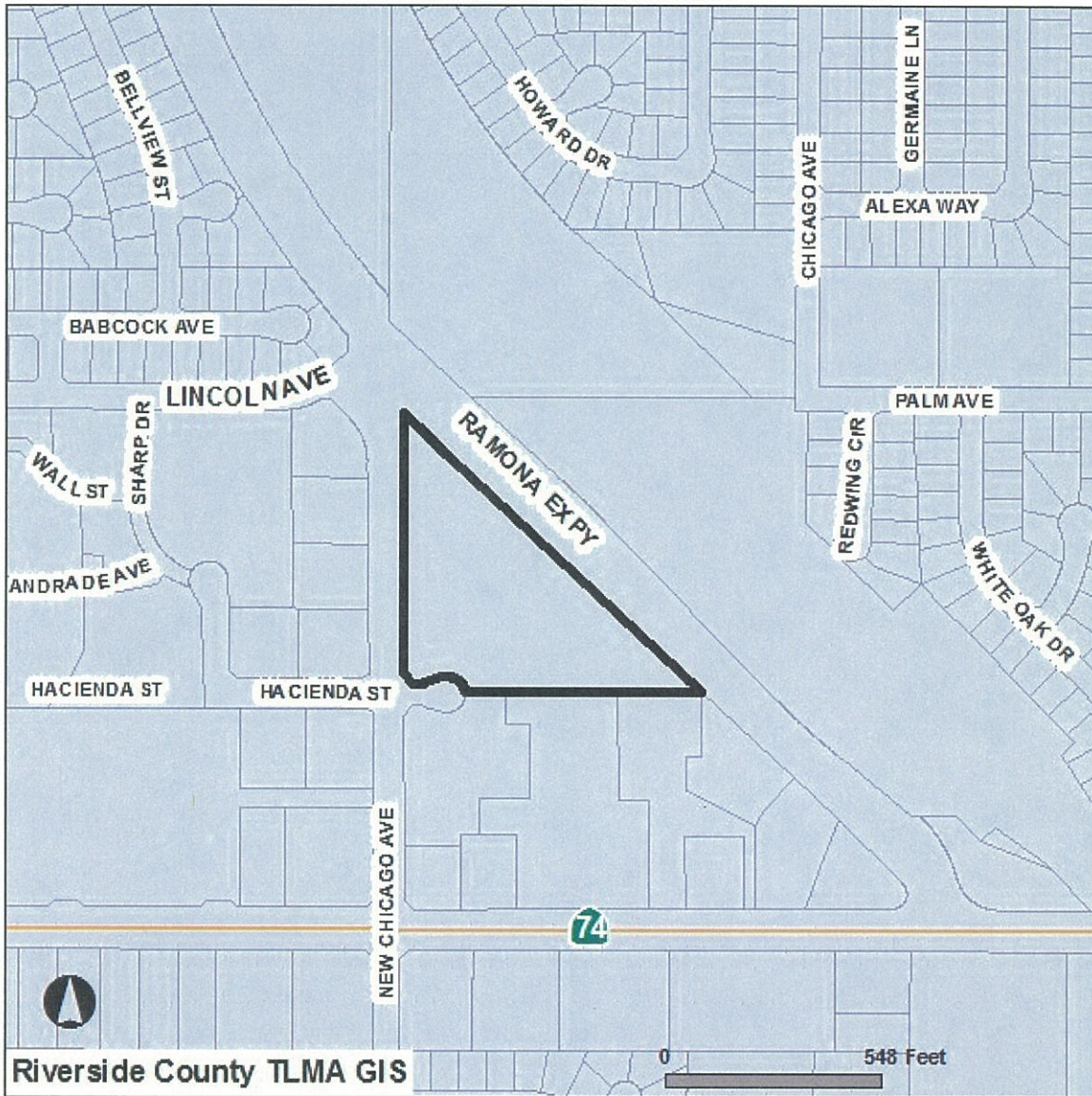
ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- VALLE VISTA DISTRICT
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... Thu Aug 26 16:09:46 2010
Version 100412

PP20457 - SUPERVISORIAL DISTRICT



Selected parcel(s):
549-090-036

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 3
SUPERVISOR JEFF STONE
- CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Aug 26 16:12:23 2010

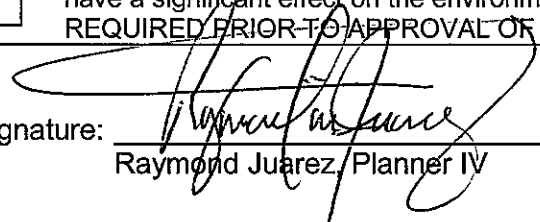
Version 100412

Extension of Time Environmental Determination

Project Case Number: PP20457
 Original E.A. Number: EA40154
 Extension of Time No.: Second
 Original Approval Date: June 4, 2007
 Project Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway
 Project Description: 84 unit, two-story apartment complex with ten (10) apartment buildings, one (1) recreation building, one (1) tot lot and 193 parking spaces.

On August 30, 2010, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Raymond Juarez, Planner IV

Date: August 30, 2010
 For Carolyn Syms Luna, Director

Dimagiba, Catherine

From: Don Bender [dbender@tierrawest.com]
Sent: Friday, August 20, 2010 12:27 PM
To: Dimagiba, Catherine
Subject: Re: Second Extension of Time Request for PLOT PLAN No. 20457
Importance: High

Dear Catherine Dimagiba,

In connection with the SECOND EXTENSION OF TIME FOR PLOT PLAN 20457, please accept this email as confirmation of Applicant's approval of the recommended conditions repeated as follows:

60.TRANS.2
60.TRANS 3
90.PLANNING.37
90.PLANNING.38
90.PLANNING.39

Please let me know if you need anything from us/Applicant.

Thank you for your assistance.

Don Bender, President/CEO
Managing Broker
TIERRA WEST COMMERCIAL
Real Estate & Development Services, Inc.
4110 E. Florida Avenue, Hemet, CA 92544
Tel: (951) 929-1000 / (800) 927-1706
Fax: (951) 929-1040 /
E-Mail: dbender@tierrawest.com
CA Lic. #00906436 / Corp #01390890

----- Original Message -----

From: Dimagiba, Catherine
To: 'dbender@tierrawest.com'
Sent: Wednesday, August 18, 2010 9:07 AM
Subject: Second Extension of Time Request for PLOT PLAN No. 20457

Attn: Tierra West Commercial/Don Bender

RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 5, 2010**. The LDC has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of three (3) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly stat that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

60.TRANS.2
60.TRANS.3
90.PLANNING.37
90.PLANNING.38
90.PLANNING.39

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

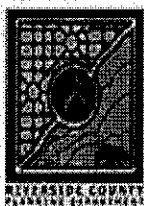
Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,



Catherine Dimagiba
Planning Technician II
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157

08/18/10
08:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP20457

Parcel: 549-090-036

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRDG PLN (EOT2) RECOMMND

TRANS WILL CLEAR CONDITION.

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE-OBTAIN L&LMD APPL (EOT2) RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.6, 80.TRANS.21, and 90.TRANS.15.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 37 USE - LC LNDCP INSPCT REQMENTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape

08/18/10
08:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP20457

Parcel: 549-090-036

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 USE - LC LNDSCP INSPCT REQMNTS (cont.) RECOMMND

Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT2.

90.PLANNING. 38 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.
EOT2.

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT2.

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

DATE: July 8, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist – Dava Jones
Environmental Programs Dept.
P.D. Trails Coordinator – Kristi Lovelady
P.D. Landscaping Section - Kristi Lovelady

SECOND EXTENSION OF TIME for PLOT PLAN No. 20457 - Applicant: Tierra West Commercial - Third Supervisorial District – Valle Vista Zoning District - San Jacinto Area Plan: High Density Residential (CD-HDR) (8-14 du/ac) - Location: Northerly of Florida Avenue, southerly of Lincoln Avenue, easterly of New Chicago Avenue, and westerly of Ramona Expressway – 5.9 Gross Acres - Zoning: General Residential (R-3) - **APPROVED PROJECT DESCRIPTION:** 84 unit, two-story apartment complex with ten (9) apartment buildings and one (1) recreation building - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 20457, extending the expiration date to June 4, 2011.**

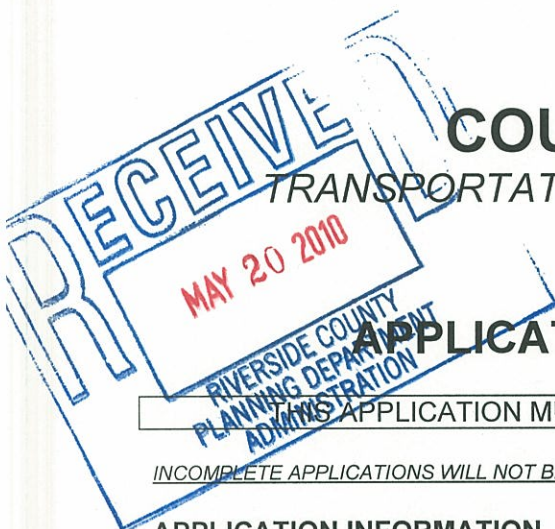
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 5, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Catherine Dimagiba** at micro **5-1681** or via e-mail at **CDIMAGIB@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR EXTENSION OF TIME

APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Plot Plan No. 20457 DATE SUBMITTED: May 20, 2010

Assessor's Parcel Number(s): 549-090-036-2

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: June 4, 2007

Applicant's Name: Tierra West Commercial / Don Bender E-Mail: dbender@tierrawest.com

Mailing Address: 4110 E. Florida Avenue
Hemet Street CA 92544
City State ZIP

Daytime Phone No: (951) 929-1000 Fax No: (951) 929-1040

Property Owner's Name: Ramona Expwy Apartments E-Mail: dbender@tierrawest.com

Mailing Address: 256 26th Street, Suite 200
Santa Monica Street CA 90402
City State ZIP

Daytime Phone No: (310) 393-8111 Fax No: (310) 393-8188

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Tierra West Commercial Real Estate & Dev.

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

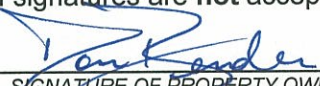
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ramona Expressway Apartments, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Agenda Item No.: 3.1
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24485
Applicant: James & Holley Stephen
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 2-story detached guest house (1st floor 930 square foot garage with 2nd floor 844 square foot living space) on 2.46 acres, associated with the 1,670 square foot residence located at 15520 Sunview Circle in Riverside, CA. APN: 273-340-072.

ISSUES OF RELEVANCE:

The property has a current code violation (CV07484) for construction without permits. The property is also located in a High Fire Area. The project has been conditioned to obtain clearance from Riverside County Fire Department prior to building permit issuance. Fire Department is requiring the structure to be placed 30 foot from any property line and show fire truck turnaround. The project has also been conditioned Planning 10.1, no cooking facilities allowed within guest house.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24485, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling to be constructed on the parcel where the accessory building is proposed.

SA
8/30/10

2. The project site is designated Rural: Rural Residential (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (2 1/2 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2-story guest house with garage below is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached guest house is located less than 30 feet from the main residence.
8. The guest house is consistent with the architecture of the main building.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24485

Parcel: 273-240-072

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24485 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24485, Exhibit A, dated March 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an unpermitted 2-story detached guest house (1st floor 930 square foot garage with 2nd floor 844 square foot living space) on 2.46 acres, associated with the 1,670 square foot residence located at 15520 Sunview Circle in Riverside, CA. APN: 273-340-072

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24485. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - GUEST HOUSE RECOMMND

THIS APPROVAL IS FOR A GUEST HOUSE ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and

PLOT PLAN:ADMINISTRATIVE Case #: PP24485

Parcel: 273-240-072

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - GUEST HOUSE (cont.) RECOMMND

their nonpaying guests.

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24485 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

PLOT PLAN:ADMINISTRATIVE Case #: PP24485

Parcel: 273-240-072

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24485

Parcel: 273-240-072

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 3 PPA - AMD PER CONDITIONS EXHBT RECOMMND

Within 10 days of approval by the Planning Director six (6) copies of an Amended Per Final Conditions site plan shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the PLOT PLAN and on any implementing permits(including building permits) and shall not be removed unless and until the Amended Per Final Conditions exhibit has been approved by the County Planning Department. The Amended Per Final Conditions exhibit shall included comments and corrections approved by Riverside County Fire Department and be in substantial conformance

PLOT PLAN:ADMINISTRATIVE Case #: PP24485

Parcel: 273-240-072

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 PPA - AMD PER CONDITIONS EXHBT (cont.) RECOMM
with the PLOT PLAN No. 24485.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMM
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated March 23, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMM
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated March 23, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMM
PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80.PLANNING. 4 PPA - FIRE CLEARANCE REQUIRED RECOMM
Prior to issuance of building permit, the applicant must obtain clearance from Riverside County Fire Department regarding placement of structure 30 foot setback from property line and submit amended exhibit showing fire truck turnout.

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-240-072

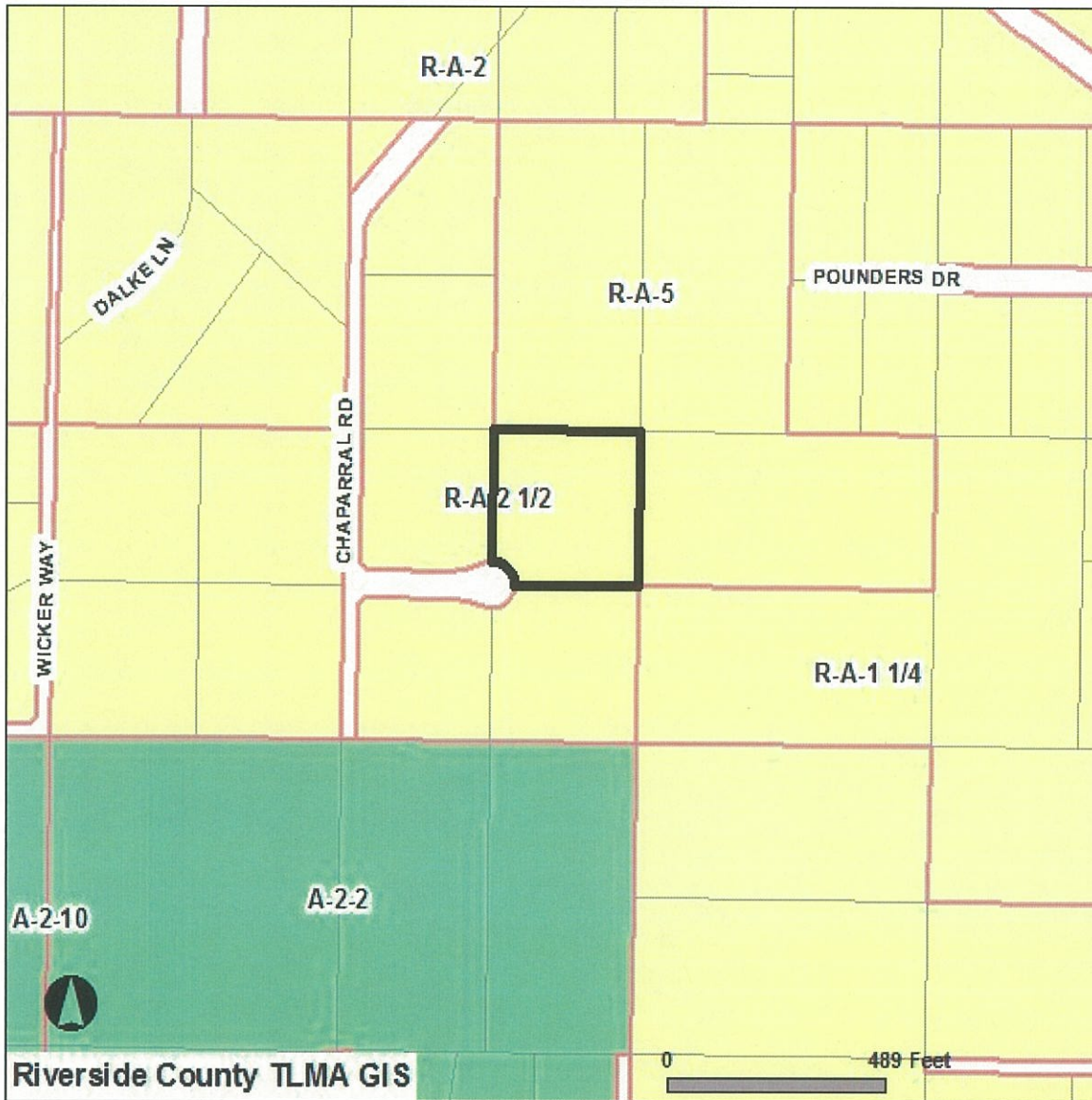
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-240-072

IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-240-072

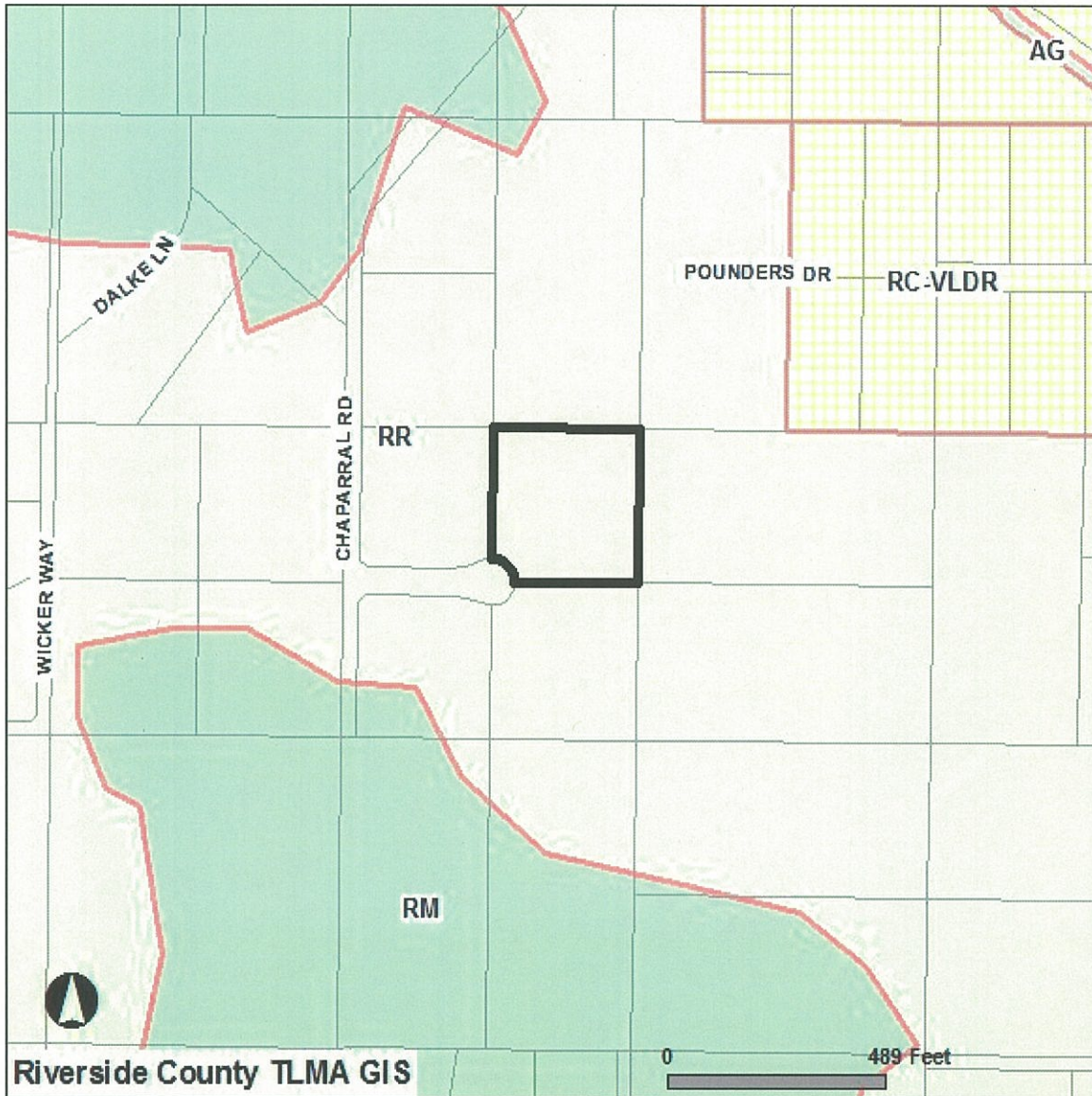
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RIVERSIDE COUNTY GIS



Selected parcel(s):
273-240-072

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Version 100412



Mike Lara
 Director

PLOT PLAN REVIEW

General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

SITE : 15520 Sunview Cr. Riv	COMMENTS	PP24485
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BY: R.KLAARENBECK PHONE: (951) 955-1833 DATE: 04/13/10

The plot plan submittal is labeled as a 930 square foot garage with storage above. Per the included photographs and floor plan, this would NOT be considered as storage area as currently shown. The structure as shown would be classified as a garage on the ground floor (Group "U") with a residential-guest space (R-3) above.

~~Per the CBC, the building department shall classify a building for which most resembles. Currently there is a moratorium on guest dwellings in Riverside County, and are not permitted at this time.~~

~~The 2007 California Building Code (CBC) permits private garages to one story in height. The building department may classify a second floor as storage and classify the second floor as storage (Group "S") occupancy, however certain criteria shall be met:~~

- ~~1. The floor load of the second floor storage shall be designed with a 125 lb. per square foot floor load.~~
- ~~2. All interior walls shall be removed.~~
- ~~3. A single switch and light is permitted, all other equipment including outlets removed. (This includes all wiring)~~
- ~~4. All heating and cooling equipment is to be removed.~~

NO LONGER APPLIES

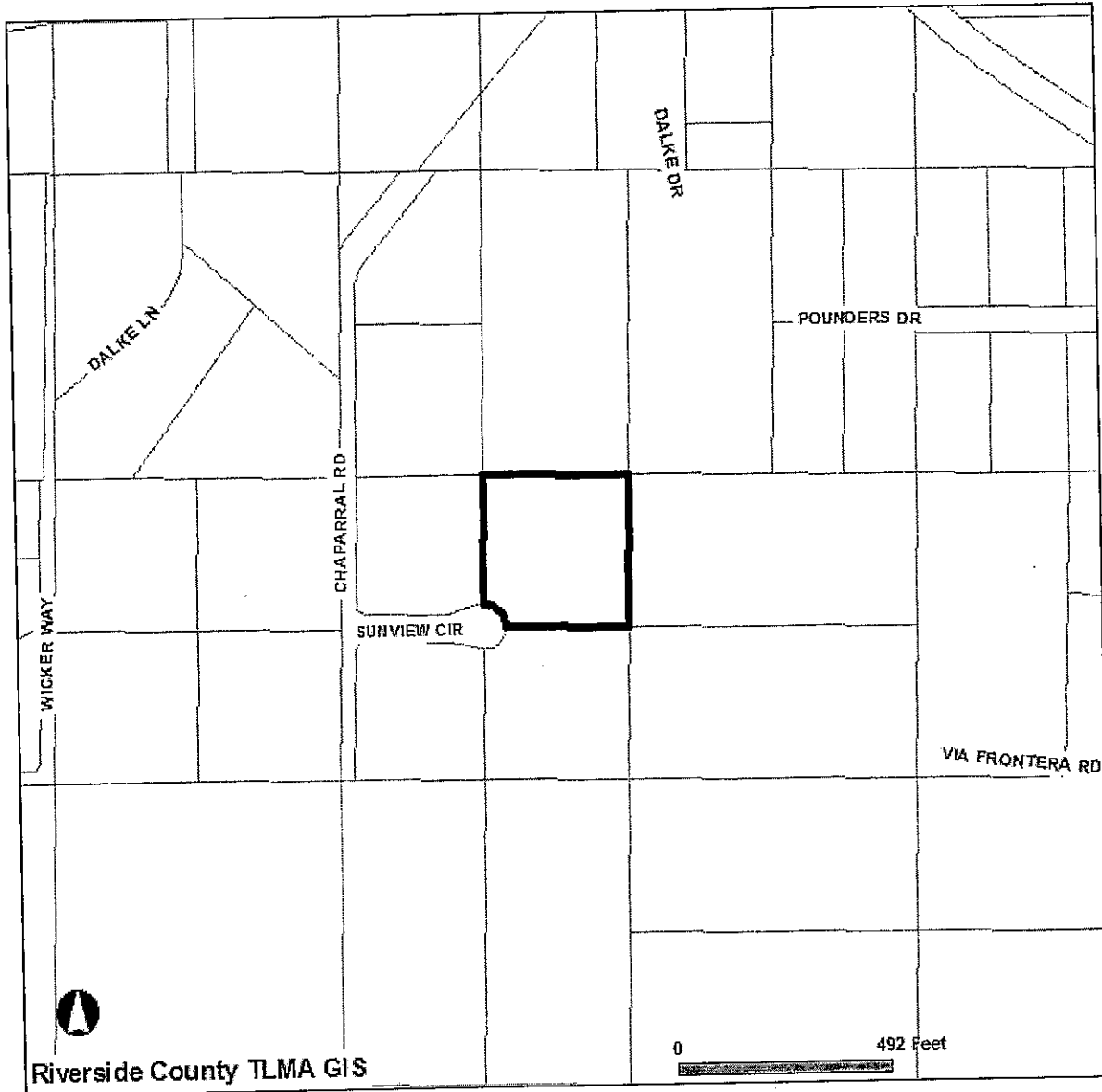
This project is located in a high fire severity zone and was constructed and placed without a permit. All fire resistive construction requirements per

chapter 7a within the 2007 CBC will apply, which in this case would require extensive alterations to the current structure as shown. All construction and building design shall comply with 2007 California Building Codes and current Riverside County ordinances. All documents and plans relating to this project shall indicate the project as "Constructed Without Permit", not "Proposed".

Verification and method of verification of footing size, rebar size and placement as well as anchor bolt/holdown sizes, spacing and embedment depth from the design professional (Civil Engineer) of the project will be required with the building plans and specifications at the time of building plan submittal to the building department.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

RIVERSIDE COUNTY GIS



Selected parcel(s):
273-240-072

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

273-240-072-1

OWNER NAME / ADDRESS

JAMES STEPHEN
LORI HOLLY
15520 SUNVIEW CIR
RIVERSIDE, CA. 92504

MAILING ADDRESS

(SEE OWNER)
15520 SUNVIEW CIR
RIVERSIDE CA.. 92504

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 54/46
SUBDIVISION NAME: PM 9969
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.46 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1670 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(750 SQ. FT), CONST'D 1984SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: F6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR5W SEC 34

ELEVATION RANGE

1340/1400 FEET

PREVIOUS APN

273-240-045

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/2

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land
Riparian Scrub, Woodland, Forest

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
28

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

RIVERSIDE UNIFIED

COMMUNITIES

WOODCREST

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 46.39 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042008

FARMLAND

OTHER LANDS

TAX RATE AREAS

088-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV074848	NEIGHBORHOOD ENFORCEMENT	Jun. 13, 2007

BUILDING PERMITS

Case #	Description	Status
BEL050482	METER RESET	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Mon Mar 22 10:06:32 2010



Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
273240072	Not A Part	Independent	2.44	Lake Mathews / Woodcrest	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
273240072	NO	YES	NO	NO	NO	NO

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
 3403 10th Street, Suite 320
 Riverside, CA 92501

Phone: 951-955-9700
 Fax: 951-955-8873

www.wrc-rca.org

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[TLMA Home Page](#)

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24485 – CEQA Exempt – Applicant: James Stephen – Owner: James and Holly Stephen - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Northerly of Mockingbird Canyon, easterly of Chapparel, westerly of Rancho Sonata – Zoning: Residential Agricultural (R-A-2 1/2) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2-story guest house (1st floor 930 square foot garage with 2nd floor 844 square foot living space) associated with the 1,670 square foot residence located at 15520 Sunview Circle in Riveside, CA. APN: 273-340-072. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/18/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP24485 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

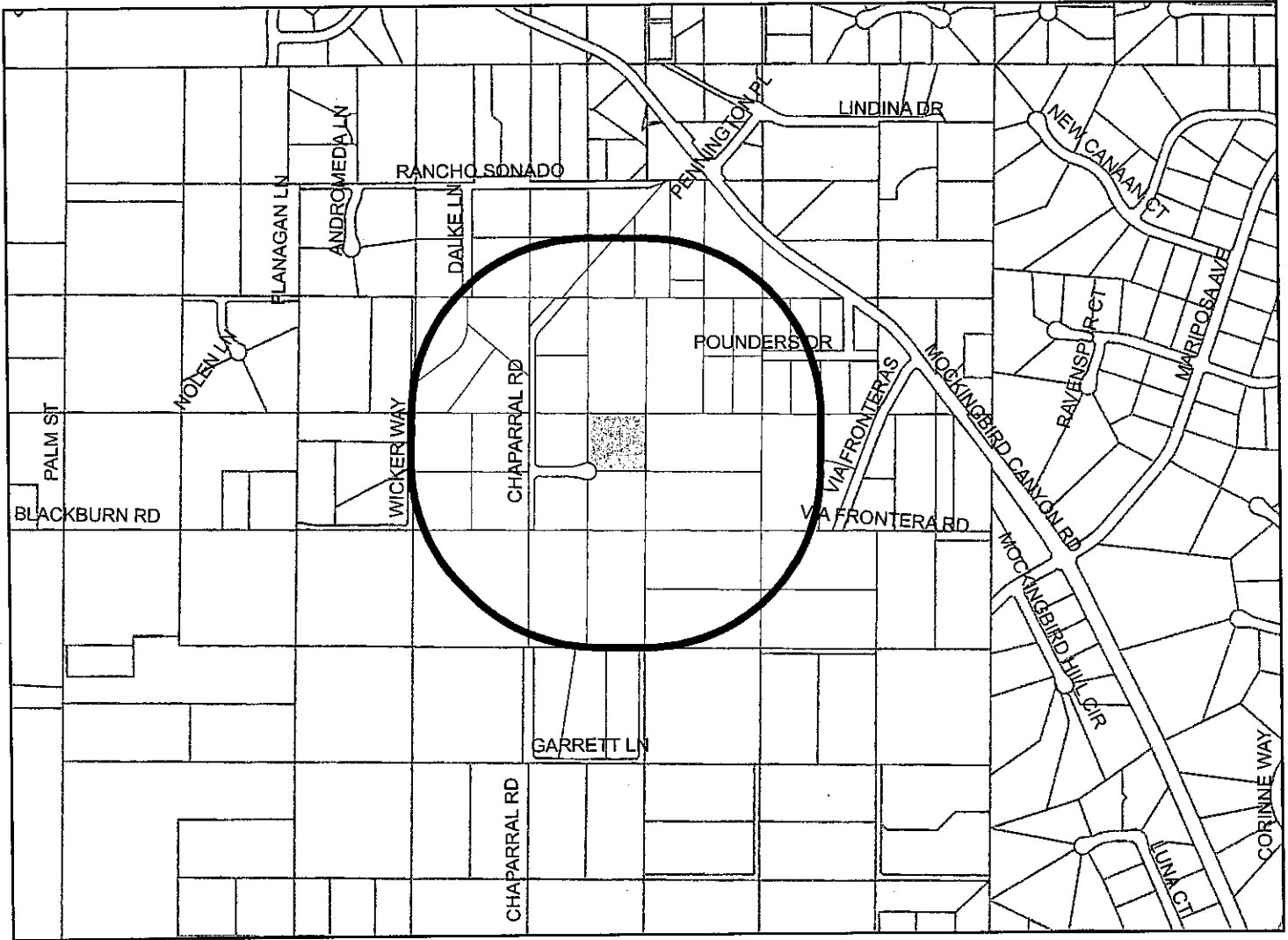
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

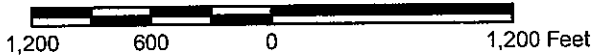
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

873-020-017	273-260-017	873-070-028	273-230-021	873-060-068	273-230-037	873-060-028	273-220-013	873-030-023	273-260-001
873-080-056	273-240-061	873-080-026	273-230-022	873-060-030	273-240-002	873-080-079	273-240-051	873-080-072	273-220-012
873-060-008	273-210-041	873-080-048	273-250-004	873-080-028	273-220-018	873-060-078	273-240-069	873-080-082	273-240-055
873-080-020	273-230-028	873-080-027	273-240-058	873-070-022	273-240-071	873-060-003	273-240-053	873-070-088	273-240-074
873-040-078	273-240-067	873-060-068	273-260-005	873-070-028	273-260-004	873-060-080	273-220-019	273-210-040	273-230-048
273-260-003									



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APN: 273220017, ASMT: 273220017
ALEX G BATTA, ETAL
17444 WICKER WAY
RIVERSIDE CA. 92504

APN: 273220013, ASMT: 273220013
DANIEL D HOLMES
17363 CHAPARRAL RD
RIVERSIDE CA. 92504

APN: 273260017, ASMT: 273260017
ANDREW W KILHAM, ETAL
15590 GARRETT LN
RIVERSIDE CA. 92503

APN: 273230023, ASMT: 273230023
DENISE MICHELLE WASSON
6605 DORINDA DR
RIVERSIDE CA 92503

APN: 273240056, ASMT: 273240056
ANTHONY A HERNANDEZ
15780 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273260001, ASMT: 273260001
DONALD M GREEN, ETAL
17580 CHAPARRAL RD
RIVERSIDE CA. 92504

APN: 273230021, ASMT: 273230021
ANTONY C BROUGHTON, ETAL
15830 RAWHIDE LN
RIVERSIDE CA 92504

APN: 273220011, ASMT: 273220011
DUANE E RIDGMAN, ETAL
17277 DALKE LN
RIVERSIDE CA. 92504

APN: 273240070, ASMT: 273240070
ARACELI LARIOS
15502 SUNVIEW CIR
RIVERSIDE CA. 92504

APN: 273240061, ASMT: 273240061
EDEARD L SAKAL, ETAL
17305 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

APN: 273230037, ASMT: 273230037
BANK OF NEW YORK MELLON
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 273260006, ASMT: 273260006
EMMA V GOMEZ
1105 GRANADA DR
ORANGE CA 92869

APN: 273240073, ASMT: 273240073
BRIAN T WRENCH, ETAL
17350 CHAPARRAL RD
RIVERSIDE CA. 92504

APN: 273230022, ASMT: 273230022
EVELYN M BARTH
P O BOX 7654
RIVERSIDE CA 92513

APN: 273240050, ASMT: 273240050
GENE G BUTZE, ETAL
15710 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273210041, ASMT: 273210041
KAREN A SMITH
17110 DALKE LN
RIVERSIDE CA. 92504

APN: 273240002, ASMT: 273240002
GEORGE P SMITH, ETAL
17320 CHAPARRAL RD
RIVERSIDE CA 92504

APN: 273230018, ASMT: 273230018
LARRY OGILVIE, ETAL
4185 CENTRAL AVE
RIVERSIDE CA 92506

APN: 273230049, ASMT: 273230049
H C THOMPSON, ETAL
17121 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273250004, ASMT: 273250004
LUIS JIMENEZ, ETAL
20560 EMELITA ST
PERRIS CA 92570

APN: 273240051, ASMT: 273240051
HAROLD D BLOOD, ETAL
15720 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273220014, ASMT: 273220014
MARCUS D MANWILL, ETAL
17380 DALKE LN
RIVERSIDE CA. 92504

APN: 273240072, ASMT: 273240072
JAMES STEPHEN, ETAL
15520 SUNVIEW CIR
RIVERSIDE CA. 92504

APN: 273220018, ASMT: 273220018
MARK S SEARS
C/O COLOUR CONCEPTS
700 COLUMBIA AVE
RIVERSIDE CA 92507

APN: 273220012, ASMT: 273220012
JERRY B HOLMBERG, ETAL
17263 CHAPARRAL RD
RIVERSIDE CA. 92504

APN: 273260018, ASMT: 273260018
MATTHEW JOSEPH BLUA, ETAL
15610 GARRETT LN
RIVERSIDE CA 92053

APN: 273260002, ASMT: 273260002
JOSE LUIS ESPINOZA, ETAL
15326 LA PALMA WAY
MORENO VALLEY CA 92555

APN: 273240069, ASMT: 273240069
MERRETT VIRGIL R & JOANNE FAMILY TRUST, ETAL
15507 SUNVIEW CIR
RIVERSIDE CA. 92504

APN: 273240022, ASMT: 273240022
MIKE QUYNH BUI, ETAL
1017 S SUNSTREAM LN
ANAHEIM CA 92808

APN: 273240071, ASMT: 273240071
RALPH E SMITH, ETAL
15519 SUNVIEW CIR
RIVERSIDE CA. 92504

APN: 273240055, ASMT: 273240055
O D POUNDERS, ETAL
15750 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273240003, ASMT: 273240003
RAYMOND D SNAILUM, ETAL
18141 HALLSWORTH CIR
VILLA PARK CA 92861

APN: 273220020, ASMT: 273220020
OVERLEE FOLEY
17485 CHAPARRAL RD
RIVERSIDE CA. 92504

APN: 273240053, ASMT: 273240053
RAYMOND L ALVA
15723 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273230028, ASMT: 273230028
PAUL M COOK, ETAL
17123 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

APN: 273240068, ASMT: 273240068
RHONDA C SIMMONS
17333 VIA FRONTERAS
RIVERSIDE CA. 92504

APN: 273230027, ASMT: 273230027
PAUL M COOK, ETAL
17123 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273240075, ASMT: 273240075
RICHARD WM SCHMIDT, ETAL
17300 CHAPARRAL RD
RIVERSIDE CA 92504

APN: 273240058, ASMT: 273240058
PRISCILLA CUBERO, ETAL
15787 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273240067, ASMT: 273240067
ROBERT JOHNSON
17455 VIA FRONTERAS
RIVERSIDE CA. 92504

APN: 273240021, ASMT: 273240021
QUAN CHUNG NGUYEN, ETAL
10242 HILL RD
GARDEN GROVE CA 92840

APN: 273240052, ASMT: 273240052
ROBERT R NOLAN, ETAL
15715 POUNDERS DR
RIVERSIDE CA. 92504



APN: 273260005, ASMT: 273260005
SRINUAL P STORBAKKEN
8603 SHADOW LN
FOUNTAIN VALLEY CA 92708

APN: 273260003, ASMT: 273260003
WILLIAM L DIETERLE
3763 ARLINGTON AVE # 202
RIVERSIDE CA 92506

APN: 273240078, ASMT: 273240078
STEVEN M LIEBSACK, ETAL
15819 POUNDERS DR
RIVERSIDE CA. 92504

APN: 273260004, ASMT: 273260004
THERESA SALEM
423 PONDEROSA TR
CALIMESA CA 92320

APN: 273240020, ASMT: 273240020
THIENAN VAN BUI
1017 S SUNSTREAM LN
ANAHEIM CA 92808.

APN: 273220019, ASMT: 273220019
THOMAS MESSERSCHMDIT
17490 WICKER WAY
RIVERSIDE CA. 92504

APN: 273210040, ASMT: 273210040
VIC BELLO
16965 FIRESTONE HILL DR
RIVERSIDE CA 92506

APN: 273230048, ASMT: 273230048
WAYNE Y HAYASHIBARA, ETAL
17125 MOCKINGBIRD CYN DR
RIVERSIDE CA 92504



Agenda Item No.: 3.2
Supervisory District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 24533
Applicant: Victor Gallardo
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 864 square foot workshop with a 1,038 square foot Veranda on .52 acre, associated with the 4,065 square foot residence located at 428 Ridge Point Way in Riverside, CA. APN: 183-500-009

ISSUES OF RELEVANCE:

Per note on Exhibit "A" by Building and Safety, this structure is not to be used for habitable space or sleeping at any time within this accessory structure. Planning Department is concerned with the size of the proposed structure; however it doesn't exceed the allowable lot coverage per zone.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24533, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.

SA
8/26/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 864 square foot workshop with 1,038 veranda is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24533

Parcel: 183-500-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24533 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24533, Exhibit A, Amended No. 1, dated August 24, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is proposal to construct an 864 square foot workshop with a 1,038 square foot veranda on .52 acre, associated with the 4,065 square foot residence located at 4628 Ridge Point Way in Riverside, CA.
APN: 183-500-009

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24533. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24533 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24533

Parcel: 183-500-009

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

PLOT PLAN:ADMINISTRATIVE Case #: PP24533

Parcel: 183-500-009

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24533

Parcel: 183-500-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated August 24, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated August 24, 2010.

08/25/10
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24533

Parcel: 183-500-009

80. PRIOR TO BLDG PRMT ISSUANCE

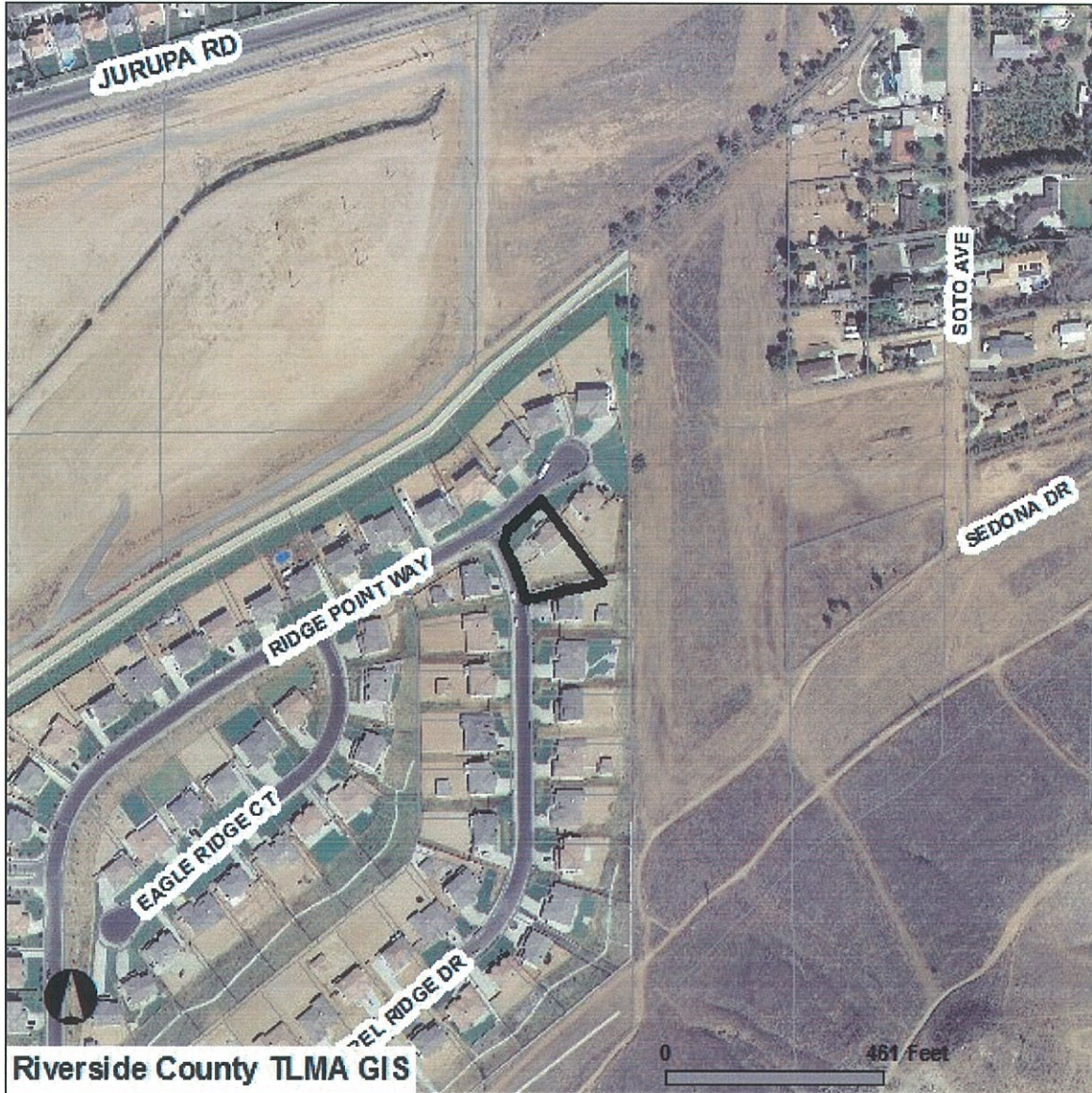
80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

RIVERSIDE COUNTY GIS



Selected parcel(s):
183-500-009

IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
183-500-009

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
183-500-009

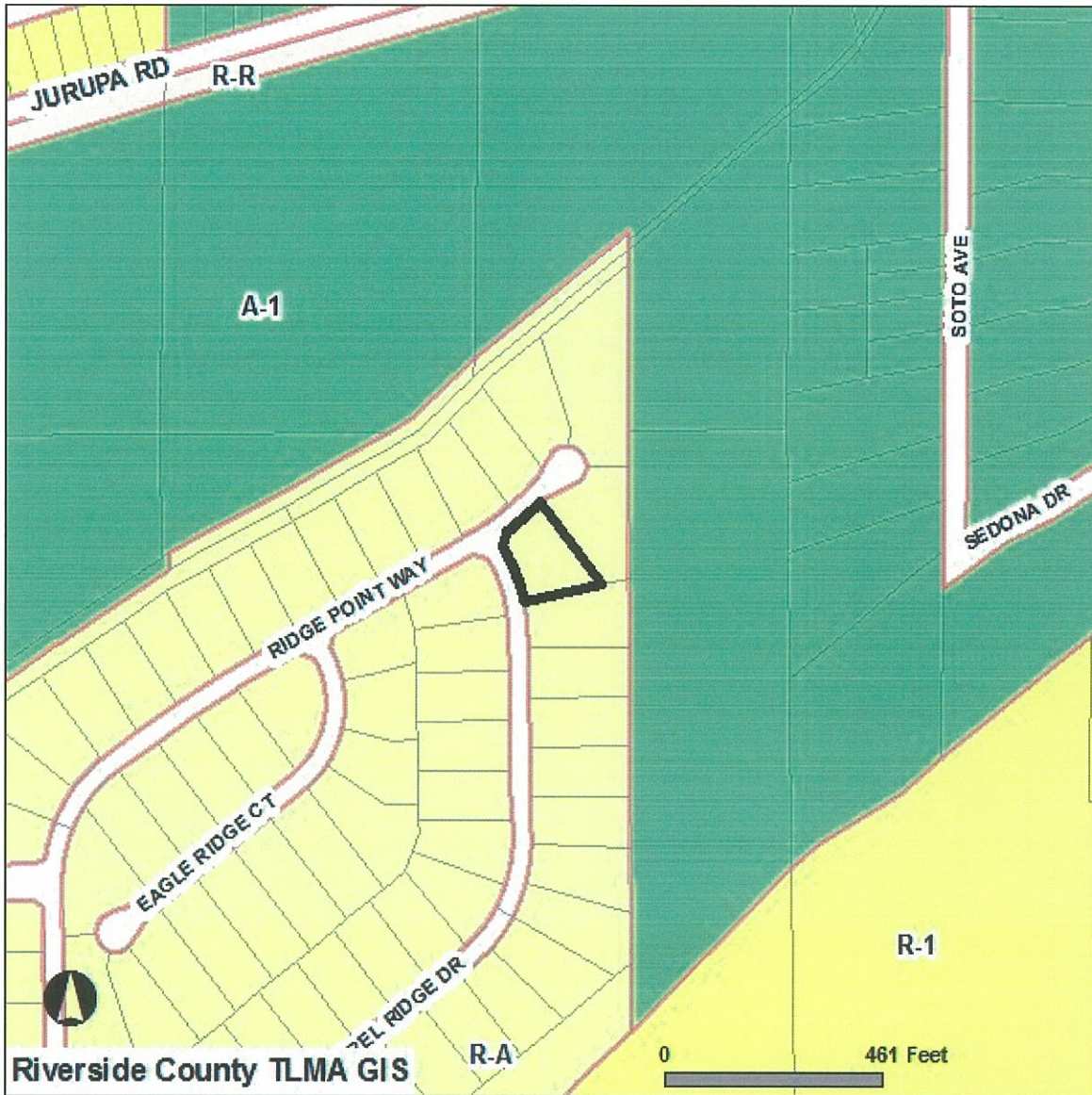
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
183-500-009

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Version 100412

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24533 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: VICTOR GALLARDO E-Mail: _____

Mailing Address: 4628 RIDGE POINT WAY
RIVERSIDE CA 92509
City State ZIP

Daytime Phone No: (909) 546-7508 Fax No: (760) 752-1880

Engineer/Representative's Name: HDS, INC/SERGIO V. E-Mail: SERGIO@HACIENDAS.COM

Mailing Address: 647 STEAMER LANE
PERROS CA 92571
City State ZIP

Daytime Phone No: (951) 575-0983 Fax No: (951) 657-8353

Property Owner's Name: VICTOR GALLARDO E-Mail: _____

Mailing Address: 4628 RIDGE POINT WAY
RIVERSIDE CA 92509
City State ZIP

Daytime Phone No: (909) 546-7508 Fax No: (760) 752-1880

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

JURUPA RD, East of CANINO REAL, West of SOTO ST.

Thomas Brothers Map, edition year, page no., and coordinates: 2008, PG 684/31

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

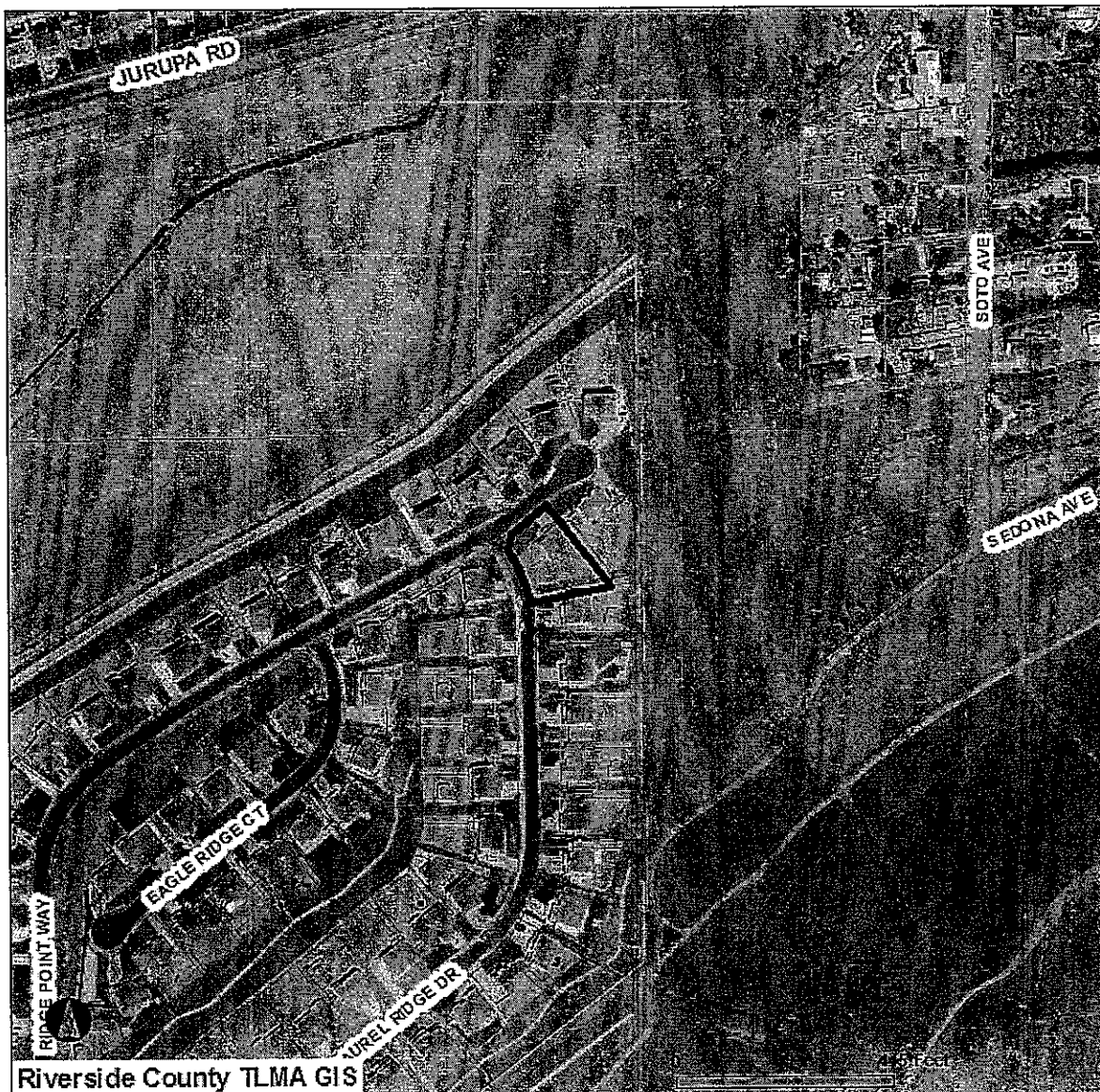
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
183-500-009

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

183-500-009-0

OWNER NAME / ADDRESS

VICTOR GALLARDO
4628 RIDGE POINT WAY
RIVERSIDE, CA. 92509

MAILING ADDRESS

C/O VICTOR G ESTEVEZ
4628 RIDGE POINT WAY
RIVERSIDE CA.. 92509

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 374/76
SUBDIVISION NAME: TR 30288
LOT/PARCEL: 18, BLOCK: NOT AVAILABLE
TRACT NUMBER: 30288

LOT SIZE

RECORDED LOT SIZE IS 0.52 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4065 SQFT., 4 BDRM/ 3.25 BATH, 2 STORY, ATTACHED GARAGE(857 SQ. FT), CONST'D 2006SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 684 GRID: J1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR5W SEC 18

ELEVATION RANGE

892/900 FEET

PREVIOUS APN

183-220-018

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

EQUESTRIAN SPHERE POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A (CZ 6631)

ZONING DISTRICTS AND ZONING AREAS

RUBIDOUX DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Agricultural Land
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787) ✓
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
JURUPA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
10

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW ✓
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
JURUPA UNIFIED

COMMUNITIES
RUBIDOUX

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 55.65 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
040302

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
099-014
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 1
• FLOOD CONTROL ZONE 1 DEBT SERV
• GENERAL
• GENERAL PURPOSE
• INLAND EMPIRE RCD
• JURUPA AREA REC & PARK
• JURUPA COMMUNITY SERVICES

- JURUPA CSD #1
- JURUPA UNIFIED SCHOOL
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BSP090196	GUNITE POOL-SPA-& SLIDE- WITHDRAWN BSP090064	EXPIRED
BXX063124	2 RETAINING WALLS - FIRE HYDRANTS	EXPIRED
BXX063126	RETAINING WALL FOR FIRE HYDRANT	EXPIRED
BXX063127	RETAINING WALL FOR FIRE HYDRANT	EXPIRED
BSP090064	RESIDENTIAL POOL AND SPA	WITHDRWN
BXX063125	RETAINING WALL FOR FIRE HYDRANT	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
PP19157	FINAL SITE PLAN OF DEVELOPMENT FOR TR30288	APPROVED
GPA00587	CHANGE CATEGORY DESIGNATION FROM 3A TO 2B only for19-Acres.	WITHDRWN
CZ06631	CHANGE A-1 ZONE TO R-A ON 56.9-ACRES.	APPROVED
CFG01780	FISH AND GAME FOR CZ06631,GPA00587, EA38431	PAID
EA38431	EA FOR CZ06631 AND GPA00587	APPROVED
TR30288	SUBDIVIDE 56.9-Acres into 80 Dwelling Units with 20,000 square foot lot sizes.	APPROVED
PP19608	FSD/TYP WALL & FENCE/LANDSCAPING(REV)-TR30288	APPROVED

REPORT PRINTED ON...Tue Apr 27 17:07:41 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/25/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24533 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

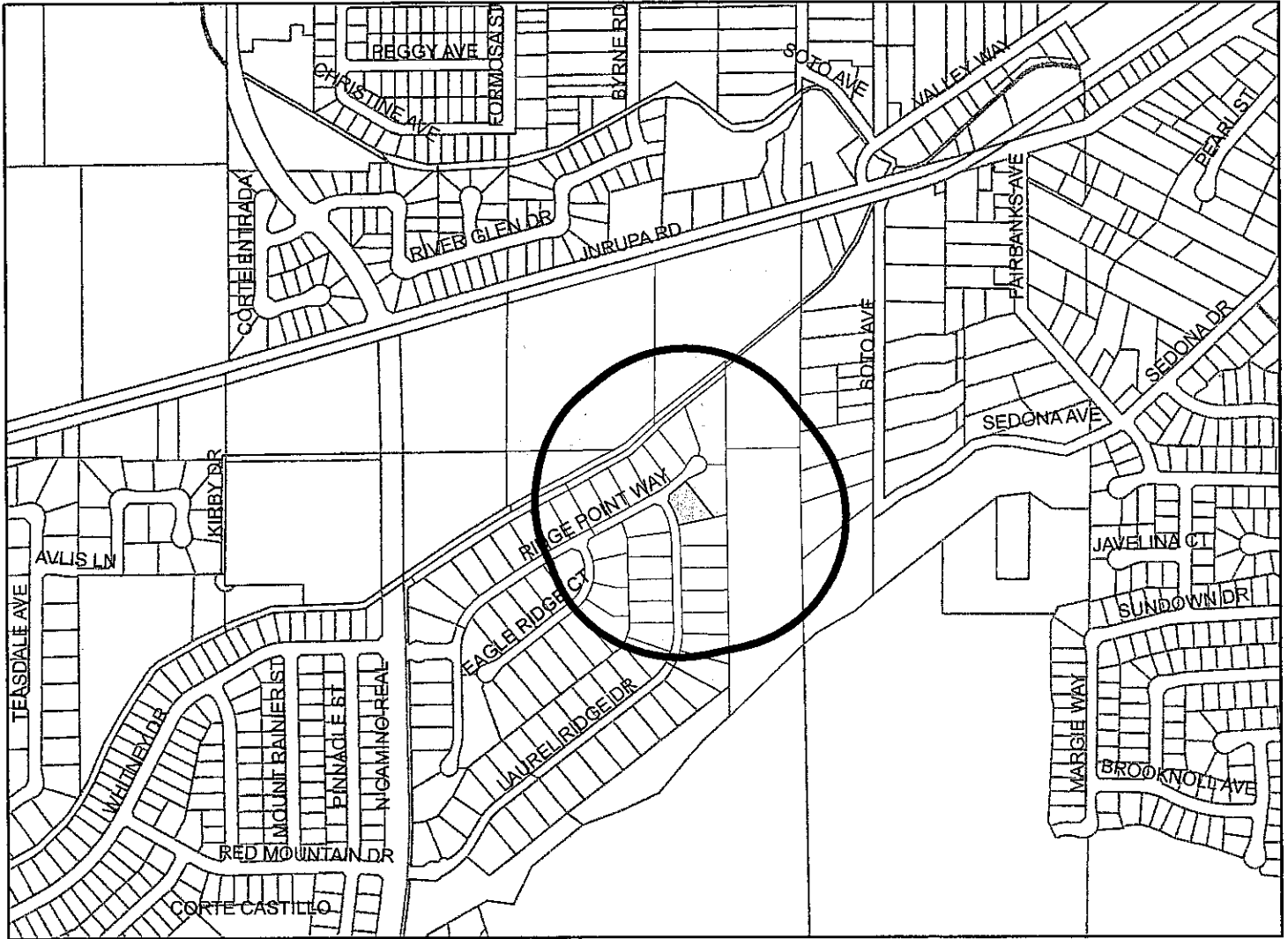
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

183-500-011	183-500-014	183-510-025	183-500-021	183-510-036	183-510-037	183-500-019	183-131-008	183-500-020	183-131-009
183-510-030	183-500-001	183-500-017	183-510-027	183-500-018	183-080-022	183-080-023	183-220-003	183-510-006	183-500-013
183-500-008	183-500-015	183-230-001	183-510-008	183-131-011	183-500-005	183-510-042	183-500-022	183-500-016	183-131-010
183-500-024	183-500-012	183-500-002	183-510-024	183-510-029	183-510-026	183-220-001	183-080-011	183-500-004	183-500-003
183-220-006	183-080-021	183-080-024	183-500-010	183-510-045	183-500-023	183-500-006	183-500-009	183-510-028	183-510-007



540 270 0 540 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 183500011, ASMT: 183500011
ALFRED SANDERS
4678 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183131008, ASMT: 183131008
DAVID R FANNAN, ETAL
PMB 302
7900 LIMONITE AVE STE G
RIVERSIDE CA 92509

APN: 183500014, ASMT: 183500014
ARIV EDRISI
4714 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500020, ASMT: 183500020
DEANDREA C FORD
4669 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183510025, ASMT: 183510025
ARTURO GARCIA
4717 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183131009, ASMT: 183131009
DERRICK MARK LEE SCHATT, ETAL
1820 PAMELA
CORONA CA 92879

APN: 183500021, ASMT: 183500021
ARTURO I VALENCIA, ETAL
4657 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183510030, ASMT: 183510030
DEUTSCHE BANK NATL TRUST CO
C/O ONEWEST BANK
155 N LAKE AVE
PASADENA CA 91101

APN: 183510036, ASMT: 183510036
BALWINDER SINGH
4689 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183500001, ASMT: 183500001
DIANE FRANK
4667 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183510037, ASMT: 183510037
CRAIG IWAMOTO, ETAL
4713 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183500017, ASMT: 183500017
DOROTHY OHAI
4705 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500019, ASMT: 183500019
DAVID PADILLA, ETAL
4681 LAUREL RIDGE DR
RIVERSIDE CA 92509

APN: 183510027, ASMT: 183510027
EDILIA ROJO
4674 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183500018, ASMT: 183500018
ELLEN V LAJON, ETAL
4693 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500015, ASMT: 183500015
IVAN A ALVARE, ETAL
4726 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183080022, ASMT: 183080022
EMPIRE WATER CORP
25 ORCHARD RD
LAKE FOREST CA 92630

APN: 183230001, ASMT: 183230001
JAMES W KANOUSE, ETAL
1001 GINSBERG CT
RIVERSIDE CA 92506

APN: 183080023, ASMT: 183080023
EMPIRE WATER CORP
C/O CONROD LYSIAD
601 W 1ST AVE NO 903
SPOKANE WA 99201

APN: 183510008, ASMT: 183510008
JOHN GEORGE GUSTAFSON, ETAL
4679 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183220003, ASMT: 183220003
EMPIRE WATER CORP
C/O CONROD LYSIAD
601 W 1ST AVE STE 903
SPOKANE WA 99201

APN: 183131011, ASMT: 183131011
JOSE ORTEGA
3641 HILLVIEW DR
RIVERSIDE CA 92503

APN: 183510006, ASMT: 183510006
ESTABAN OJEDA
4703 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500005, ASMT: 183500005
JOSEPH F CHEENEY, ETAL
1304 N 13TH AVE
UPLAND CA 91786

APN: 183500013, ASMT: 183500013
GABRIEL JUAN
4702 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500022, ASMT: 183500022
JURUPA AREA RECREATION & PARK DIST
4810 PEDLEY RD
RIVERSIDE CA 92509

APN: 183500008, ASMT: 183500008
GARY PHILLIP DUFOUR, ETAL
4604 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500016, ASMT: 183500016
KHAI Q LE, ETAL
3330 LA COSTA WAY
SAN JOSE CA 95135

APN: 183131010, ASMT: 183131010
LARRY A FEILD, ETAL
8676 CHIFNEY
RIVERSIDE CA 92509

APN: 183080011, ASMT: 183080011
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 183500024, ASMT: 183500024
LARRY R BROWNING, ETAL
4595 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500004, ASMT: 183500004
ROBERTO R LUNA, ETAL
4631 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500012, ASMT: 183500012
LINDA R DANIELS
4690 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500003, ASMT: 183500003
RODNEY J THOMAS, ETAL
4643 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500002, ASMT: 183500002
MICHAEL BUTCHKO, ETAL
4655 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183080024, ASMT: 183080024
SHARON J LERNER, ETAL
3725 CALLE JOAQUIN
CALABASAS CA 91302

APN: 183510024, ASMT: 183510024
MING WANG, ETAL
4729 LAUREL RIDGE DR
RIVERSIDE CA. 92509

APN: 183500010, ASMT: 183500010
SUNSET RIDGE ESTATES HOMEOWNERS ASSN
5029 LEMART DR STE C
RIVERSIDE CA 92507

APN: 183510029, ASMT: 183510029
PHUNG T TRAN
4698 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183500023, ASMT: 183500023
SUNSET RIDGE ESTATES HOMEOWNERS ASSN
C/O LUCIA JIMENEZ
5029 LAMART DR
RIVERSIDE CA 92507

APN: 183510026, ASMT: 183510026
RAUDEL R MACIAS, ETAL
4662 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183500006, ASMT: 183500006
TYRONNE G PORTER, ETAL
4607 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183500009, ASMT: 183500009
VICTOR GALLARDO
C/O VICTOR G ESTEVEZ
4628 RIDGE POINT WAY
RIVERSIDE CA. 92509

APN: 183510028, ASMT: 183510028
WILLIAM C ELLIOTT, ETAL
4686 EAGLE RIDGE CT
RIVERSIDE CA. 92509

APN: 183510007, ASMT: 183510007
YOUSEF KANAFA, ETAL
4691 RIDGE POINT WAY
RIVERSIDE CA. 92509

Agenda Item No.: 3.3
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24620
Applicant: Uaita Utupo
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,010 square foot detached barn and permit three (3) unpermitted shade shelters on 42.36 acres associated with a 1,296 square foot residence located at 39375 San Ignacio Road in Hemet, CA. APN: 571-120-037

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The property has a 936 square foot and two (2) 960 square foot unpermitted shelters that will require an agricultural registration permit. The project has been conditioned prior to final inspection of the proposed 2,010 square foot barn, the owner provide proof of agricultural registration permit for those shelters.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24620, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Agricultural: Agricultural (10 Acres Minimum) on the REMAP Area Plan.

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural (10 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 2,010 square foot detached barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached barn is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24620 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24620, Exhibit A, Amended No.1, dated July 28, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is plot plan proposal to construct an 2,010 square foot detached barn and permit three (3) unpermitted shade shelters on 42.63 acres, associated with a 1,296 square foot residence located at 39375 San Ignacio Road in Hemet, CA. APN: 571-120-037

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24620. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#21-HAZ FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24620 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

RECOMMND

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

*LOCATION OF STANDPIPE AND TANK SIZE WILL BE VERIFIED AT TIME OF PERMIT

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 28, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 28, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

08/26/10
16:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24620

Parcel: 571-120-037

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - AG. REGISTRATION

DRAFT

Applicant must apply for Agricultural Registration for the 936 square foot and two (2) 960 square foot shade shelters located on the parcel prior to final approval of the 2,010 square foot barn.

TO THE APPLICANT :

The Building & Safety Department has reviewed the proposed project. The comments below are guidelines for possible additional items that may need to be addressed during the building department plan check review. All building plans and applicable documents shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> Plot Plan Review Comments <<

+ SITE : 39375 San Ignacio Rd, Hemet + P/C Log # : PP24620A

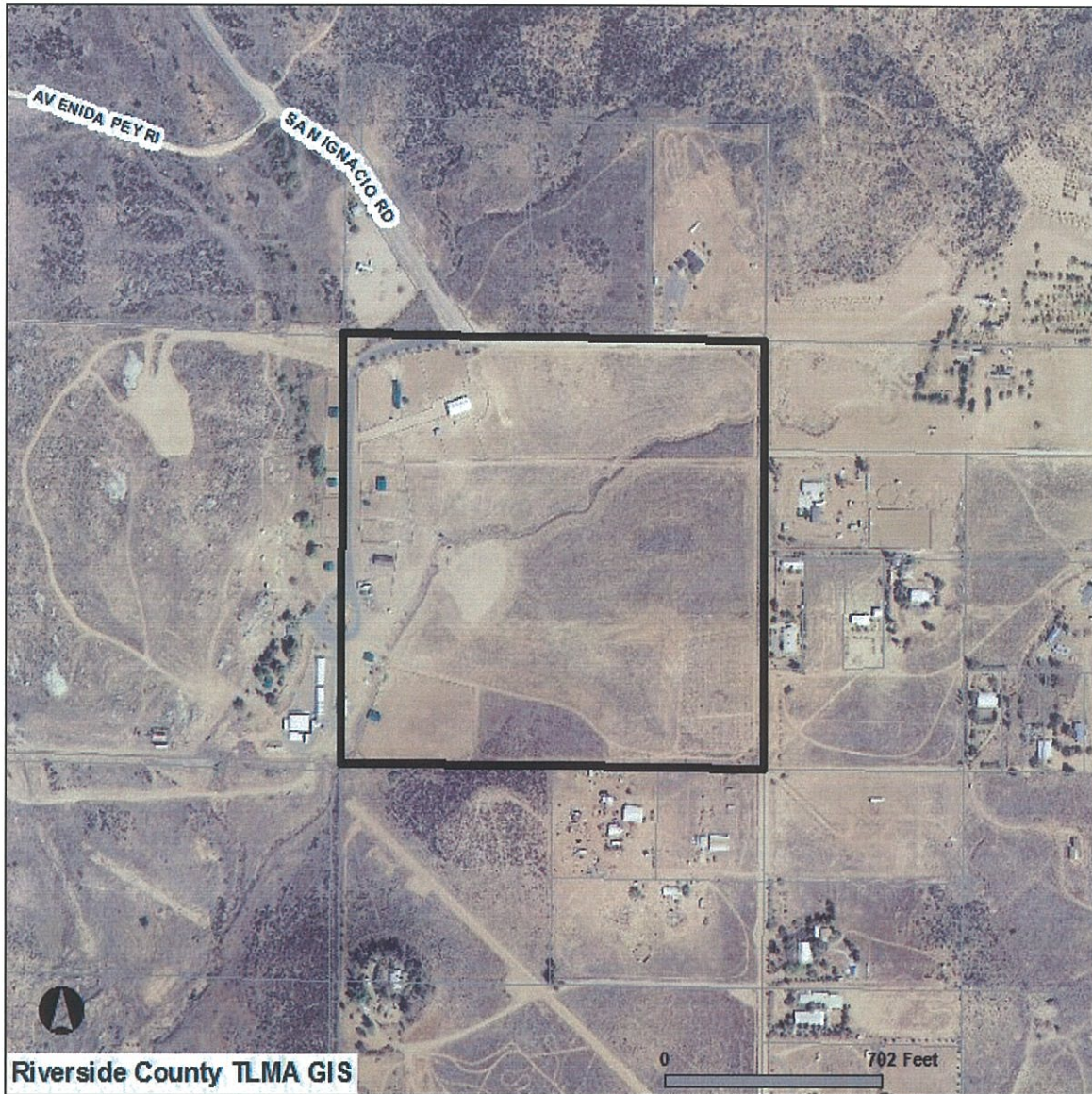
+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE : 07/07/2010

The plot plan is for a 2,010 square foot barn. With the information at hand, this structure would be classified as a group "U" (Agricultural) structure and would comply with size limitations per the 2007 California Building Code (CBC).

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is not to be considered a building department plan check review. All building department plan check submittal requirements, applications and fees are required for plan check review and approval in addition to the current planning department review.

RIVERSIDE COUNTY GIS



Selected parcel(s):
571-120-037

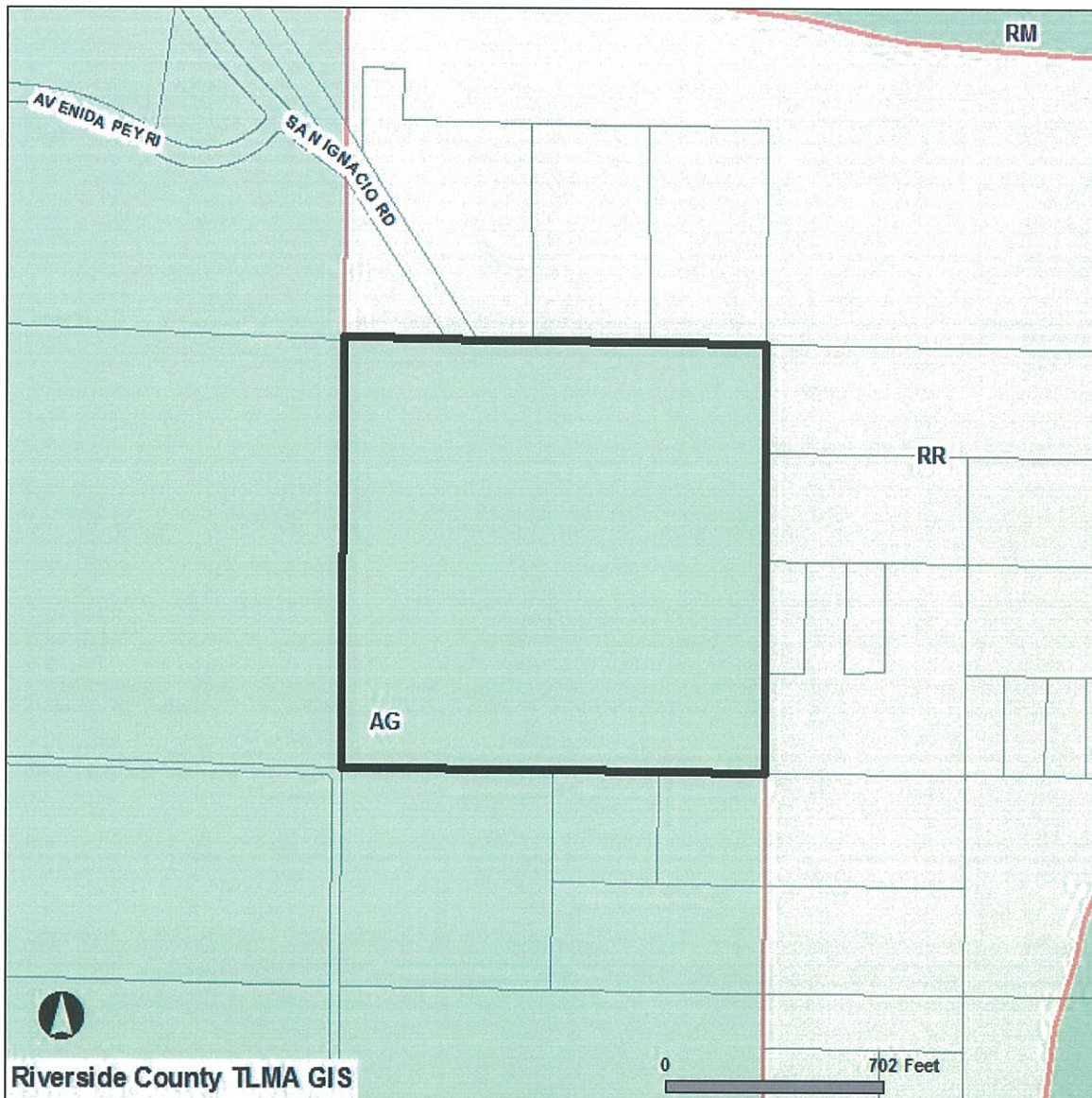
IMPORTANT

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REPORT PRINTED ON...Mon Aug 02 09:33:02 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
571-120-037

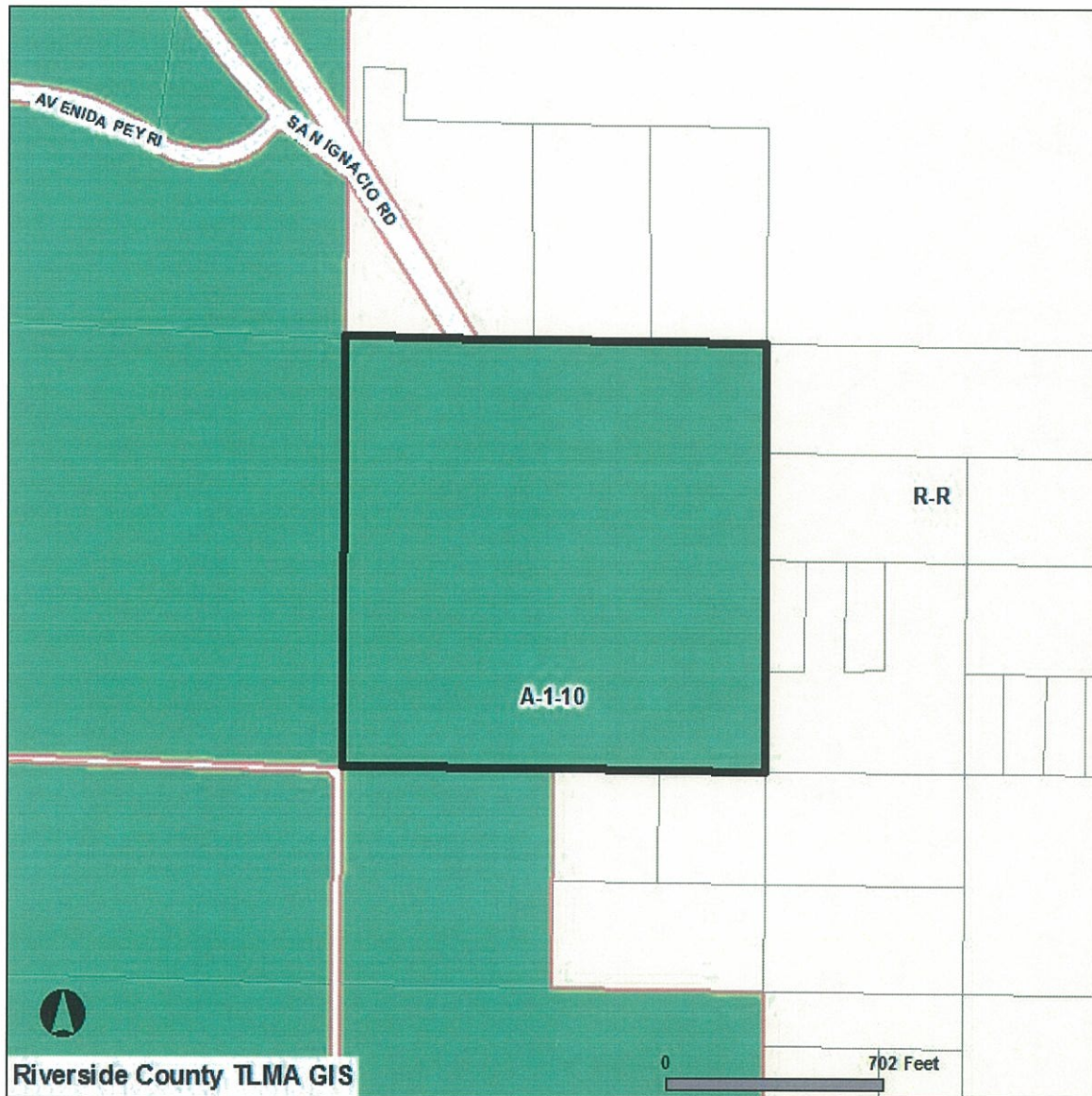
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
571-120-037

IMPORTANT

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Version 100412

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24620 DATE SUBMITTED: 6-24-10

APPLICATION INFORMATION

Applicant's Name: LUITA ULUPO, JR E-Mail: jr@fcpbldings.com

Mailing Address: 8281 CARNATION CT
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (951) 678-4571 Fax No: (951) 678-7344

Engineer/Representative's Name: JANOS BOROS E-Mail: _____

Mailing Address: 14189 FOOTHILL BLVD STE. 101
FONTANA CA 92335
City State ZIP

Daytime Phone No: (909) 823-4150 Fax No: (909) 823-4153
CLF II LIC

Property Owner's Name: MIKE FARAH E-Mail: _____

Mailing Address: 39375 SAN IGNACIO RD
HEMET CA 92544
City State ZIP

Daytime Phone No: (949) 719-2625 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

APPLICATION FOR MINOR PLOT PLAN

SAGE RD, East of EAST BENTON, West of _____

Thomas Brothers Map, edition year, page no., and coordinates: PAGE 931 - G5/G6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

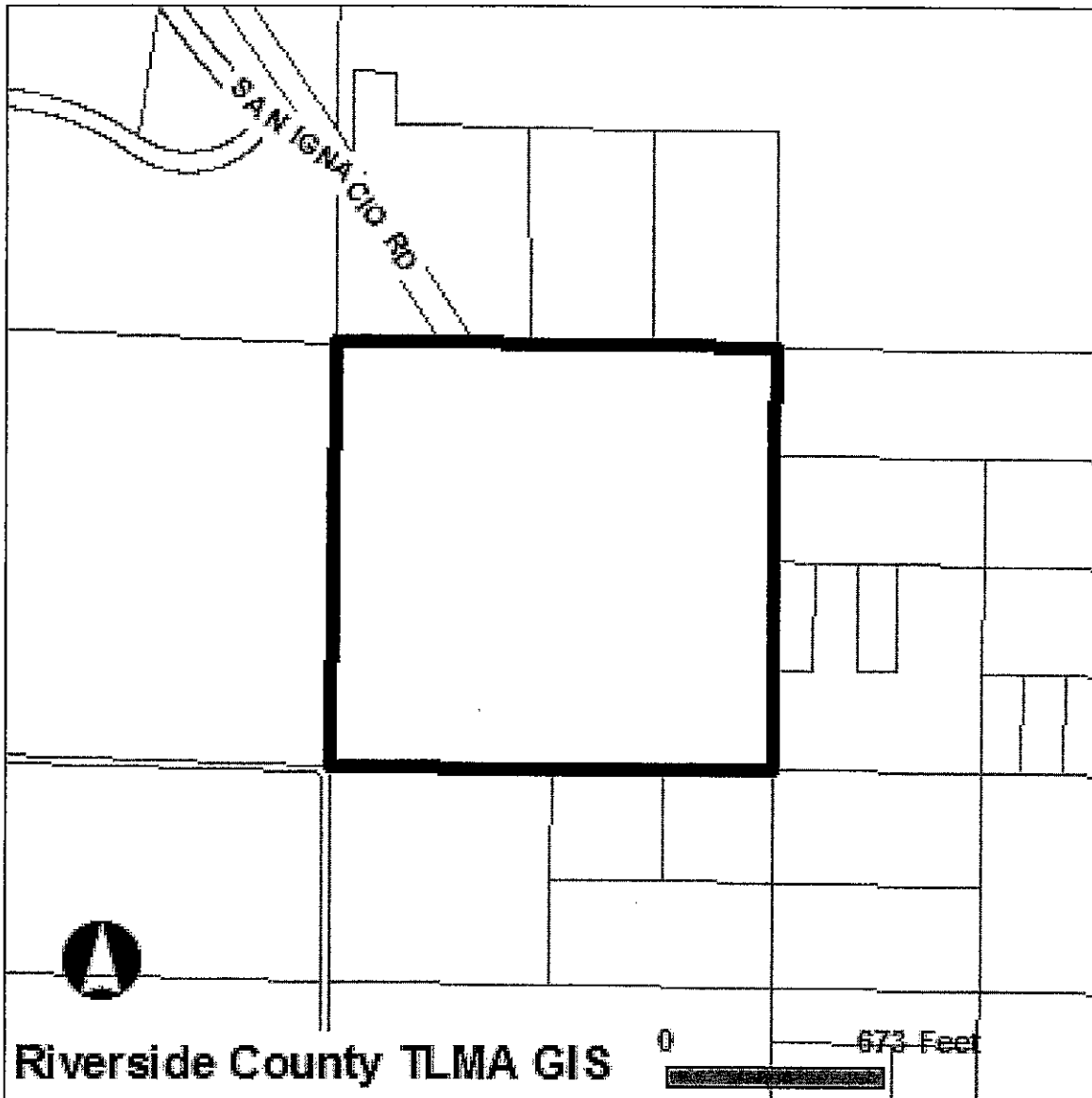
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
571-120-037

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

571-120-037-8

OWNER NAME / ADDRESS

CLF II
39375 SAN IGNACIO RD
HEMET, CA. 92544

MAILING ADDRESS

C/O MICHAEL P FARAH
39375 SAN IGNACIO RD
HEMET CA. 92544

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 42.36 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 931 GRID: G6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR1E SEC 19

ELEVATION RANGE

2276/2328 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

AREA PLAN (RCIP)

REMAP

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

SAGE #1

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
S
T

WRMSHCP CELL NUMBER
6271
6272

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Coastal Sage Scrub
Developed/Disturbed Land
Grassland

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
131

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

HEMET UNIFIED

COMMUNITIES

SAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE A, 13.80 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

FARMLAND

LOCAL IMPORTANCE

OTHER LANDS

TAX RATE AREAS

071-008

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL

- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BXX058376	BARN (OPT#3FIELD INSPECT.VERIFY NO GRD.NECESSARY)	FINAL
BXX028193	WATER TANK FOR HORSE BARN	EXPIRED
BXX023705	BARN FOR AGRICULTURAL USE	FINAL
BMR080268	INSTALL FOR 1971 24 X 54 VILLA WEST MH	FINAL
BZ159469	DWELLING	FINAL
BMR080267	SP FOR 1971 24 X 54 VILLA WEST MH	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHW030390	NOT AVAILABLE	APPLIED
EHS051815	NOT AVAILABLE	APPLIED
EHS080565	NOT AVAILABLE	APPLIED
EHS052414	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT082016	T7SR1E SEC 19	VOID
MT082018	T7SR1E SEC 19	PAID
MT082017	T7SR1E SEC 19	PAID
PP17784	PRIVATE SCHOOL & RANCH FOR CHILDREN'S CHARITIES	WITHDRWN
EA38631	EA FOR PP17784	WITHDRWN

REPORT PRINTED ON...Thu Jun 24 17:01:24 2010
Version 100412

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24620 – CEQA Exempt – Applicant: Uaita Utupo – Engineer: Janos Borosa - Third Supervisorial District – Rancho California Area – REMAP Area Plan – Agricultural: Agricultural (10 Acres Minimum) - Located Northerly Gray Squirrel Road, southerly of Sage Road, East of Benton – 42.36 Acres – Zoning: Light Agricultural (A-1-10) – **REQUEST:** The Plot Plan is a proposal to construct an 2,010 square foot detached barn an permit three (3) unpermitted shade shelters (936 square foot, and two (2) at 936 square foot) on 42.36 acres, associated with the 1,296 square foot residence located at 39375 San Ignacio Road in Hemet, CA. APN: 571-120-037. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelilla Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelilla Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/27/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24620 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1200'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

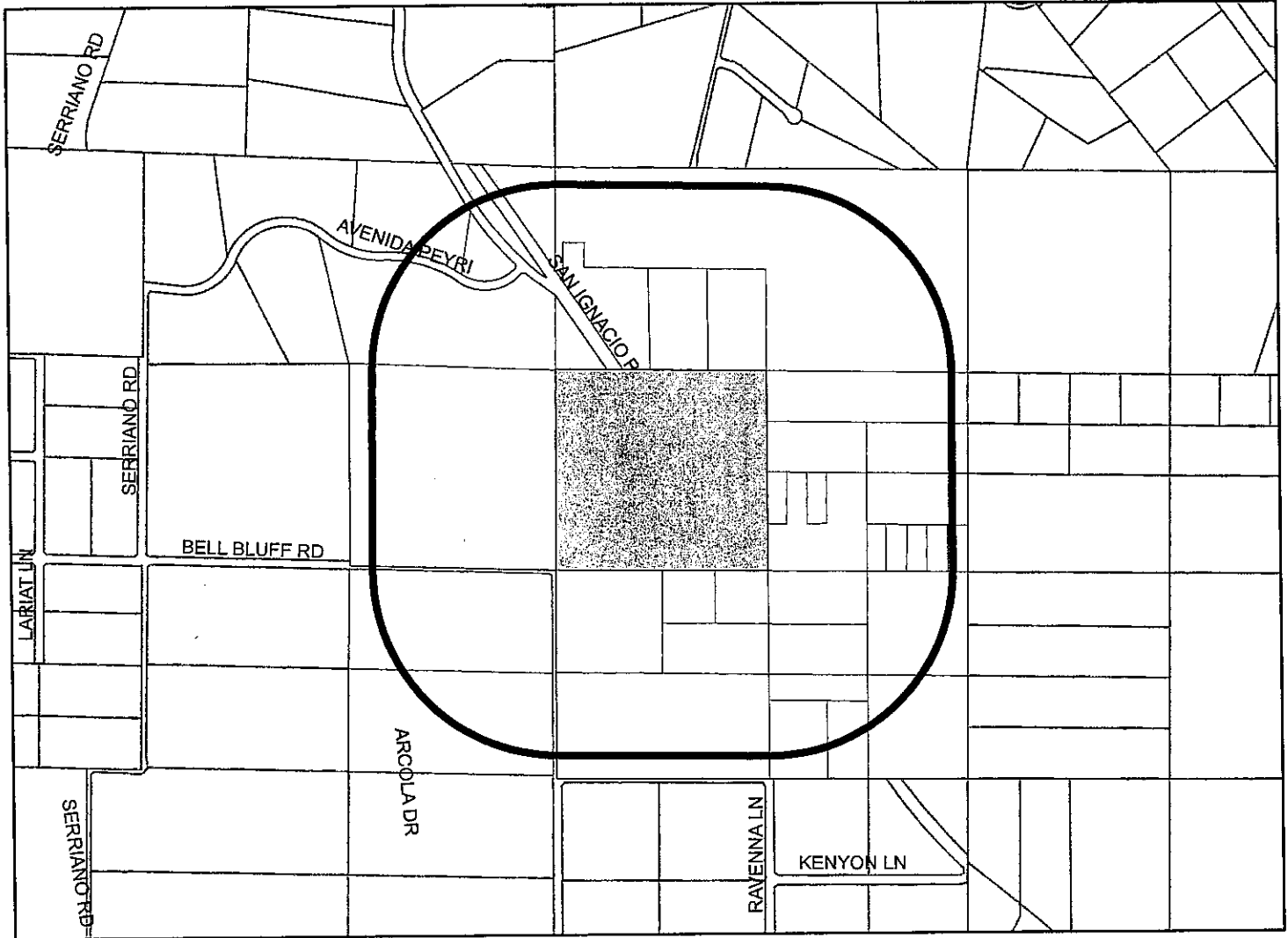
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

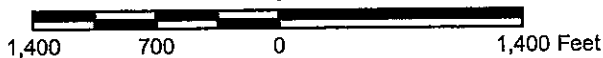
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1200 feet buffer



Selected Parcels

571-120-048	571-120-050	571-130-007	571-540-002	571-120-037	571-120-055	571-120-023	571-130-010	571-550-003	571-550-004
571-120-025	571-120-029	571-120-026	571-120-027	571-120-028	571-530-008	571-120-024	571-120-045	571-120-033	571-130-011
571-130-002	571-130-004	571-530-003	571-530-006	571-530-004	571-530-005	571-120-035	571-130-023	571-120-046	571-120-002
571-130-001	571-130-005	571-130-003	571-130-009	571-130-022	571-120-056	571-130-008	571-120-030		



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APN: 571120048, ASMT: 571120048
ANTONIO GIRON, ETAL
39310 SAN IGNACIO RD
HEMET CA 92544

APN: 571550004, ASMT: 571550004
DENNIS WILLIAM SHEWCHUK, ETAL
41550 CHERIMOYA RD
HEMET CA 92544

APN: 571120050, ASMT: 571120050
BETTY AYALA
33137 VIA ALVARO
TEMECULA CA 92592

APN: 571120028, ASMT: 571120028
EDWARD KING
42485 BUCK RD
HEMET CA 92544

APN: 571130007, ASMT: 571130007
BIBIANA LEILANI ROUHOTAS
3337 W FLORIDA AVE NO 164
HEMET CA 92545

APN: 571530008, ASMT: 571530008
ERNEST E GRAHAM, ETAL
9 THUNDER TR
IRVINE CA 92614

APN: 571120037, ASMT: 571120037
CLF II
C/O MICHAEL P FARAH
39375 SAN IGNACIO RD
HEMET CA. 92544

APN: 571120024, ASMT: 571120024
FERNANDO Z VALDEZ, ETAL
31060 HILL TOP DR
VALLEY CENTER CA 92082

APN: 571120055, ASMT: 571120055
COPPER CANYON
NO 700
31411 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO CA 92675

APN: 571120033, ASMT: 571120033
FRED MAKEPEACE, ETAL
41685 ANZA RD
TEMECULA CA 92592

APN: 571120023, ASMT: 571120023
DANIEL F CLEM, ETAL
42255 BUCK RD
HEMET CA 92543

APN: 571130011, ASMT: 571130011
GENE RALTZ, ETAL
1045 WESTPARK LN
CORONA CA 92882

APN: 571130010, ASMT: 571130010
DAVID SWAN, ETAL
39651 SAN IGNACIO RD
HEMET CA. 92544

APN: 571130002, ASMT: 571130002
HAROLD L NUTTER, ETAL
R W IHNOT
39525 SAN IGNACIO
HEMET CA 92543



APN: 571130004, ASMT: 571130004
HARRIET L NUTTER, ETAL
39551 SAN IGNACIO RD
HEMET CA. 92544

APN: 571130003, ASMT: 571130003
R W IHNOT, ETAL
2202 RIDGEWOOD CT
MARIETTA GA 30066

APN: 571530005, ASMT: 571530005
HELEN JOYCE GRAHAM
9 THUNDER TR
IRVINE CA 92614

APN: 571130009, ASMT: 571130009
ROBERT M KEMP, ETAL
39754 RAVENNA LN
HEMET CA. 92544

APN: 571120035, ASMT: 571120035
J ANTONIO VILLARREAL, ETAL
39480 IGNACIO RD
HEMET CA. 92543

APN: 571130022, ASMT: 571130022
RONALD H LEFTIGE, ETAL
39550 SAN IGNACIO RD
HEMET CA. 92544

APN: 571130023, ASMT: 571130023
KEITH ALLEN FOWLER, ETAL
39590 SAN IGNACIO RD
HEMET CA. 92544

APN: 571120056, ASMT: 571120056
SAMUEL R BRESHEARS, ETAL
80508 JASPER PARK AVE
INDIO CA 92201

APN: 571120046, ASMT: 571120046
MANUEL D SALAZAR, ETAL
1657 COBBLE LN
HEMET CA 92543

APN: 571130008, ASMT: 571130008
STEVEN S REDEN, ETAL
39640 SAN IGNACIO RD
HEMET CA. 92544

APN: 571120002, ASMT: 571120002
MARY A NUNEZ, ETAL
8300 ARRINGTON AVE
PICO RIVERA CA 90660

APN: 571120030, ASMT: 571120030
THERESA A FOGARTY
39486 SAN IGNACIO RD
HEMET CA. 92544

APN: 571130005, ASMT: 571130005
NILES W PLEMON, ETAL
P O BOX 845
PAHRUMP NV 89041

Agenda Item No.: 34
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24671
Applicant: William Chappell
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,560 square foot detached metal carport on .57 acre, associated with the 1,598 square foot residence located at 40894 Mayberry Avenue in Hemet, CA. APN: 447-092-031

ISSUES OF RELEVANCE:

The proposal detached metal carport is being located on the back of the property applicant has provided color samples for proposed structure for consistency with the community. A condition has been added to verify prior to final of proposed carport that color has been applied to structure to match Exhibit M, dated August 24, 2010.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24671, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling to be constructed on the parcel where the accessory building is proposed.

SA
9/17/10

2. The project site is designated Community Development: Medium Density Residential (2-5 DU/AC) on the San Jacinto Valley Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the One Family Dwelling (7,200 sq. ft. minimum lot) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-1 zone.
6. The proposed 1,560 square foot detached metal carport is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached metal carport building is located 30 feet or more from the main building,
8. The storage building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24671 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24671, Exhibit A, dated August 24, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,560 square foot detached metal carport on .57 acre, associated with the 1,598 square foot residence located at 40894 Mayberry Avenue in Hemet, CA. APN: 477-092-031

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24671. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24671 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMN

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMN

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMN

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and

09/07/10
09:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24671

Parcel: 447-092-031

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum,
for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for
building plan check approval shall be in substantial
conformance with the elevations shown on APPROVED EXHIBIT
B, dated August 24, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that
shown on APPROVED EXHIBIT C, dated August 24, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the
permittee's successors-in- interest shall apply to the
Building and Safety Department for all necessary permits,
including the submission of all required documents and fees
for any plan check review as determined by the Director of
the Department of Building and Safety, to ensure that all
existing buildings, structures and uses are in compliance
with Ordinance No. 348 and Ordinance No. 457 and the
conditions of approval of this permit.



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

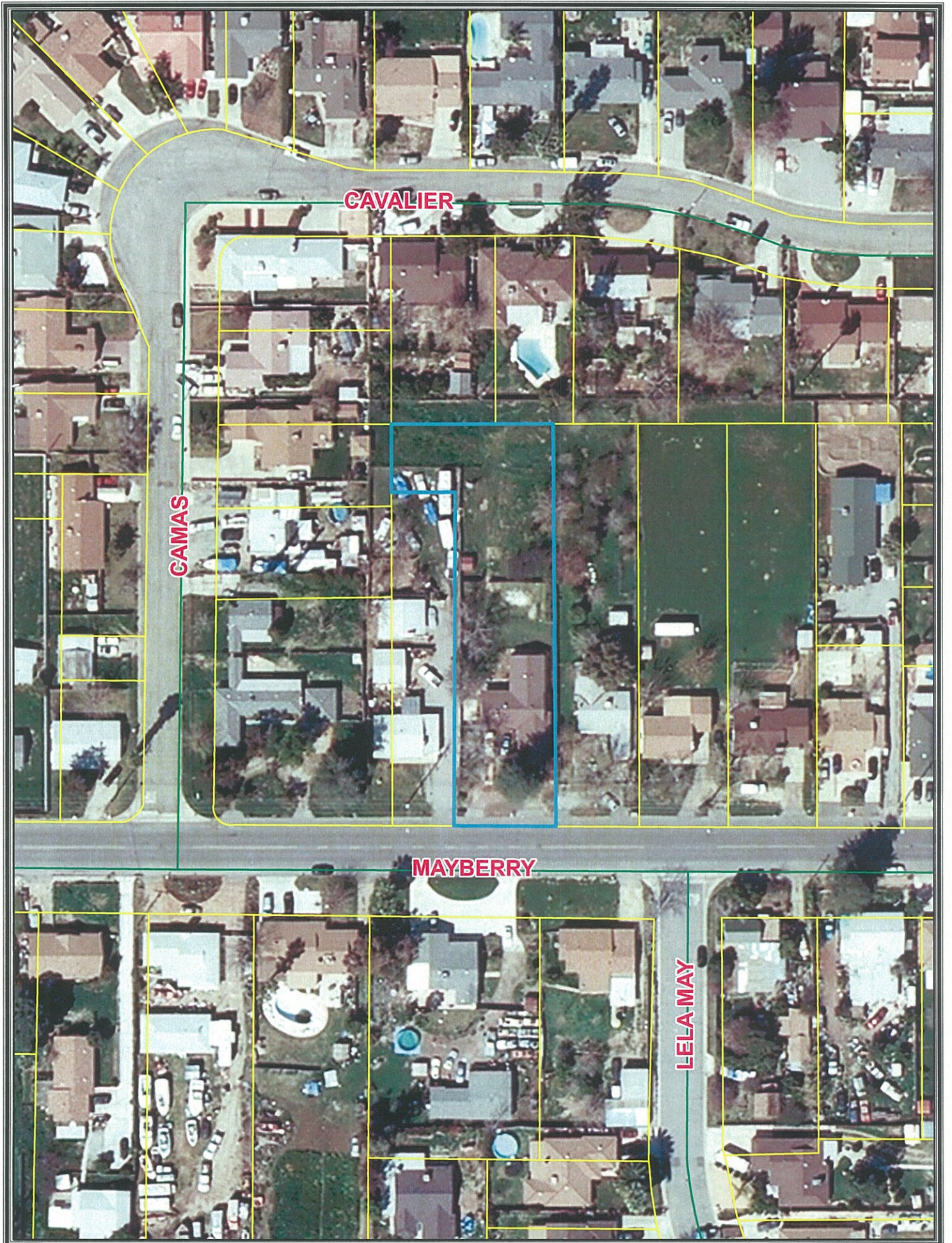
**SITE: 40894 Mayberry
Ave. Hemet**

COMMENTS: PP 24671

Date: 09/01/2010

The plot plan submittal for a single 1,560 square foot carport would be classified as a group "U" occupancy per the 2007 California Building Code and would comply size restrictions per the group "U" classification.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.



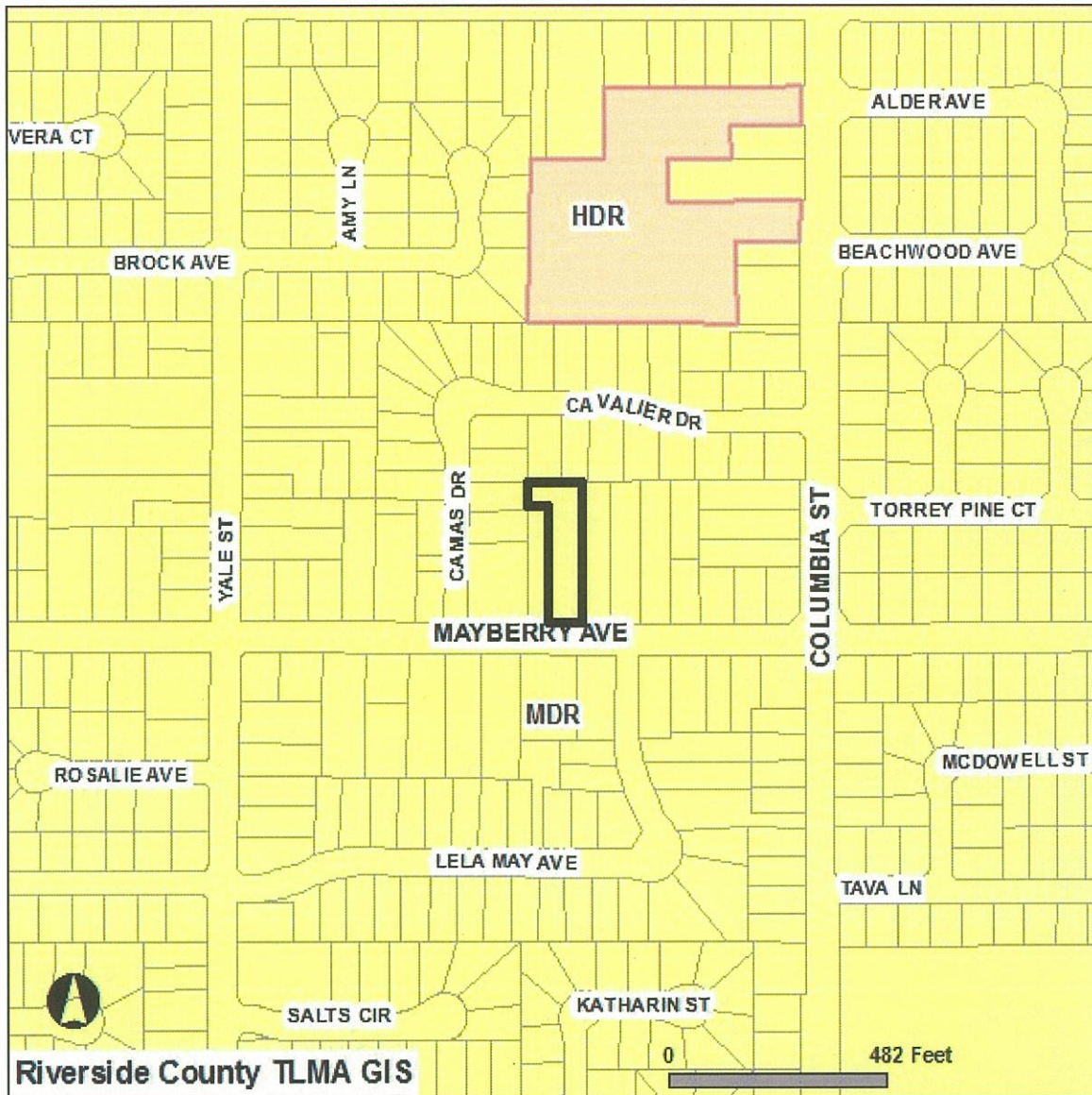
CAVALIER

GAMAS

MAYBERRY

LELA-MAY

RIVERSIDE COUNTY GIS



Selected parcel(s):
447-092-031

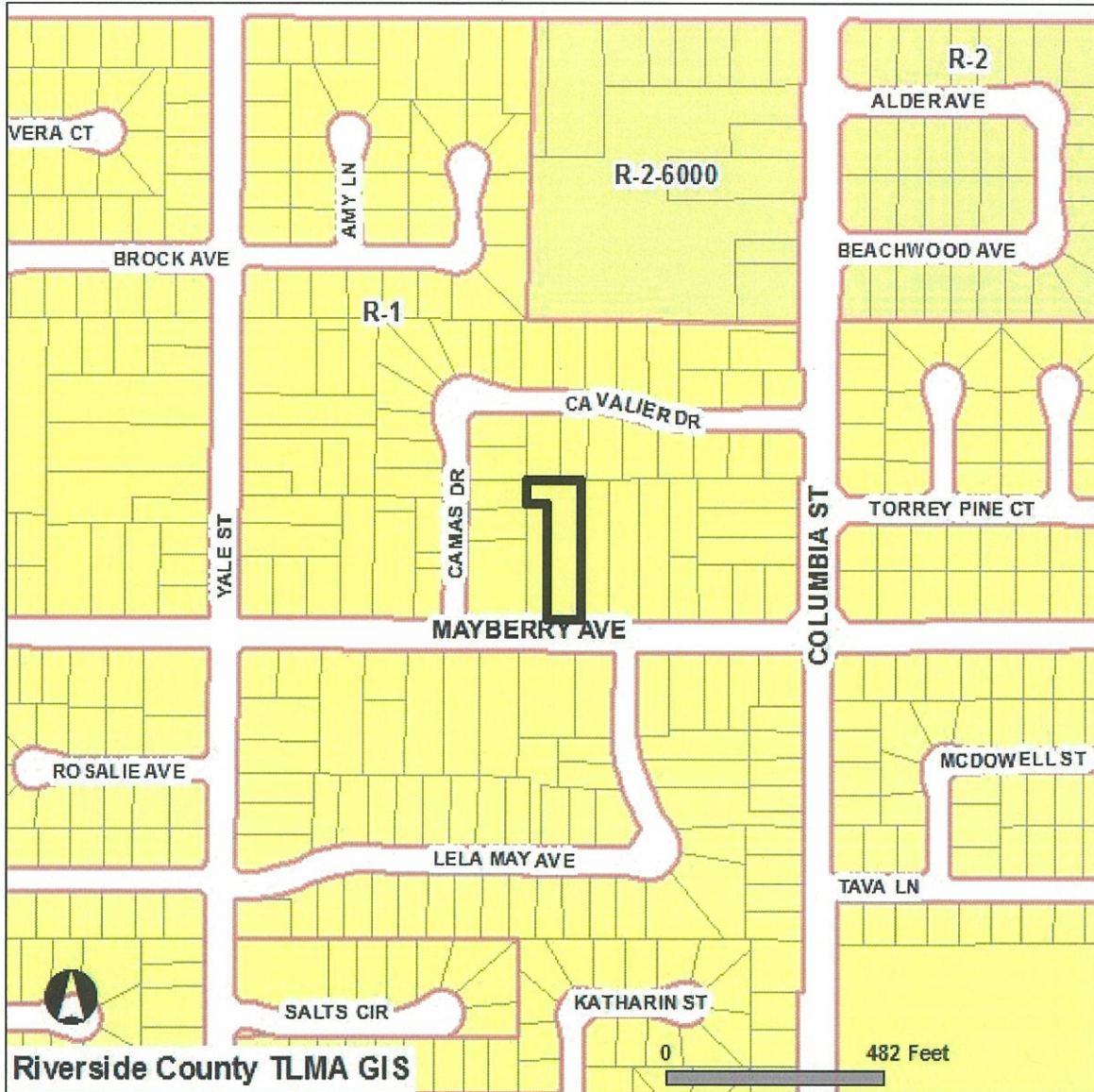
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
447-092-031

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Version 100412

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24671 DATE SUBMITTED: 8-19-10

APPLICATION INFORMATION

Applicant's Name: William Chappell E-Mail: _____

Mailing Address: 40894 Mayberry Ave
Hemet CA 92544
City Street State ZIP

Daytime Phone No: (951) 966-3280 Fax No: () _____

Engineer/Representative's Name: Luis Rivero E-Mail: _____

Mailing Address: 40894 mayberry ave H
Hemet CA 92544
City Street State ZIP

Daytime Phone No: (951) 966-3280 Fax No: () _____

Property Owner's Name: William Chappell E-Mail: _____

Mailing Address: 40894 Mayberry Ave
Hemet CA 92544
City Street State ZIP

Daytime Phone No: (951) 966-3280 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

William Chappell William Chappell
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

William Chappell William Chappell
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
William Chappell William Chappell
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):
Steel Carport with 16ga. Steel Siding
(Home owner project) 1.560 sq'

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 447 09 2031
Section: 14 Township: 55 Range: 1W
Approximate Gross Acreage: .57
General location (nearby or cross streets): North of Mayberry Ave, South of _____

APPLICATION FOR MINOR PLOT PLAN

Acacia, East of Camas, West of Columbia

Thomas Brothers Map, edition year, page no., and coordinates: 841 D1

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

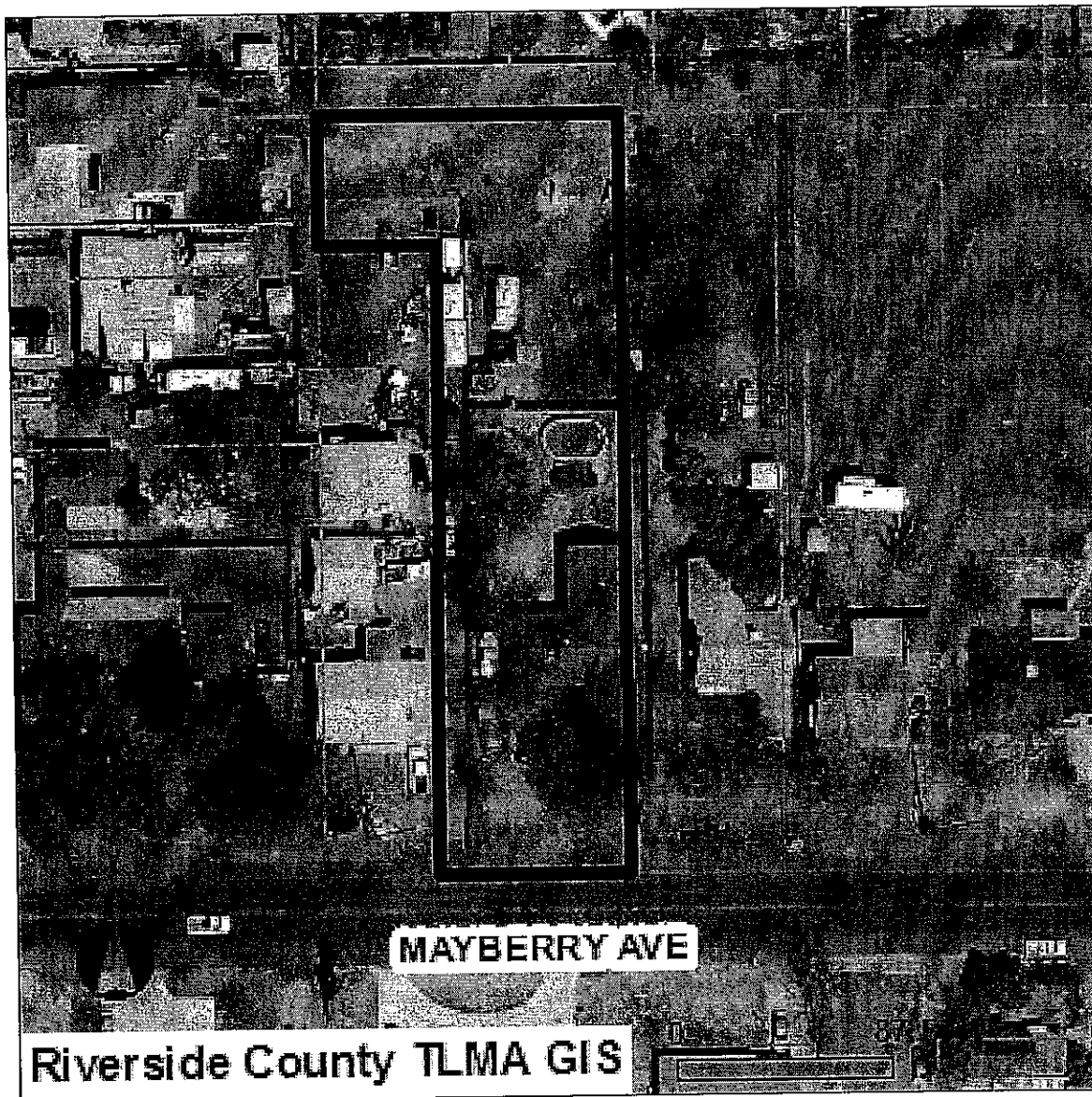
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
447-092-031

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

447-092-031-8

OWNER NAME / ADDRESS

WILLIAM CHAPPELL
40894 MAYBERRY AVE
HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER)
40894 MAYBERRY AVE
HEMET CA.. 92544

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 41/33
SUBDIVISION NAME: PM 9605
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.57 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1598 SQFT., 3 BDRM/ 1.5 BATH, 1 STORY, ATTACHED GARAGE(384 SQ. FT), CONST'D 1954SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 841 GRID: D1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: HEMET
NO ANNEXATION DATE AVAILABLE
LAFCO CASE #: 2006-24-3
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR1W SEC 14

ELEVATION RANGE

1664/1664 FEET

PREVIOUS APN

447-092-030

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

SAN JACINTO VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

ZONING DISTRICTS AND ZONING AREAS

RAMONA DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
110

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE ✓
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
✓ HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
EAST HEMET

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
HEMET #69 -
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 26.90 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043308

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
071-078
• COUNTY FREE LIBRARY
• COUNTY SERVICE AREA 69
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EASTERN MUN WTR IMP DIST 17
• EASTERN MUNICIPAL WATER
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 4
• GENERAL
• GENERAL PURPOSE
• HEMET UNIFIED SCHOOL

- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REG & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BEL050878	UPGRADE TO 200 AMP PANEL	FINAL
BZ104189	REROOF DWELLING	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
VAR01295	NOT AVAILABLE	NOT IN LMS

REPORT PRINTED ON...Thu Aug 19 15:13:50 2010
Version 100412

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24671 – CEQA Exempt – Applicant: William Chappell – Engineer/Rep: Luis Rivero – Third Supervisorial District – Ramona District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) - Located Northerly on Mayberry Avenue, southerly of Acacia, easterly of Camas, westerly of Columbia – Zoning: One Family Dwelling (R-1) (7,200 sq. ft. minimum lot) – **REQUEST:** The Plot Plan is a proposal to construct 1,560 square foot detached metal carport on .57 acre, associated with the 1,598 square foot residence located at 40894 Mayberry Avenue in Hemet, CA. APN: 447-092-031. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2010

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24671 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

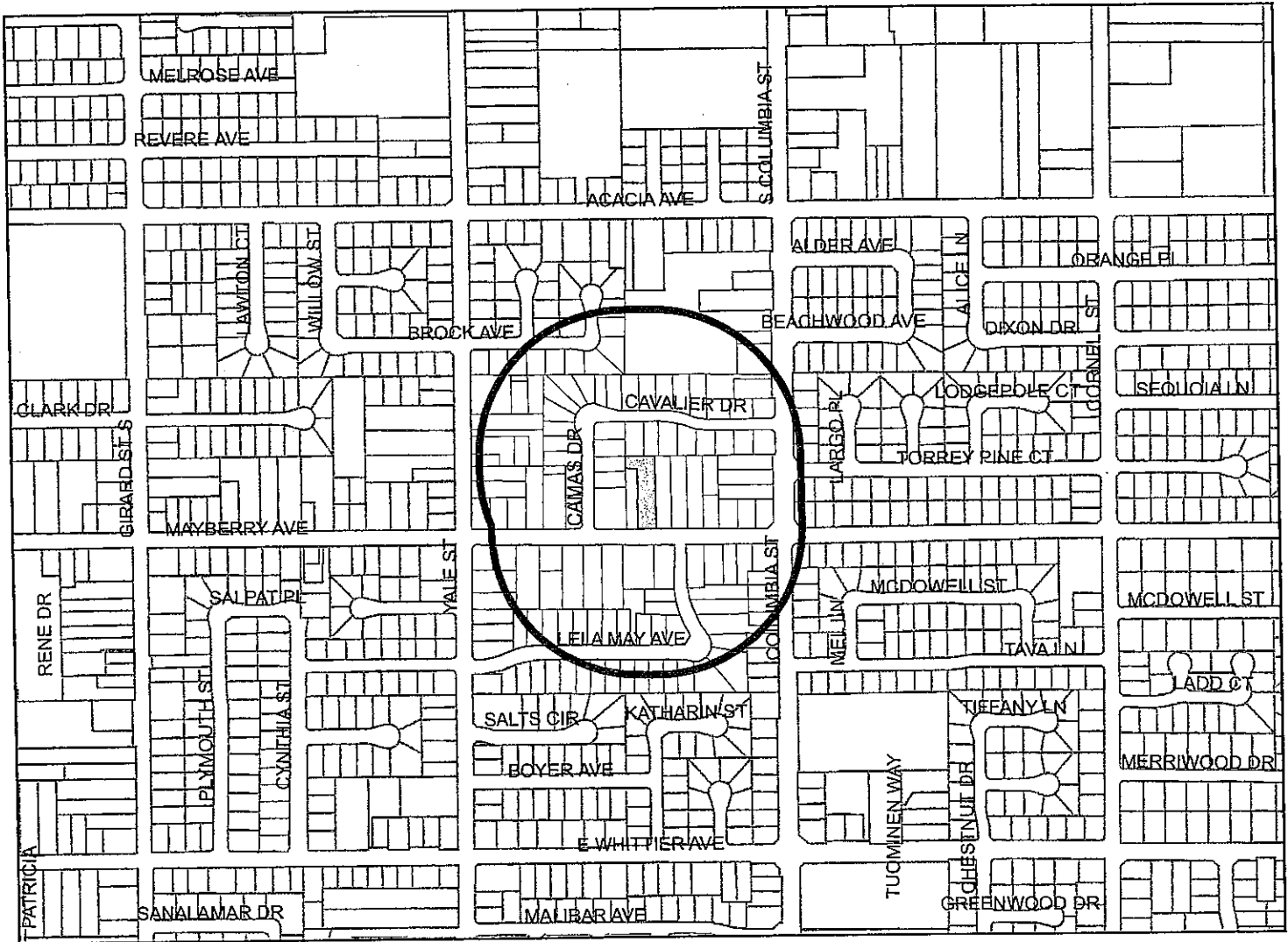
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

447-092-021	447-102-011	447-092-028	447-102-022	447-092-015	447-080-018	447-102-012	447-101-006	447-101-005	447-091-023
447-092-029	447-091-015	447-101-025	447-091-016	447-080-056	447-080-021	447-091-037	447-102-019	447-091-006	447-092-023
447-102-020	447-102-006	447-092-010	447-080-034	447-101-020	447-080-032	447-091-039	447-091-003	447-080-020	447-092-005
449-032-034	447-092-004	447-091-027	447-091-026	447-091-013	447-091-036	447-091-040	447-102-007	447-101-008	447-092-001
447-101-011	447-102-024	447-092-003	447-092-012	447-102-027	447-101-009	447-102-016	447-102-030	447-101-026	447-091-024
447-091-042	447-091-043	447-101-014	447-102-013	447-080-035	447-080-023	447-091-029	447-091-017	447-101-021	447-101-018
449-031-003	449-031-004	447-091-034	447-091-021	447-092-006	447-091-033	447-102-017	447-080-058	447-091-011	447-092-024
447-101-022	447-092-022	447-091-014	447-092-016	447-091-012	447-101-013	447-102-028	447-092-018	447-101-007	447-091-004
447-080-022	447-102-026	447-092-014	447-102-010	449-161-001	447-091-008	447-092-020	447-102-025	447-091-028	447-102-029

rst 90 parcels shown



540 270 0 540 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 447092021, ASMT: 447092021
ABEL S REYES, ETAL
40881 CAVALIER DR
HEMET CA. 92544

APN: 447101005, ASMT: 447101005
B E THOMAS, ETAL
40799 MAYBERRY AVE
HEMET CA. 92544

APN: 447102011, ASMT: 447102011
ABRAHAM P CONTRERAS
1200 W FLORIDA AVE STE Y
HEMET CA 92543

APN: 447091023, ASMT: 447091023
BENITO FERNANDEZ
40826 CAVALIER DR
HEMET CA. 92544

APN: 447092028, ASMT: 447092028
ALVINA M WIMER
40976 MAYBERRY AVE
HEMET CA. 92544

APN: 447092029, ASMT: 447092029
BENJAMIN M SHIELDS, ETAL
40966 MAYBERRY AVE
HEMET CA. 92544

APN: 447102022, ASMT: 447102022
ANA D NECOCHEA
40951 MAYBERRY AVE
HEMET CA 92543

APN: 447091015, ASMT: 447091015
BETTY L GRANT LUCAS
1180 AMBERWOOD DR
HEMET CA 92543

APN: 447092015, ASMT: 447092015
ANDRES MUNOZ, ETAL
40975 CAVALIER DR
HEMET CA. 92544

APN: 447101025, ASMT: 447101025
BRUCE G YONKERS, ETAL
40790 LELA MAY WAY
HEMET CA. 92544

APN: 447080018, ASMT: 447080018
ARLEEN M PABRAZINSKY
40781 BROCK AVE
HEMET CA. 92544

APN: 447091016, ASMT: 447091016
BRUCE W JACKSON
26201 CAMAS DR
HEMET CA. 92544

APN: 447102012, ASMT: 447102012
ARTHUR LESLIE CONN, ETAL
40877 LELA MAY AVE
HEMET CA. 92544

APN: 447080056, ASMT: 447080056
CARLOS A CUENCAS, ETAL
P O BOX 2280
ANAHEIM CA 92814

APN: 447080021, ASMT: 447080021
CESAR RUIZ, ETAL
40811 BROCK AVE
HEMET CA. 92544

APN: 447092010, ASMT: 447092010
DARIN K THOMPSON, ETAL
40936 MAYBERRY AVE
HEMET CA. 92544

APN: 447091037, ASMT: 447091037
CHARLES B MORGAN, ETAL
26180 YALE ST
HEMET CA. 92544

APN: 447080034, ASMT: 447080034
DAVID D SAAVEDRA, ETAL
40831 BROCK AVE
HEMET CA. 92544

APN: 447102019, ASMT: 447102019
CHERYL R ANDREAS
40959 LELA MAY AVE
HEMET CA. 92544

APN: 447101020, ASMT: 447101020
DAVID M THOMPSON
40840 LELA MAY AVE
HEMET CA. 92544

APN: 447091006, ASMT: 447091006
CHRISTA J KELLY
4090 MORRELL ST
SAN DIEGO CA 92109

APN: 447080032, ASMT: 447080032
DAVID R DOCKERY, ETAL
16381 VALLEY BLVD
FONTANA CA 92335

APN: 447092023, ASMT: 447092023
CHRISTOPHER L NELSON, ETAL
26211 COLUMBIA ST
HEMET CA. 92544

APN: 447091039, ASMT: 447091039
DAVID W OLIVER, ETAL
26168 YALE ST
HEMET CA. 92544

APN: 447102020, ASMT: 447102020
CLARENCE A FLINT, ETAL
40965 LELA MAY AVE
HEMET CA. 92544

APN: 447091003, ASMT: 447091003
DEBORAH ANN BOUTCHER
40809 BRENDA LN
HEMET CA. 92544

APN: 447102006, ASMT: 447102006
COOK INLET
204 W SPEAR ST
CARSON CITY NV 89703

APN: 447080020, ASMT: 447080020
DENNIS ARMENTROUT
40801 BROCK AVE
HEMET CA. 92544

APN: 447092005, ASMT: 447092005
DIANA MARTINEZ, ETAL
24485 LOS RANCHERIAS
HEMET CA 92545

APN: 447091040, ASMT: 447091040
EMILY PARZICK, ETAL
26149 COLUMBIA ST
HEMET CA. 92544

APN: 449032034, ASMT: 449032034
DONADL R CROSIER, ETAL
41010 MAYBERRY AVE
HEMET CA. 92544

APN: 447102007, ASMT: 447102007
ENRIQUE R ATKINSON
40823 LELA MAY AVE
HEMET CA. 92544

APN: 447092004, ASMT: 447092004
DOROTHY L HALCOMB
1715 SAN JUAN DR
HEMET CA 92545

APN: 447101008, ASMT: 447101008
ERIC L BECK, ETAL
7200 MELODY LN NO 12
LA MESA CA 91942

APN: 447091027, ASMT: 447091027
EDUARDO PALACIOS
40880 CAVALIER DR
HEMET CA. 92544

APN: 447092001, ASMT: 447092001
FEDERICO MUNOZ, ETAL
40865 CAVALIER DR
HEMET CA. 92544

APN: 447091026, ASMT: 447091026
ELEAZAR RUIZ
40866 CAVALIER DR
HEMET CA. 92544

APN: 447101011, ASMT: 447101011
FELIBERTO C OLIVO, ETAL
40881 MAYBERRY AVE
HEMET CA. 92544

APN: 447091013, ASMT: 447091013
ELOISA ROMERO
40834 MAYBERRY AVE
HEMET CA. 92544

APN: 447102024, ASMT: 447102024
FILIBERTO VASQUEZ
40965 MAYBERRY AVE
HEMET CA. 92544

APN: 447091036, ASMT: 447091036
ELOISA ROMERO
40834 MAYBERRY
HEMET CA 92544

APN: 447092003, ASMT: 447092003
FRANCISCO CONTRERAS
26198 CAMAS DR
HEMET CA. 92544

APN: 447092012, ASMT: 447092012
FRANCISCO J GAMON, ETAL
40956 MAYBERRY AVE
HEMET CA. 92544

APN: 447091043, ASMT: 447091043
HEATHER REASER, ETAL
40799 BRENDA LN
HEMET CA. 92544

APN: 447102027, ASMT: 447102027
FRANCISCO JAVIER PEREZ, ETAL
26291 COLUMBIA ST
HEMET CA. 92544

APN: 447101014, ASMT: 447101014
HECTOR VILLALPANDO, ETAL
40950 LELA MAY AVE
HEMET CA. 92544

APN: 447101009, ASMT: 447101009
GALE YOUNG
40851 MAYBERRY AVE
HEMET CA. 92544

APN: 447102013, ASMT: 447102013
HOMER L JARRELL, ETAL
40889 LELA MAY AVE
HEMET CA. 92544

APN: 447102016, ASMT: 447102016
GLORIA H SPENCE, ETAL
16011 REGENCY RANCH RD
RIVERSIDE CA 92504

APN: 447080035, ASMT: 447080035
IRENE M HERBST
40821 BROCK AVE
HEMET CA. 92544

APN: 447102030, ASMT: 447102030
GLORIA M STAMPS
5322 CARRYBACK AVE
SAN JOSE CA 95111

APN: 447080023, ASMT: 447080023
JACK E CARROLL
40850 BROCK AVE
HEMET CA. 92544

APN: 447101026, ASMT: 447101026
GREGORY KIERNAN, ETAL
2081 WINAMAR PL
ESCONDIDO CA 92029

APN: 447091029, ASMT: 447091029
JACOB L REED
40910 CAVALIER DR
HEMET CA. 92544

APN: 447091024, ASMT: 447091024
H C RUSH, ETAL
25893 PLEASANT ST
HEMET CA 92544

APN: 447091017, ASMT: 447091017
JACQUELYN FAYE WHEELER
40810 WHITTIER
HEMET CA 92544

APN: 447101021, ASMT: 447101021
JAIME SANCHEZ, ETAL
40832 LELA MAY AVE
HEMET CA. 92544

APN: 447102017, ASMT: 447102017
JONATHAN B ZANE, ETAL
7840 BERNICE CT
ROHNERT PARK CA 94928

APN: 447101018, ASMT: 447101018
JESUS RAYA, ETAL
1728 WESTERN VILLAGE DR
SAN JACINTO CA 92583

APN: 447080058, ASMT: 447080058
JOSE CARDONA, ETAL
26135 COLUMBIA ST
HEMET CA. 92544

APN: 449031004, ASMT: 449031004
JOHN A ACHEN
435 BEIRUT AVE
PACIFIC PALISADES CA 90272

APN: 447091011, ASMT: 447091011
JOSE CARDONA, ETAL
40792 MAYBERRY AVE
HEMET CA. 92544

APN: 447091034, ASMT: 447091034
JOHN C CONNER
40970 CAVALIER DR
HEMET CA. 92544

APN: 447092024, ASMT: 447092024
JOSEPH L DURAN, ETAL
26225 COLUMBIA ST
HEMET CA. 92544

APN: 447091021, ASMT: 447091021
JOHN M SHELL, ETAL
9305 HARMONY GROVE RD
ESCONDIDO CA 92029

APN: 447101022, ASMT: 447101022
JUDY L BARTLEY
40820 LELA MAY AVE
HEMET CA. 92544

APN: 447092006, ASMT: 447092006
JOHN M URIAS, ETAL
28 EASTERN DR
WATSONVILLE CA 95076

APN: 447092022, ASMT: 447092022
JULIA L UPTON, ETAL
26195 COLUMBIA ST
HEMET CA. 92544

APN: 447091033, ASMT: 447091033
JON B BIEL, ETAL
6547 ASHBURY CIR
HUNTINGTON BEACH CA 92648

APN: 447091014, ASMT: 447091014
JULIO C CABRAL
19129 DARLING RD
VENTURA CA 93004

APN: 447092016, ASMT: 447092016
KYLE P LOCKE, ETAL
40961 CAVALIER DR
HEMET CA. 92544

APN: 447080022, ASMT: 447080022
LORI J MASIEL
40810 BROCK AVE
HEMET CA. 92544

APN: 447091012, ASMT: 447091012
LARRY DALE BEANS
40808 MAYBERRY AVE
HEMET CA. 92544

APN: 447102026, ASMT: 447102026
MARCELLA CALVILLO
26281 COLUMBIA ST
HEMET CA. 92544

APN: 447101013, ASMT: 447101013
LEONARD W VALENZUELA, ETAL
40960 LELA MAY AVE
HEMET CA. 92544

APN: 447092014, ASMT: 447092014
MARIA G JARA
26181 COLUMBIA ST
HEMET CA. 92544

APN: 447102028, ASMT: 447102028
LINDA J MCWILLIAMS
26301 COLUMBIA ST
HEMET CA. 92544

APN: 447102010, ASMT: 447102010
MARK A WAGGENER, ETAL
40855 LELA MAY AVE
HEMET CA. 92544

APN: 447092018, ASMT: 447092018
LINDA M RYDER
41762 VIA BALDERAMA
TEMECULA CA 92592

APN: 449161001, ASMT: 449161001
MARTHA J SPURLOCK
41001 MAYBERRY AVE
HEMET CA 92544

APN: 447101007, ASMT: 447101007
LONAMIE M ZIMMERMANN
40835 MAYBERRY AVE
HEMET CA. 92544

APN: 447091008, ASMT: 447091008
MARY ELLEN LIGHTFOOT
26220 YALE ST
HEMET CA. 92544

APN: 447091004, ASMT: 447091004
LORENZO D RAMIREZ
436 VERNAL LN
HEMET CA 92545

APN: 447092020, ASMT: 447092020
MARY F ALLRED
40897 CAVALIER DR
HEMET CA. 92544

APN: 447102025, ASMT: 447102025
MICHAEL D STORY, ETAL
40979 MAYBERRY AVE
HEMET CA. 92544

APN: 447101010, ASMT: 447101010
OSCAR SUNIGA, ETAL
40865 MAYBERRY AVE
HEMET CA. 92544

APN: 447091028, ASMT: 447091028
MICHAEL KHAN
40896 CAVALIER DR
HEMET CA. 92544

APN: 449031005, ASMT: 449031005
PATRICIA G CALFEE
26210 COLUMBIA AVE
HEMET CA. 92544

APN: 447102029, ASMT: 447102029
MICHAEL W BRUHN, ETAL
26311 COLUMBIA ST
HEMET CA. 92544

APN: 447101004, ASMT: 447101004
PATRICK J STEINER
1011 OSBORNE ST
VISTA CA 92084

APN: 447080017, ASMT: 447080017
MICHELLE D VOGLER
4711 E MCKINNON DR
ANAHEIM CA 92807

APN: 447102021, ASMT: 447102021
RAFAEL S LOPEZ, ETAL
40919 MAYBERRY AVE
HEMET CA. 92544

APN: 447101017, ASMT: 447101017
MIGUEL ALONSO OJEDA, ETAL
C/O MARTHA A GOMEZ
290 MATTERHORN DR
CORONA CA 92881

APN: 447091035, ASMT: 447091035
RALEIGH S WEBSTER
40986 CAVALIER DR
HEMET CA. 92544

APN: 447092017, ASMT: 447092017
NIMROD GARAY
40935 CAVALIER DR
HEMET CA. 92544

APN: 447101012, ASMT: 447101012
REYNA F GARAY
P O BOX 1415
TEMECULA CA 92593

APN: 447102023, ASMT: 447102023
OLGA J LEIMBACH, ETAL
40955 MAYBERRY AVE
HEMET CA. 92544

APN: 447091038, ASMT: 447091038
RICHARD A TAYLOR, ETAL
26174 YALE ST
HEMET CA. 92544



APN: 447101015, ASMT: 447101015
RICHARD T FIELDS, ETAL
40860 LELA MAY AVE
HEMET CA. 92544

APN: 447101024, ASMT: 447101024
SAL DEPAOLA, ETAL
40800 LELA MAY AVE
HEMET CA. 92544

APN: 447092002, ASMT: 447092002
ROBERT THEMINS, ETAL
26176 CAMAS DR
HEMET CA. 92544

APN: 447091007, ASMT: 447091007
SALVADOR CALDERON, ETAL
26206 YALE ST
HEMET CA. 92544

APN: 447091001, ASMT: 447091001
ROBERT W NORMAN, ETAL
26140 YALE ST
HEMET CA. 92544

APN: 447101001, ASMT: 447101001
SANTA EMILLETH LAR VELASQUEZ
6339 HOOD AVE
HUNTINGTON PARK CA 90255

APN: 447091009, ASMT: 447091009
RODNEY J GREIL
26236 YALE ST
HEMET CA. 92544

APN: 447091020, ASMT: 447091020
SAUL RAMIREZ, ETAL
26155 CAMAS DR
HEMET CA. 92544

APN: 447080052, ASMT: 447080052
RONALD PIKE
40771 BROCK AVE
HEMET CA. 92544

APN: 447092011, ASMT: 447092011
SHARON ANN STROUD
40958 MAYBERRY AVE
HEMET CA. 92543

APN: 447080057, ASMT: 447080057
RONNIE PAUL CHACON
C/O DEBORAH Y HERRERA
5445 IGNACIO FRIAS
EL PASO TX 79934

APN: 447091018, ASMT: 447091018
SHARON L GERVAIS
26175 CAMAS DR
HEMET CA. 92544

APN: 447092027, ASMT: 447092027
RUBEN E ARELLANO, ETAL
3668 WANDERING PL
MURRIETA CA 92563

APN: 447092032, ASMT: 447092032
SPSSM INV II
4900 SANTA ANITA NO 2C
EL MONTE CA 91732

APN: 449032001, ASMT: 449032001
STEPHEN I HEGEDUS, ETAL
26670 VIA LA QUINTA
HEMET CA 92544

APN: 447101016, ASMT: 447101016
TRINON L CIRELLO
2651 CLUB MESA PL
COSTA MESA CA 92627

APN: 447101023, ASMT: 447101023
TERRANCE THOMAS THACHER
40810 LELA MAY AVE
HEMET CA. 92544

APN: 447101002, ASMT: 447101002
VERONICA PICAZO
40781 MAYBERRY AVE
HEMET CA. 92544

APN: 447092019, ASMT: 447092019
THELMA M POTTER
40911 CAVALIER DR
HEMET CA. 92544

APN: 447091030, ASMT: 447091030
VINCENT S OVERMYER, ETAL
3510 MEL CHRIST LN
HEMET CA 92544

APN: 447091010, ASMT: 447091010
THEODORE F WOLF
40778 MAYBERRY AVE
HEMET CA. 92544

APN: 447102018, ASMT: 447102018
WAYNE A HECKERMANN, ETAL
40947 LELA MAY AVE
HEMET CA. 92544

APN: 447091022, ASMT: 447091022
THOMAS I PETERS, ETAL
40810 CAVALIER DR
HEMET CA. 92544

APN: 447102015, ASMT: 447102015
WESLEY A RANDOLPH, ETAL
40911 LELA MAY AVE
HEMET CA. 92544

APN: 447102008, ASMT: 447102008
TIMOTHY P MCLAUGHLIN, ETAL
40835 LELA MAY AVE
HEMET CA. 92544

APN: 447102009, ASMT: 447102009
WESOLOSKI THOMAS R REVOCABLE TRUST
C/O TOM WESOLOSKI
337 S HARVARD ST
HEMET CA 92543

APN: 449161043, ASMT: 449161043
TOM W BROMLEY, ETAL
26280 COLUMBIA ST
HEMET CA. 92544

APN: 447101003, ASMT: 447101003
WILLIAM B DAVIS
26280 YALE ST
HEMET CA. 92544



APN: 447102014, ASMT: 447102014
WILLIAM C BURGER, ETAL
43180 SAN MATEO WAY
HEMET CA 92544

APN: 447080033, ASMT: 447080033
YUKUANG LI, ETAL
705 LONE EAGLE RD
WALNUT CA 91789

APN: 447092031, ASMT: 447092031
WILLIAM CHAPPELL
40894 MAYBERRY AVE
HEMET CA. 92544

APN: 447091019, ASMT: 447091019
ZABRINA COOPER
26165 CAMAS DR
HEMET CA. 92544

APN: 447091031, ASMT: 447091031
WILLIAM E MOORE
40934 CAVALIER DR
HEMET CA. 92544

APN: 447101019, ASMT: 447101019
WILLIAM LEIGH, ETAL
10560 PORTAL RD
ATASCADERO CA 93422

APN: 447080019, ASMT: 447080019
WILLIAM MCARTHUR, ETAL
40791 BROCK AVE
HEMET CA. 92544

APN: 447092009, ASMT: 447092009
WILLIAM NORMAN MCCLARY, ETAL
40918 MAYBERRY AVE
HEMET CA. 92544

APN: 447091041, ASMT: 447091041
WILLIAM R CARRICO, ETAL
26145 COLUMBIA ST
HEMET CA. 92544

Agenda Item No.: **3.5**
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24399
Applicant: Eduardo Verdin
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 800 square foot 2-story guest house (1st floor 400 square foot storage and 2nd floor 400 square foot living space) and a 2-story 600 square foot storage building with 80 square foot upper storage on 2.26 acres, associated with the 1,224 square foot residence located at 40894 Bucharest Lane in Temecula, CA. APN: 943-250-013

ISSUES OF RELEVANCE:

The property has a code violation (CV077028) for illegal business and construction without permits. The proposed guest house is for residential use only, due to the current zoning (C/V Citrus Vineyard) a condition has been added that no commercial use whatsoever is allowed within this accessory structure in conjunction with winery/wine tasting.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24399, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

SA
8/31/10

2. The project site is designated Agricultural: Agricultural (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Citrus Vineyard I (5 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the C/V zone.
6. The proposed 800 square foot 2-story storage with guest house is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24399 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24399, Exhibit A, dated January 13, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to permit an unpermitted 800 square foot 2-story guest house (1st floor 400 square foot storage and 2nd floor 400 square foot living space) and a 2- storage 600 square foot storage building with 80 square foot upper storage on 2.26 acres, associated with the 1,224 square foot residence located at 40894 Bucharest Lane in Temecula, CA. APN: 943-250-013

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24399. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - GUEST HOUSE RECOMMND

THIS APPROVAL IS FOR A GUEST HOUSE ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - GUEST HOUSE (cont.) RECOMMND

used exclusively for housing members of a single family and their nonpaying guests.

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24399 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 PPA - NO COMMERCIAL USE RECOMMND

No commercial use whatsoever is allowed with the accessory storage area, in conjunction with winery or wine tasting.

10.PLANNING. 7 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

10. GENERAL CONDITIONS

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMM

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMM

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMM

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building

PLOT PLAN:ADMINISTRATIVE Case #: PP24399

Parcel: 943-250-013

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) (cont.) RECOMMND

and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated January 13, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated January 13, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-250-013

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

943-250-013-7

OWNER NAME

NOT AVAILABLE ONLINE

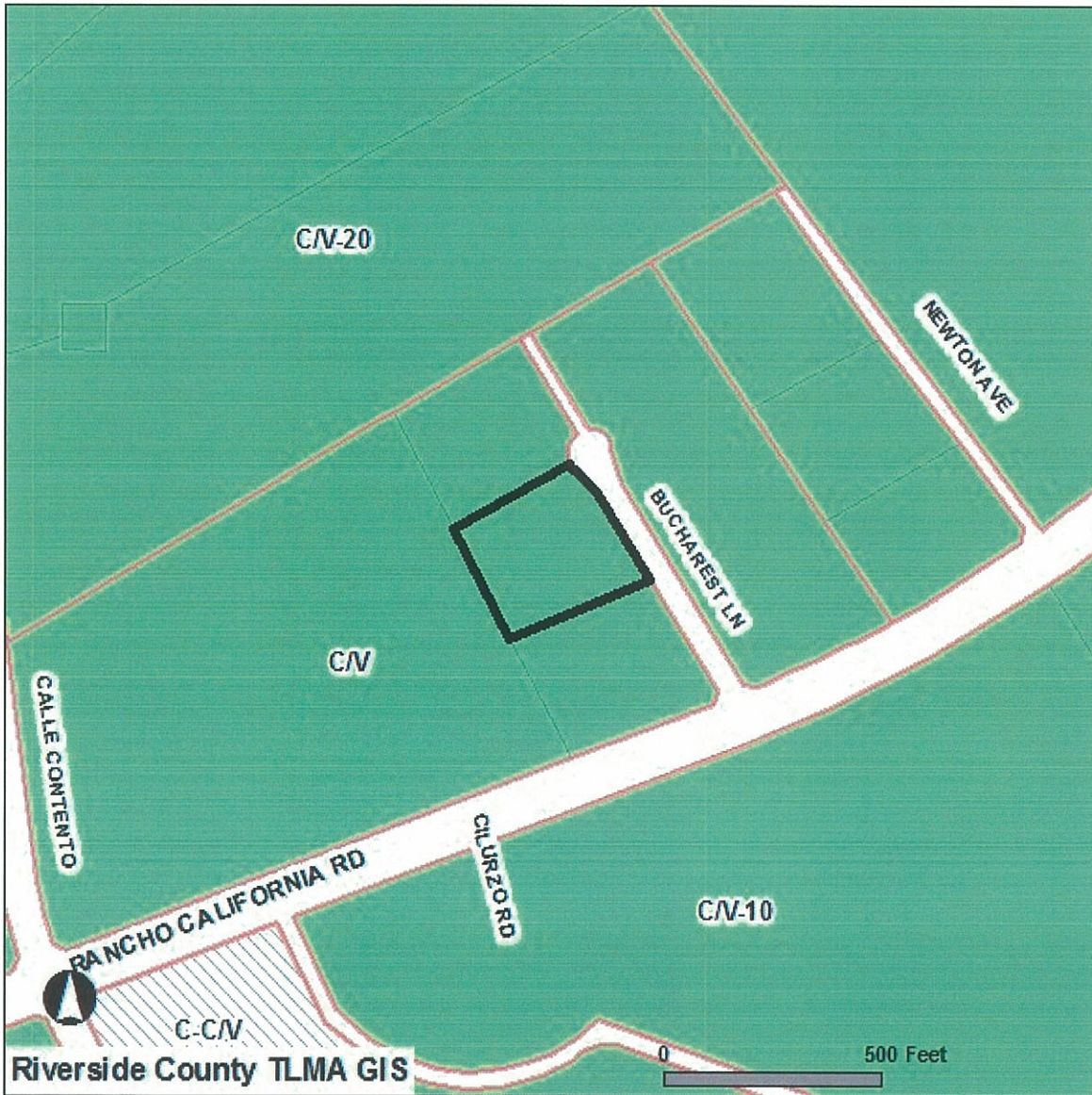
ADDRESS

943-250-013
40895 BUCHAREST LN
TEMECULA, CA. 92591

MAILING ADDRESS

(SEE OWNER)

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-250-013

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Version 100412

RIVERSIDE COUNTY GIS



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STANDARD WITH PERMITS REPORT

APNs

943-250-013-7

OWNER NAME

NOT AVAILABLE ONLINE

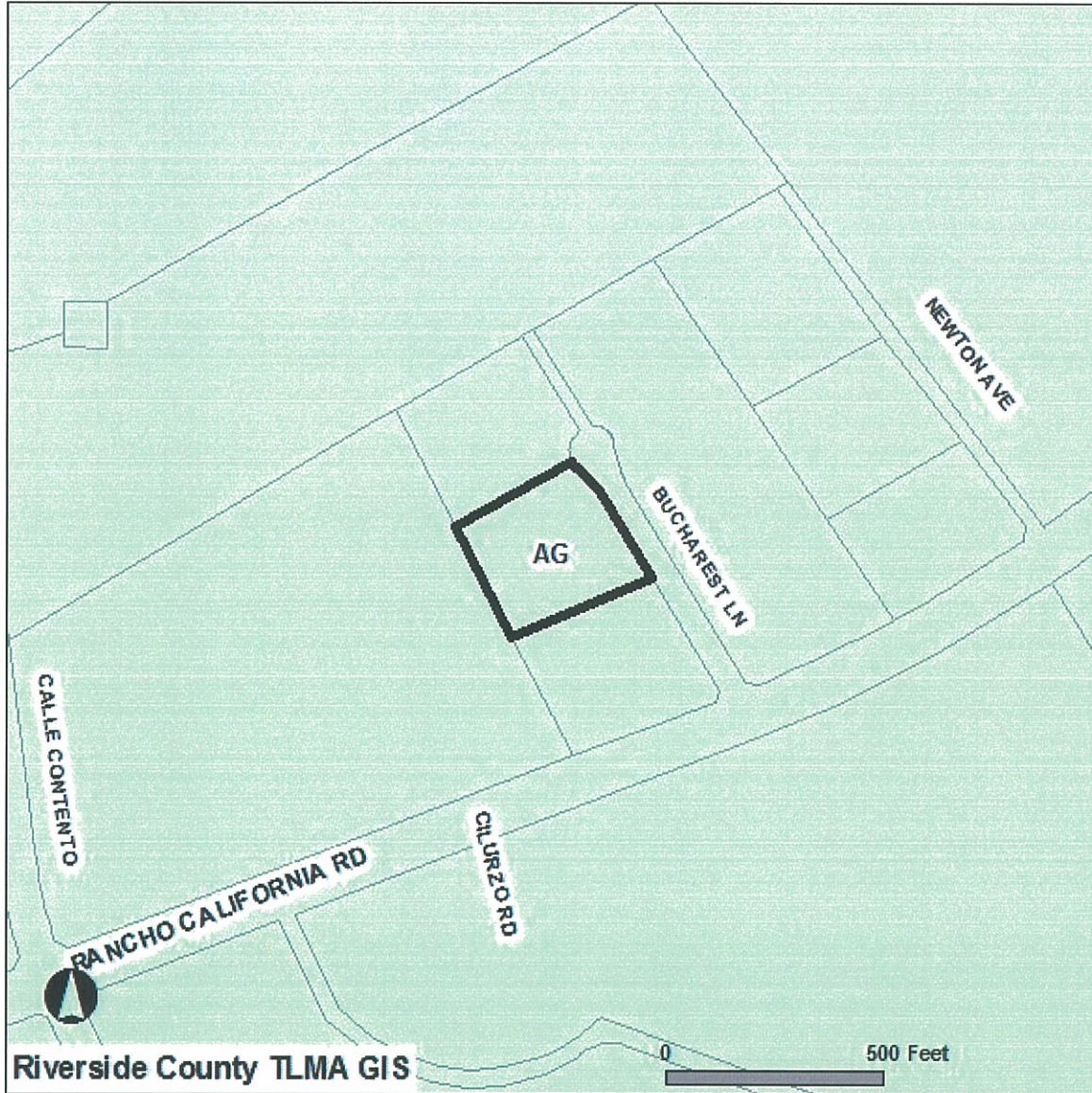
ADDRESS

943-250-013
40895 BUCHAREST LN
TEMECULA, CA. 92591

MAILING ADDRESS

(SEE OWNER)

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-250-013

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Version 100412

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24399

DATE SUBMITTED: 1/11/10

APPLICATION INFORMATION

Applicant's Name: ALFONSO WOODIN E-Mail: _____

Mailing Address: 8566 RED HILL DR
Street
RIVERSIDE CA 92509
City State ZIP

Daytime Phone No: (951) 332-3102 Fax No: (____) _____

Engineer/Representative's Name: Same as Applicant E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: SCOTT KLINE E-Mail: _____

Mailing Address: 40895 BURCHARLIST LN
Street
TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 265-2678 Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

EVERARDO VEDIN Everardo Vedin
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

SCOTT F KLINE [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Colleen Kline [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

~~PROPOSED RECONSTRUCTION OF~~
STORAGE 800 SF

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 943-230-013

Section: 24 Township: 7S Range: 2W

Approximate Gross Acreage: 2.26

General location (nearby or cross streets): North of CAUS CONTALTO, South of _____

APPLICATION FOR MINOR PLOT PLAN

RANCHO CAJON East of BUCHAREST LN, West of CAJON CANYON
PIA

Thomas Brothers Map, edition year, page no., and coordinates: 959-12

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-250-013

LEGEND

SELECTED PARCEL
 CITY

 INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs
943-250-013-7

OWNER NAME / ADDRESS
SCOTT F KLINE

COLLEEN KLINE
40895 BUCHAREST LN
TEMECULA, CA. 92591

MAILING ADDRESS

(SEE OWNER)
P O BOX 893713
TEMECULA CA. 92589

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 100/93
SUBDIVISION NAME: PM 12194
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.26 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1224 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(560 SQ. FT), CONST'D 1983 COMPOSITION, ROOF,
CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 959 GRID: J2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 26

ELEVATION RANGE

1340/1364 FEET

PREVIOUS APN

943-250-010

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CITRUS VINEYARD RURAL POLICY AREA

CN (CZ 5487)

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURE PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREAS
STATE RESPONSE AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.
SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

129

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

TEMECULA VALLEY UNIFIED

COMMUNITIES

RANCHO CALIFORNIA

COUNTY SERVICE AREAIN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE**LIGHTING (ORD. 655)**

ZONE B, 16.59 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

TAX RATE AREAS

094-146

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0809978	NEIGHBORHOOD ENFORCEMENT	Nov. 24, 2008

BUILDING PERMITS

Case #	Description	Status
BXX047885	ATTACHED GARAGE 24X36	CANCELED
BGR041133	GRADING FOR GUEST HOUSE	EXPIRED
BRS045007	NEW GUEST HOUSE W/ ATT. GARAGE BELOW	CANCELED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS042276	NOT AVAILABLE	APPLIED
EHS044117	NOT AVAILABLE	APPLIED
EHS043208	NOT AVAILABLE	APPLIED

PLANNING PERMITS

NO PLANNING PERMITS

REPORT PRINTED ON...Mon Jan 11 11:49:32 2010

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24399 – CEQA Exempt – Eduardo Verdin – Owner: Scott and Colleen Kline – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Westerly side of Bucharest Lane, northerly of Rancho California Road, easterly of Calle Contento – 2.26 Acre – Zoning: Citrus Vineyard (CV) (5 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 800 square foot 2-story guest house (1st floor 400 square foot storage and 2nd floor living space 400 square foot) and a 2-story 600 square foot storage building with 80 square foot upper storage on 2.26 acres, associated with the 1,224 square foot residence located at 40894 Bucharest Lane in Temecula, CA. APN: 943-250-013. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/24/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24399 For

Company or Individual's Name Planning Department,

Distance buffered 600' 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

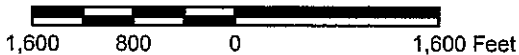
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2400 feet buffer



Selected Parcels

951-100-006	951-100-002	951-130-025	951-130-024	951-130-003	951-100-005	951-100-004	951-100-003	943-250-018	943-250-021
943-120-020	943-120-021	943-240-004	951-140-006	951-140-055	951-140-056	951-140-054	943-230-001	943-250-014	943-250-016
943-250-012	951-140-007	943-120-023	943-250-015	951-140-060	951-140-059	951-140-058	943-250-001	943-240-006	943-240-005
943-120-022	943-250-013	951-140-041	951-140-042	943-250-019	943-250-017	943-230-003			



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APN: 951100003, ASMT: 951100003
AMERICAN FIRST CREDIT UNION
C/O REAL ESTATE DEPT
700 N HARBOR BLVD
LA HABRA CA 90631

APN: 943230001, ASMT: 943230001
JAMES A CARTER
P O BOX 28739
SANTA ANA CA 92799

APN: 943250018, ASMT: 943250018
CALVARY CHAPEL BIBLE FELLOWSHIP, ETAL
34180 RANCHO CALIFORNIA
TEMECULA CA 92591

APN: 943250014, ASMT: 943250014
JEFFREY KILPATRICK, ETAL
40853 BUCHAREST ST
TEMECULA CA. 92591

APN: 943250021, ASMT: 943250021
CALVARY CHAPEL BIBLE FELLOWSHIP INC
34180 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 943250016, ASMT: 943250016
JOHN E CONNELLY, ETAL
P O BOX 891311
TEMECULA CA 92589

APN: 943120021, ASMT: 943120021
CHARLES T PELTZER, ETAL
40275 CALLE CONTENTO
TEMECULA CA. 92592

APN: 943250012, ASMT: 943250012
KENNETH VEASEY, ETAL
STE 107 255
30520 RCHO CALIF RD
TEMECULA CA 92591

APN: 943240004, ASMT: 943240004
FALKNER WINERY INC
7625 HILLSIDE DR
LA JOLLA CA 92037

APN: 951140007, ASMT: 951140007
LIEU N AU, ETAL
41432 CALLE CONTENTO
TEMECULA CA. 92592

APN: 951140006, ASMT: 951140006
GORDON B VANROEKEL, ETAL
2506 ROYAL VIEW RD
ESCONDIDO CA 92027

APN: 943120023, ASMT: 943120023
LOUIDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 951140054, ASMT: 951140054
IMRE CZIRAKI, ETAL
15611 SUNFLOWER LN
HUNTINGTON BEACH CA 92647

APN: 943250015, ASMT: 943250015
MARILYN C TANDY, ETAL
40851 NEWTON AVE
TEMECULA CA. 92591



APN: 951140058, ASMT: 951140058
NELSON LAND CO, ETAL
C/O DESTINY VINEYARDS
P O BOX 4026
CHATSWORTH CA 91313

APN: 943250017, ASMT: 943250017
VIOLET H HAMILTON
2341 SABLE TREE CIR
TUSTIN CA 92780

APN: 943250001, ASMT: 943250001
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 943230003, ASMT: 943230003
XIANGKAI ZHANG, ETAL
32301 CORTE PALACIO
TEMECULA CA 92591

APN: 943240005, ASMT: 943240005
RAUL RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

APN: 943120022, ASMT: 943120022
S T & KOO INTERNATIONAL CORP
323 WEST COURT STE 301
SAN BERNARDINO CA 92401

APN: 943250013, ASMT: 943250013
SCOTT F KLINE, ETAL
P O BOX 893713
TEMECULA CA 92589

APN: 951140042, ASMT: 951140042
SKATE RANCH
C/O G B VAN ROEKEL
2506 ROYAL VIEW RD
ESCONDIDO CA 92027

APN: 943250019, ASMT: 943250019
THOMAS W SMOTRICH, ETAL
4957 CALVIN AVE
TARZANA CA 91356

Agenda Item No.: 3.6
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24635
Applicant: Keith Suchow
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit unpermitted two (2) 8,855 square foot horse barns and one (1) 3,484 square foot horse stall on 4.53 acres, associated with the 1,480 square foot residence located at 25601 Thoroughbred Lane in Hemet, CA. APN: 455-120-062

ISSUES OF RELEVANCE:

The property has a code violation (CV0806782 and CV0810929) for construction without permits. The existing unpermitted stalls will accommodate 35 horses, however, based on the parcel size and current zoning the parcel is only allowed 22 horses. The project will be conditioned at no time shall the property have more than 22 mature horses on site. The site exhibit also reflects an unpermitted covered riding arena to be removed and a condition has been added to verify that the structure is removed from the site prior to final.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24635, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

SA
9/7/10

2. The project site is designated Agricultural: Agricultural (10 Acres Minimum) on the San Jacinto Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural (5 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed horse barn and horse stall are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory buildings are located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24635 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24635, Exhibit A, dated July 19, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to permit two (2) unpermitted 8,855 square foot horse barns and one (1) 3,484 square foot horse stall on 4.53 acres, associated with the 1,480 square foot residence located at 25601 Thoroughbred Lane in Hemet, CA. APN: 455-120-062

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24635. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24635 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 5 PPA - HORSE ALLOWED (22) RECOMMND

At no time whatsoever are more than twenty-two (22) mature horses allowed to occupy this property. If a violations occurs for animals on this property, Planning Department will proceed with the revocation process.

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOI

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOM

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOM

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B/C, dated July 19, 2010.

PLOT PLAN:ADMINISTRATIVE Case #: PP24635

Parcel: 455-120-062

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA*- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B/C, dated July 19, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2 PPA - RIDING ARENA REMOVED RECOMMND

Prior to final building inspection, the Building and Safety inspector with verify that the unpermitted riding arena is removed from the propety.

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-062

IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-062

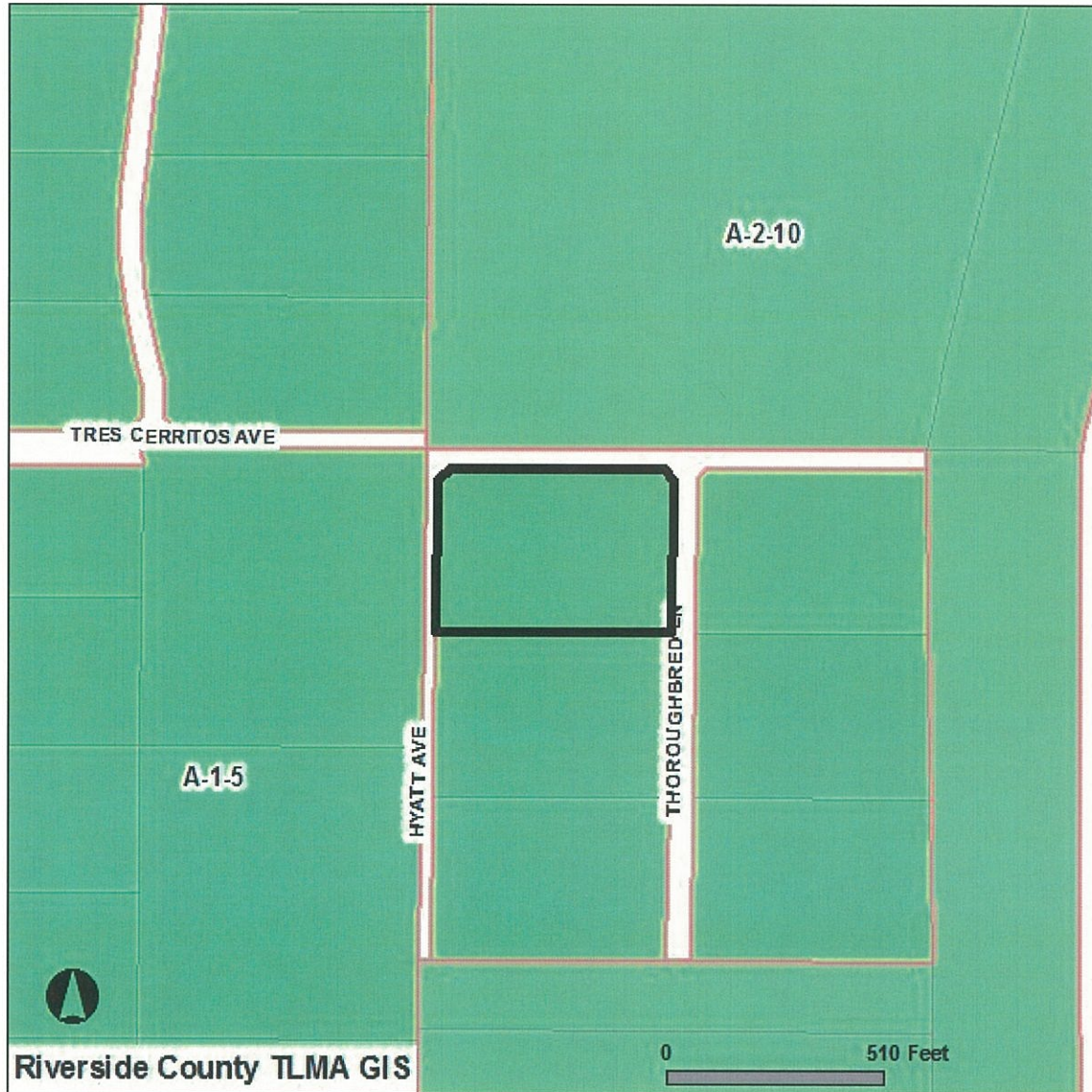
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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-062

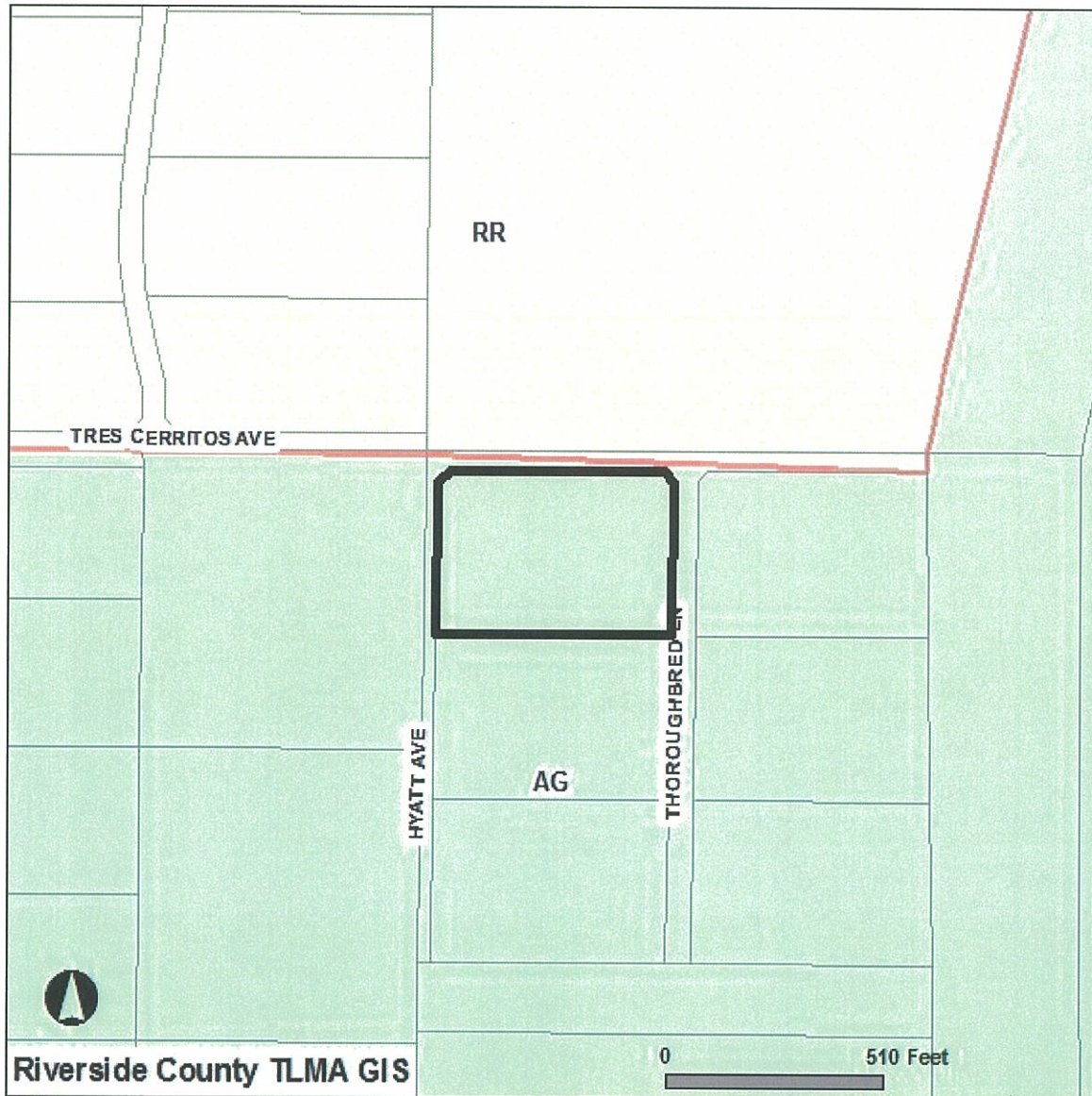
IMPORTANT

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REPORT PRINTED ON...Tue Aug 31 11:19:40 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-062

IMPORTANT

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Version 100412



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

**SITE: N/DEVONSHIRE
S/TRES CERRITOS
E/HYATT**

COMMENTS: PP 24635

Date: 8/16/2010

The plot plan submittal is for three horse barns constructed without building permits. All construction shall comply with current 2007 California Building Codes and Riverside County ordinances.

Per the 2007 California Building Code, Agricultural buildings will be classified as a group "U" occupancy and shall have a maximum building area allowance of 12,000 square feet per structure. Two structures are approximately 8,855 square feet each with the third structure having a building area of 3,48 square feet.

In addition to minimum building plan submittal requirements, where a structure is built without building permits, the following additional information is required:

Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer to justify the adequacy of the design as well as providing verification of foundations to include:

- 1. Foundation width and depth.**
- 2. Rebar size, placement and spacing.**
- 3. Anchor bolt size, spacing and embedment.**
- 4. If applicable, Hold down types and requirements.**
- 5. Method of how verification was achieved.**

4080 Lemon Street • 2nd Floor • Riverside • CA • 92502-1629

Telephone: 951-955-1800 • Fax: 951-955-1806

www.rctlma.org

6. Note: All building plan sheets and supporting calculations and documents shall be labeled as "Constructed without permit", NOT as existing structure.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24635 DATE SUBMITTED: 7-15-10

APPLICATION INFORMATION

Applicant's Name: KJBCO, INC. E-Mail: JOHNCUTTON@MSN.COM
Mailing Address: 90 JOHN CUTTON / 990 W. FLORIDA AVE.
HEMET CA 92543
City State ZIP

Daytime Phone No: (951) 658-7211 Fax No: ()

Engineer/Representative's Name: KEITH SUCHOW E-Mail: KSUCHOW@aol.com

Mailing Address: 536 FAIRWAY DRIVE
REDLANDS CA 92373
City State ZIP

Daytime Phone No: (909) 798-1827 Fax No: (707) 262-0522

Property Owner's Name: KJBCO, INC. E-Mail: JOHNCUTTON@MSN.COM

Mailing Address: 90 JOHN CUTTON 990 W. FLORIDA AVE
HEMET CA 92543
City State ZIP

Daytime Phone No: (951) 658-7211 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

APPLICATION FOR MINOR PLOT PLAN

TRES CERRITOS Ave, East of HYATT AVE, West of THOROUGHbred Ln.

Thomas Brothers Map, edition year, page no., and coordinates: _____

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

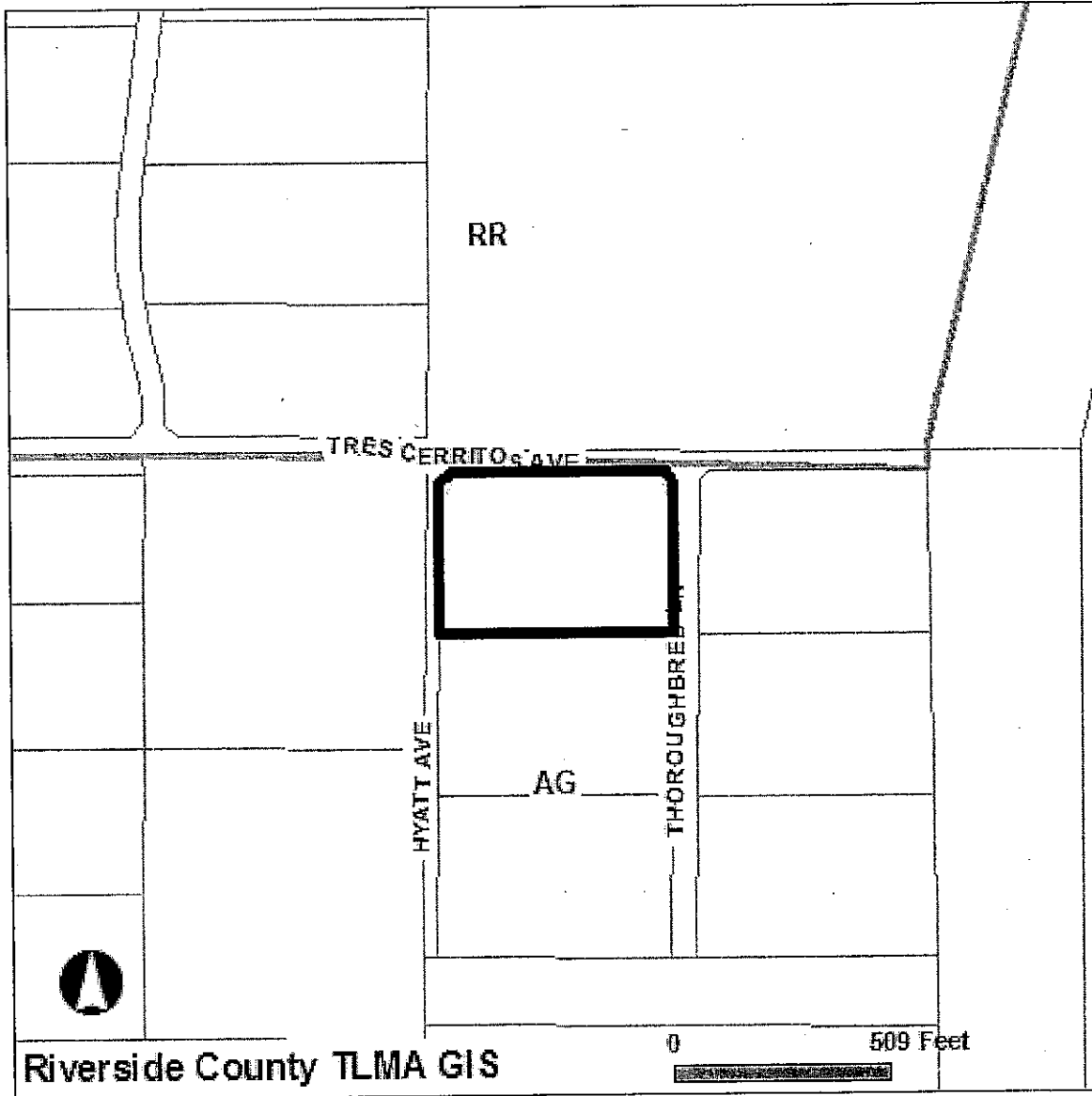
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-120-062

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

AG - AGRICULTURE

RR - RURAL RESIDENTIAL

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

455-120-062-1

OWNER NAME / ADDRESS

KJBCO INC
25601 THOROUGHbred LN
HEMET, CA. 92545

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

HEMET-RYAN

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Agricultural Land

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

104

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2091.**HYDROLOGY****FLOOD PLAIN REVIEW**
NOT REQUIRED.**WATER DISTRICT**
EMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SAN JACINTO VALLEY**GEOLOGIC****FAULT ZONE**
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
MODERATE**SUBSIDENCE**
SUSCEPTIBLE**PALEONTOLOGICAL SENSITIVITY**
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.**MISCELLANEOUS****SCHOOL DISTRICT**
HEMET UNIFIED**COMMUNITIES**
GREEN ACRES**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE B, 29.41 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
042721**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
071-112
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EASTERN MUN WTR IMP DIST 17
• EASTERN MUNICIPAL WATER
• EMWD IMP DIST 24
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 4
• GENERAL

- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

PROPOSED STATE ROUTE 79 REALIGNMENT CORRIDOR. PLEASE CONTACT FARAH KHORASHADI AT (951) 955-2091.

CODE COMPLAINTS

Case #	Description	Start Date
CV0806782	ABATEMENT	Aug. 5, 2008
CV0810929	NEIGHBORHOOD ENFORCEMENT	Dec. 30, 2008

BUILDING PERMITS

Case #	Description	Status
204586	DWLG & ATT GAR DWELLY R-3 WOOD 1466 40462 AIRY R-3 R 1114 2451 PRIGRY M-1 WOOD 768 6989 PATY M V-N 1992 9761	FINALED
207290	GRADING - RES	ISSUED
216418	TEMP POWER POLE	FINALED
265576	SUPP P/C CHANGE ENERGY CALCS REF 204586	ISSUED

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24635 – CEQA Exempt – Keith Sichow– Owner: KJBCO Inc. – Third Supervisorial District – Hemet/San Jacinto District – San Jacinto Area Plan – Agricultural: Agricultural (10 Acres Minimum) (AG:AG) - Located Northerly of Devonshire, southerly of Tres Cerritos Avenue, easterly of Hyatt Avenue, westerly of Thoroughbred Lane – 4.53 Acres – Zoning: Light Agricultural (A-1-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to permit unpermitted two (2) 8,855 square foot horse barns and one 3,484 square foot horse stalls on 4.53 acres, associated with the 1,480 square foot residence located at 25601 Thoroughbred Lane in Hemet, CA. APN: 455-120-062. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcttma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

Agenda Item No.: 3.7
Supervisory District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24578
Applicant: James Wagner
Directors Hearing: October 4, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,800 square foot detached metal storage building for agricultural use on 15.6 acres, associated with the 3,600 square foot residence located at 9610 Kehl Canyon Road in Cherry Valley, CA. APN: 407-310-017

ISSUES OF RELEVANCE:

The property is located in a High Fire Area and must obtain clearance from Riverside County Fire Department prior to issuance of a building permit.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24578, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling to be constructed on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) and Rural: Rural Mountainous on The Pass Area Plan.

SA
9/7/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 2,800 square foot detached metal storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached storage building is located 30 feet or more from the main building,
8. The storage building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24578

Parcel: 407-310-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24578 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24578, Exhibit A, Amended No. 1, dated September 1, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,800 square foot detached metal storage building for agricultural use on 15.6 acres, associated with the 3,600 square foot residence located at 9610 Kehl Canyon Road in Cherry Valley, CA. APN: 407-310-017

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24578. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24578 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24578

Parcel: 407-310-017

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

PLOT PLAN:ADMINISTRATIVE Case #: PP24578

Parcel: 407-310-017

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24578

Parcel: 407-310-017

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

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

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated September 1, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 1, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

09/07/10
09:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24578

Parcel: 407-310-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - FIRE DEPT. CLEARANCE

RECOMMND

Prior to issuance of a building permit for the proposed 2,800 square foot detached metal storage building the applicant must obtain clearance from the Riverside County Fire Department.

Boothe, Bahelila

From: Jones, David
Sent: Thursday, September 02, 2010 8:13 AM
To: Boothe, Bahelila
Subject: PP24578

I reviewed the GIS database relative to the proposed minor plot plan (I did not receive a copy of the case exhibit). I offer the following comments for consideration:

The site is located in the County's subsidence potential zone, low liquefaction potential zone, and the County's fault zone for an extension of the Banning Fault – the building must be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. In addition, if the building is intended for human occupancy (equivalent to 2000 man hours) or for some form of public business use, the building cannot be placed on the trace of an active fault. Hence, please verify the use of the building so I may condition this project accordingly.

FYI, if the structure is not for human occupancy and no public business use is to be conducted there, no GEO study should be required at this time for the entitlement. B&S should take the lead regarding permitting of the structure. If the building is for human occupancy and/or public business use, a GEO report is required prior to approval of this plot plan. Please inform the applicant of these requirements.

This site is located in the County's undetermined potential for significant paleontological resources at a shallow depth below the ground surface. Hence, per the County's General Plan policies, a paleontological assessment is required prior to approval of this plot plan. I have placed a condition to the effect on the plot plan.

Please let me know if you have any questions (billed .5 hr to this case).

David L. Jones
Chief Engineering Geologist
TLMA - Planning

0 125 250 500 750
Feet
September 1, 2010
N
GIS



RIVERSIDE COUNTY GIS



Selected parcel(s):
407-310-010

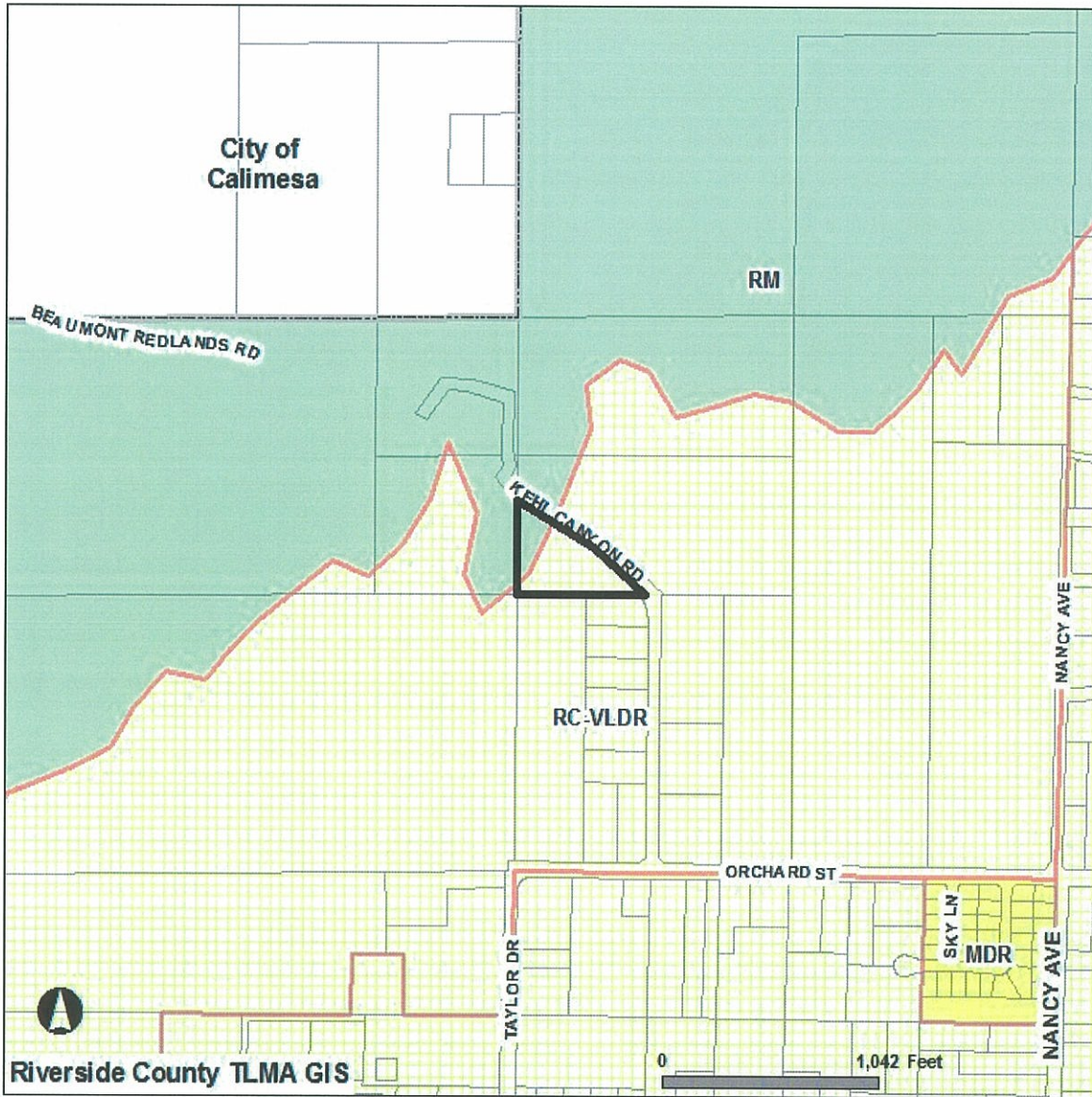
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
407-310-010

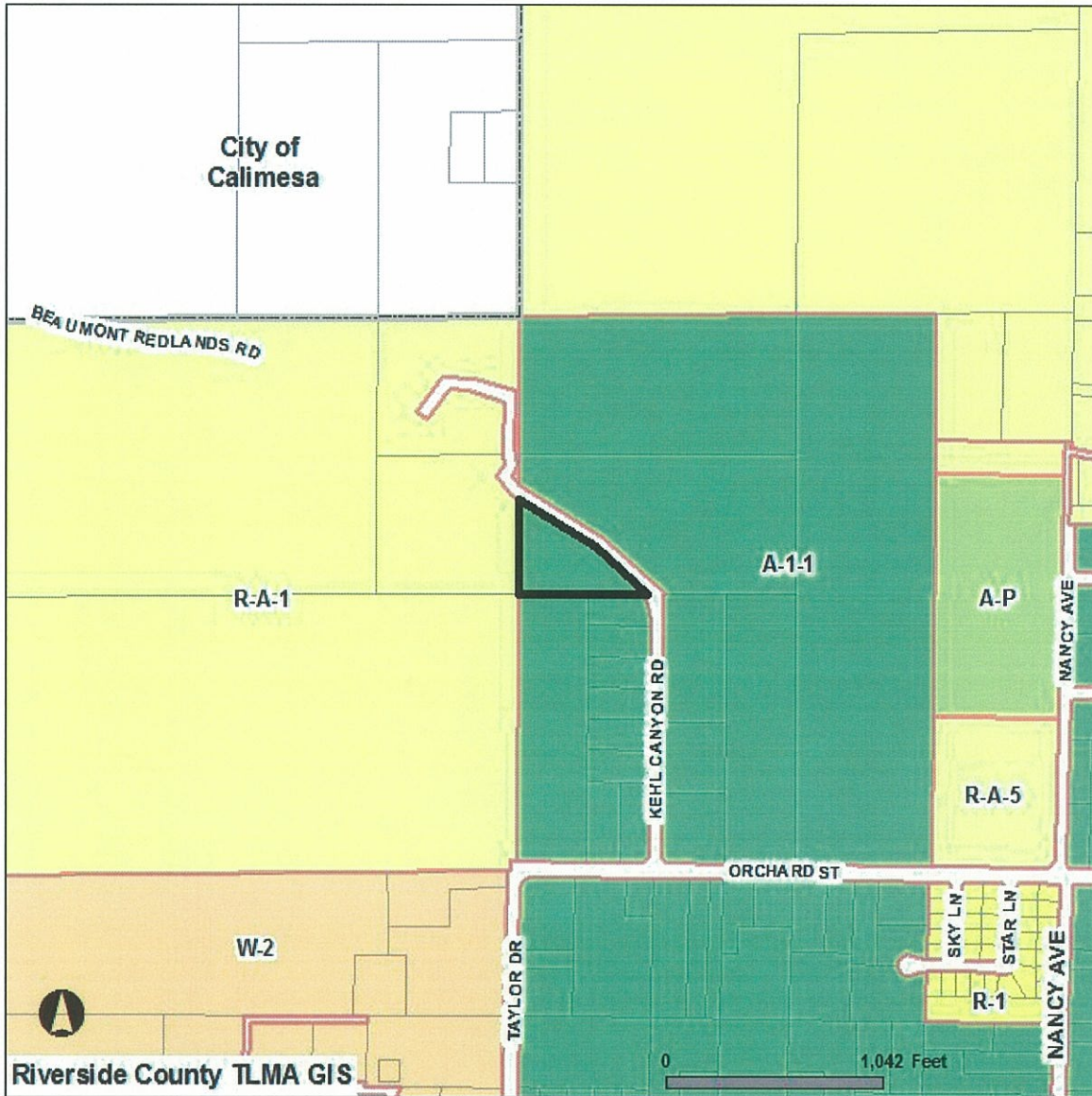
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
407-310-010

IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
407-310-010

IMPORTANT

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STANDARD REPORT

APNs

407-310-010-0

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

407-310-010
38061 KEHL CANYON RD
BEAUMONT, CA. 92223

MAILING ADDRESS

C/O JAMES D WAGNER

38061 KEHL CANYON RD
CHERRY VALLEY CA. 92223

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.36 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2772 SQFT., 4 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE(672 SQ. FT), CONST'D 1980 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 690 GRID: F3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 21

ELEVATION RANGE

2812/2880 FEET

PREVIOUS APN

407-110-002

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR
RM

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

A-1-1

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Chaparral
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
THE PASS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
90A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
BANNING FAULT
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
UNNAMED FAULT
UNNAMED FAULT IN SAN JACINTO FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

BEAUMONT UNIFIED

COMMUNITIES

CHERRY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
CHERRY VALLEY #27 -
STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 43.62 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043808

FARMLAND

OTHER LANDS

TAX RATE AREAS

056-014
• BEAUMONT CHERRY VAL REC & PARK
• BEAUMONT LIBRARY
• BEAUMONT UNIFIED SCHOOL

- COUNTY SERVICE AREA 27 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EAST VALLEY RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

REPORT PRINTED ON...Tue Jul 13 17:28:58 2010
Version 100412

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24578 DATE SUBMITTED: 6-2-10

APPLICATION INFORMATION

Applicant's Name: James Wagner E-Mail: wagtermom@yahoo.com

Mailing Address: 38061 Kehl Canyon Rd.

Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 845-2754 Fax No: (951) 845-6997

Engineer/Representative's Name: Paul T. Welsh E-Mail: ericwelsh@massaroandwelsh.com

Mailing Address: 1572 N. Waterman Ave Ste. 5

San Bernardino CA 92404
City State ZIP

Daytime Phone No: (909) 883-9355 Fax No: (909) 889-9490

Property Owner's Name: James & Kathy Wagner E-Mail: wagtermom@yahoo.com

Mailing Address: 38061 Kehl Canyon Rd.

Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 845-2754 Fax No: (951) 845-6997

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Application Case Number _____.

Property Owners APN 407310017

James Wagner

38061 Kehl Canyon Rd.

Cherry Valley, CA 92223

951-845-2754

Kathy Wagner

38061 Kehl Canyon Rd.

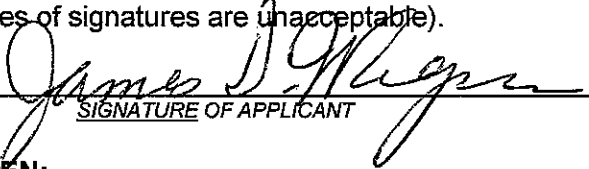
Cherry Valley, CA 92223

951-845-2754

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).



James Wagner
PRINTED NAME OF APPLICANT 
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

James Wagner
PRINTED NAME OF PROPERTY OWNER(S) 
SIGNATURE OF PROPERTY OWNER(S)
Kathy Wagner
PRINTED NAME OF PROPERTY OWNER(S) 
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

Erection of 35' x 80' Steel accessory building for storage on concrete foundation and slab.

Ordinance No. 348 section 18.18 applicable.

Related cases or underlying case: None

PROPERTY INFORMATION

Assessor's Parcel Number(s): 407310017

Section: 21 Township: 25 Range: 1W

Approximate Gross Acreage: 15.58

General location (nearby or cross streets): North of Orchard st., South of _____

APPLICATION FOR MINOR PLOT PLAN

Mountain wilderness _____ East of Kehi Canyon rd. _____ West of Nancy st. _____

Thomas Brothers Map, edition year, page no., and coordinates: 2009, pg.690 Grid F3

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24578 – CEQA Exempt – Applicant: James Wagner – Engineer: Paul Welsh - Fifth Supervisorial District. – Cherry Valley Area – The Pass Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) and Rural Mountainous (R:RM) (10 acres minimum)- Located Northerly of Orchard Street, southerly of Mtn. Wilderness, easterly of Kehl Canyon Road – Zoning: Light Agricultural (A-1-1) (1 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,800 square foot detached metal storage building for agricultural use on 15.6 acres, associated with the 3,600 square foot residence located at 38061 Kehl Canyon Road in Cherry Valley, CA. APN: 407-310-017. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24578 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

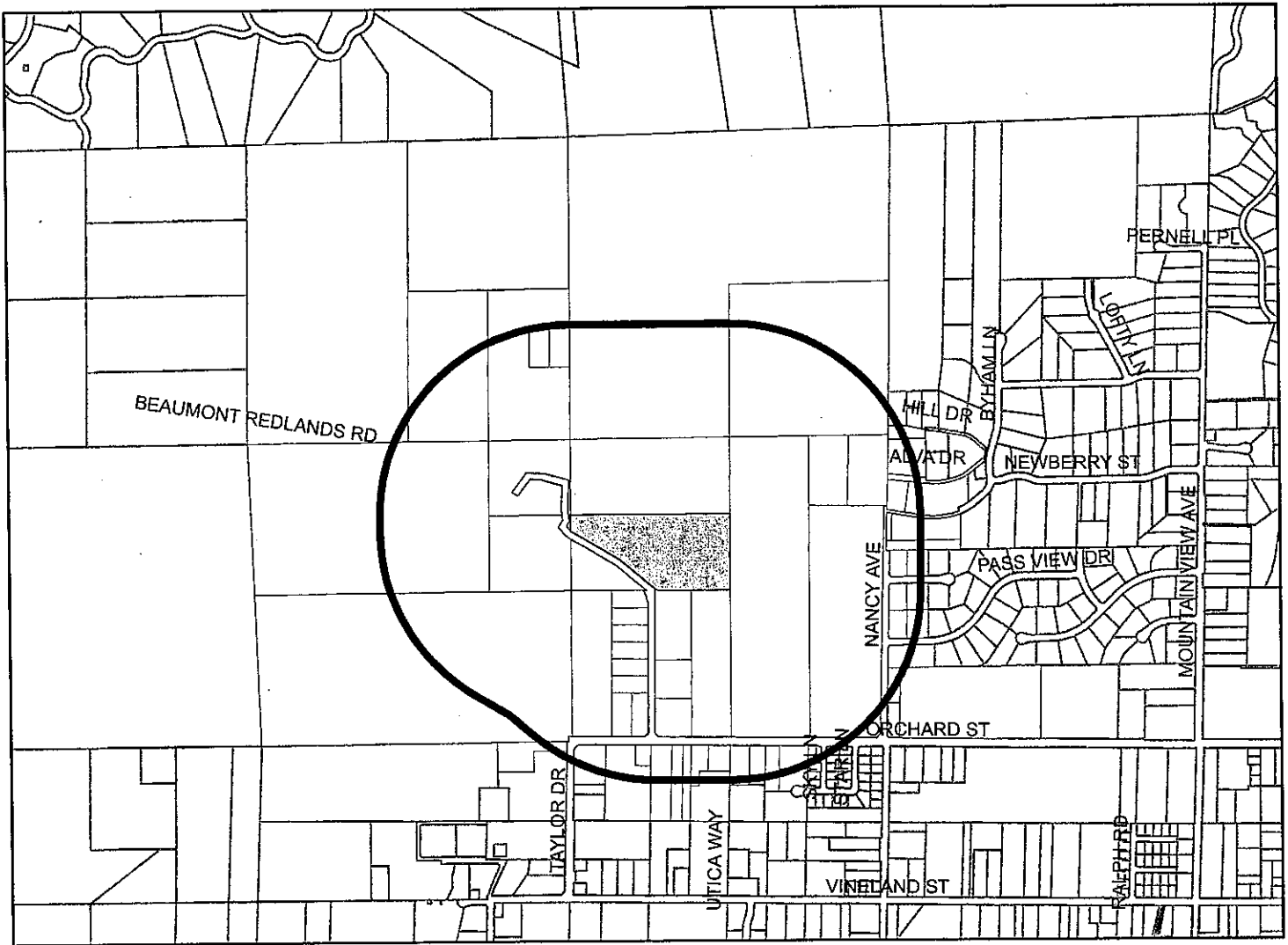
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

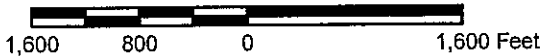
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1600 feet buffer



Selected Parcels

407-070-023	407-060-001	407-100-007	407-100-008	407-300-002	405-041-024	407-120-002	405-041-022	405-041-044	405-020-004
407-300-001	407-300-007	407-300-008	407-300-009	407-300-010	407-300-057	407-300-058	407-130-023	405-041-031	405-041-042
407-310-005	407-070-002	405-041-043	405-041-027	405-020-005	405-020-006	405-020-008	407-070-016	407-070-022	407-100-006
407-070-015	407-310-017	407-310-016	407-310-014	407-130-011	407-130-001	407-110-021	407-110-007	407-110-006	407-060-002
405-020-003	405-020-001	407-310-011	407-310-007	407-310-008	407-310-002	407-110-034	405-020-010	407-130-028	407-130-019
407-310-013	407-310-012	407-310-015	407-310-004	407-100-003	407-100-005	405-041-023	407-310-006	407-120-001	407-310-003
405-042-001	407-110-030	407-140-031	407-140-030	407-310-001	407-110-008	405-020-009	407-300-059	407-130-027	407-310-010
405-020-007									



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APN: 407060001, ASMT: 407060001
1521 GROUP
C/O JAIME GAMERBERG
2707 ANGELO DR
BEL AIR CA 90077

APN: 405041044, ASMT: 405041044
CATHERINE BAROWSKI, ETAL
P O BOX 652
BEAUMONT CA 92223

APN: 407100007, ASMT: 407100007
1521 GROUP
2934 1/2 BEVERLY GLEN 14
BEL AIR CA 90077

APN: 405020004, ASMT: 405020004
CHERI A LINDSTED
38141 ORCHARD ST
CHERRY VALLEY CA 92223

APN: 407100008, ASMT: 407100008
1521 GROUP
C/O JAIME GAMERBERG
2707 ANGELO DR
BEL AIR CA 90077

APN: 407300058, ASMT: 407300058
CHERRY VALLEY RANCH
20182 BIRCH ST
NEWPORT BEACH CA 92660

APN: 407300002, ASMT: 407300002
ADRIAN D CHATIGNY, ETAL
38887 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

APN: 407130023, ASMT: 407130023
COBY J WEBB
38540 ALVA DR
CHERRY VALLEY CA 92223

APN: 405041024, ASMT: 405041024
ALBERT R VALDEZ, ETAL
10028 SKY LN
BEAUMONT CA 92223

APN: 405041031, ASMT: 405041031
COLLEEN GRAVES
38365 ORCHARD ST
BEAUMONT CA. 92223

APN: 407120002, ASMT: 407120002
ALLAN MAGIE, ETAL
38535 HILL DR
BEAUMONT CA. 92223

APN: 405041042, ASMT: 405041042
CYRUS GIPOOR, ETAL
262 GRAND AVE
LONG BEACH CA 90803

APN: 405041022, ASMT: 405041022
ANGELA M LYON
10041 SKY LN
CHERRY VALLEY CA 92223

APN: 407310005, ASMT: 407310005
DANNY L WEBSTER, ETAL
9869 KEHL CANYON RD
BEAUMONT CA. 92223



APN: 407070002, ASMT: 407070002
DIANE L MAJOR
C/O JERRY JACOBSON
1220 FREEMAN RD
CENTRAL POINT OR 97502

APN: 407310016, ASMT: 407310016
JAMES D WAGNER, ETAL
9610 KEHL CANYON RD
BEAUMONT CA 92223

APN: 405041043, ASMT: 405041043
ENRIQUE TORRES, ETAL
38393 ORCHARD ST
CHERRY VALLEY CA 92223

APN: 407310014, ASMT: 407310014
JODY D GREGORY, ETAL
9950 KEHL CANYON RD
BEAUMONT CA. 92223

APN: 405041027, ASMT: 405041027
GEORGETTE LEE CENTOZ, ETAL
C/O BONNIE CENTOZ
38287 ORCHARD ST
BEAUMONT CA. 92223

APN: 407130001, ASMT: 407130001
KALMAN FAMILY PTN
7371 LINDENMERE
BLOOMFIELD TOWNSHIP MI 48301

APN: 405020005, ASMT: 405020005
GUALBERTO DOMINGUEZ
38145 ORCHARD ST
BEAUMONT CA. 92223

APN: 407060002, ASMT: 407060002
KATHARINA ILLY, ETAL
P O BOX 258
SHANDON CA 93461

APN: 405020006, ASMT: 405020006
HARVEY W WIMER, ETAL
38181 ORCHARD ST
BEAUMONT CA. 92223

APN: 405020003, ASMT: 405020003
KEITH CUNNINGHAM, ETAL
38071 ORCHARD ST
BEAUMONT CA. 92223

APN: 405020008, ASMT: 405020008
JACK M SHUPE, ETAL
38223 ORCHARD ST
BEAUMONT CA. 92223

APN: 405020001, ASMT: 405020001
KEITH M CUNNINGHAM, ETAL
10034 TAYLOR DR
CHERRY VALLEY CA 92223

APN: 407070015, ASMT: 407070015
JAE KWON KIM
3361 W 1ST ST STE 202
LOS ANGELES CA 90004

APN: 407310011, ASMT: 407310011
KENNETH ATHERLEY, ETAL
38038 ORCHARD ST
BEAUMONT CA. 92223

APN: 407310008, ASMT: 407310008
LEE W STILES
38112 ORCHARD ST
CHERRY VALLEY CA 92223

APN: 407310004, ASMT: 407310004
PAUL A HUGHES, ETAL
13213 ONTARIO AVE
ONTARIO CA 91761

APN: 407310002, ASMT: 407310002
MALCOLM WEAVER, ETAL
9785 KEHL CANYON RD
BEAUMONT CA. 92223

APN: 407100005, ASMT: 407100005
PHILIP M DELARA
9593 KEHL CANYON RD
CHERRY VALLEY CA 92223

APN: 407110034, ASMT: 407110034
MOUNTAIN VIEW LAND DEP INC
73280 HIGHWAY 111 STE 202
PALM DESERT CA 92260

APN: 405041023, ASMT: 405041023
PHILLIP J SELEGUE, ETAL
10029 SKY LN
BEAUMONT CA. 92223

APN: 405020010, ASMT: 405020010
OLIN KIZER
38250 VINELAND ST
BEAUMONT CA 92223

APN: 407310006, ASMT: 407310006
RAUL SANDOVAL
9897 KEHL CANYON RD
CHERRY VALLEY CA 92223

APN: 407130019, ASMT: 407130019
PATRICK STEVENSON, ETAL
38545 ALVA DR
BEAUMONT CA 92223

APN: 407120001, ASMT: 407120001
RETHA D SCOTT
9451 HILL DR
BEAUMONT CA. 92223

APN: 407310013, ASMT: 407310013
PAUL A HUGHES, ETAL
13213 ONTARIO AVE
ONTARIO CA 91761

APN: 407310003, ASMT: 407310003
RICHARD E HOLMES, ETAL
9813 KEHL CANYON RD
BEAUMONT CA. 92223

APN: 407310012, ASMT: 407310012
PAUL A HUGHES, ETAL
9780 KEHL CANYON RD
BEAUMONT CA. 92223

APN: 405042001, ASMT: 405042001
RICKY J BARFIELD, ETAL
10012 SKY LN
BEAUMONT CA. 92223

APN: 407110030, ASMT: 407110030
ROBERT SWINGLER, ETAL
9870 NANCY AVE
BEAUMONT CA. 92223

APN: 407130027, ASMT: 407130027
US BANK NATL ASSN
C/O ONEWEST BANK
888 E WALNUT ST
PASADENA CA 91101

APN: 407140031, ASMT: 407140031
SAN GORGONIO PASS WATER AGENCY
P O BOX 520
BEAUMONT CA 92223

APN: 407310010, ASMT: 407310010
WAGNER JAMES & KATHLEEN REVOCABLE TRUST, ET
C/O JAMES D WAGNER
38061 KEHL CANYON RD
CHERRY VALLEY CA 92223

APN: 407140030, ASMT: 407140030
STATE OF CALIF
C/O DEPARTMENT OF WATER RESOURCES
1416 9TH ST RM 425
SACRAMENTO CA 95814

APN: 405020007, ASMT: 405020007
WILLIAM THOMAS HUGHES, ETAL
38191 ORCHARD ST
BEAUMONT CA. 92223

APN: 407310001, ASMT: 407310001
STEPHEN D WAGNER, ETAL
9757 KEHL CANYON RD
BEAUMONT CA. 92223

APN: 407110008, ASMT: 407110008
STEVEN C FORLAND, ETAL
P O BOX 454
CALIMESA CA 92320

APN: 405020009, ASMT: 405020009
TAMMY LEE LESSING
38239 ORCHARD ST
CHERRY VALLEY CA 92223

APN: 407300059, ASMT: 407300059
TERESA CHAVEZ, ETAL
4122 E CHAPMAN AVE NO 24
ORANGE CA 92869

STAFF REPORT PACKAGE CHECKLIST

Date: 9/2/10
 Project Planner: BOOTH
 Case Number(s): PD 24578
 EA Number: N/A

Anticipated Hearing Date: 10/4/10
 Hearing (DH/PC/BOS): DH
 Date Due to Team Leader: 8/31/10
 Date Due to PC/DH Secretary: 9/7/10

STAFF REPORT CONTENTS	
<input checked="" type="checkbox"/> Staff Report (Addendums are to be placed on top of the original Staff Report)	<input type="checkbox"/> Other Letters
<input type="checkbox"/> Resolution(s) (EIR, GPAs, SPs, and SPAs)	<input checked="" type="checkbox"/> Hearing Notice (Provided by QC Team)
<input type="checkbox"/> Vicinity Map	<input checked="" type="checkbox"/> Application (Provide a copy of first few pages of application and any documents showing change of app/own/eng)
<input type="checkbox"/> GIS Exhibits (For PC & BOS hearing items only, RCLIS Exhibits for DH)	<input checked="" type="checkbox"/> Labels Certification Form and Radius Map
<input checked="" type="checkbox"/> Applicant Exhibits (Provide B&W copies only)	
<input type="checkbox"/> SP Exhibit(s) (Provide B&W copies only)	
<input type="checkbox"/> Environmental Labels (Provide B&W labels)	
<input checked="" type="checkbox"/> Conditions (D) and MND/ND (IOE)	
<input type="checkbox"/> Initial LDC (G) Receipts	
<input type="checkbox"/> Agency Letters	
LMS UPDATE	REMENTS (on gum paper)
<input checked="" type="checkbox"/> Update Description	
<input checked="" type="checkbox"/> Verify compliance Screen	& Radius Map (Certified)
<input type="checkbox"/> Change LMS	
<input checked="" type="checkbox"/> Verify Application for each hearing adoptions; \$1,500 for fine \$1,000.00 for fine should not include	Labels
ITEMS D	N SECRETARY
<input checked="" type="checkbox"/> Full Size E	Pack Requirements)
<input checked="" type="checkbox"/> Verify LMS	Staff Report Contents)

• DID FIRE LOOK AT THIS ? ISSUE OF RELIANCE FROM FIRE
 • CROSS OUT ENG. SEAL

NOTE:
 1) PLANNING UPDATE LMS to DH or PC
 2) QC TEAM status and input the date into LMS Screen 2, and provide the Notice of Public Hearing.

Comments:

Agenda Item No.: 4.1
Supervisory District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24455
Applicant: Agustine Guzman
Directors Hearing: October 4, 2010
Continued from: September 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associates with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008

ISSUES OF RELEVANCE:

The property has a current code violation (CV1000014) for construction without permits and illegal business. Condition has been added to verify that structure is stucco and re-roof per approved color and material chart submitted with application Exhibit M, dated 7/21/10. This treatment will make structure more consistent with the neighborhood. Staff has concerns regarding illegal use, project has been conditioned no commercial use allowed within the accessory structure.

FURTHER PLANNING CONSIDERATIONS

September 13, 2010

The project was continued from the September 13, 2010 Director's Hearing for Planning staff to do additional research regarding code enforcement action and Riverside County Sheriff calls for service. At time of scheduling deadline for hearing, Planning Department has not received additional information from the Code Enforcement or Riverside County Sheriff Department regarding activity on the subject property.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24455, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

SA
9/20/10

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,681 square foot detached metal storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached metal storage building is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24455 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24455, Exhibit A, Amended #1, dated July 21, 2010.

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24455. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted a 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 190 Glenwood Avenue in Riverside, CA. APN: 266-320-008

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24455 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 7 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated July 21, 2010.

80.PLANNING. 1 PPA - NO COMMERCIAL USE RECOMMND

No commercial use is approved within the accessory building or on the parcel at any time whatsoever.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated July 21, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - STUCCO & RE-ROOF REQ'D RECOMMND

Applicant to submit to Planning Department proof that structure has been stucco (White II) and re-roof (Eagle tile roof/Color Slate) as per approved color and material Chart.



COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
4080 Lemon St., 2nd Floor
P.O Box 1629
Riverside, CA 92502

Mike Lara
Director

PLOT PLAN REVIEW

General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

SITE : 19660 Glenwood Ave Riverside	COMMENTS	PP24455
--	----------	---------

BY: R.KLAARENBECK	PHONE: (951) 955-1833	DATE: 03/23/10
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The exhibit indicates a storage building 2,681 square foot storage building constructed without building permits. This structure could be classified as a group "U" occupancy or a group "S" occupancy per the 2007 California Building Code (CBC) depending on the building use and storage contents. The classification would be determined during the building plan review process.

The existing structure would comply with size limitations of either classification. Permanent heating and cooling equipment are not permitted in this structure, plumbing and/or electrical is very limited as well.

Please be aware that as this structure was constructed without building permits, additional information and verification will be required from the civil engineer at building plan review.

Note: All plan sheets and supporting documents are to be labeled as "Constructed Without Permit".

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

EXISTING RESIDENCE EXTERIOR COLOR CHART

ROOF TYPE TILE ROOFING



EAGLE TILE ROOF ESR-1900
COLOR SLATE

FASCIA TRIM



1 1/2" FASCIA BOARD
COLOR WHITE

STUCCO



WHITE II



A.A. & ASSOCIATES INC.

BUILDING DESIGNERS / ENGINEERS
2222 KANSAS AVE. SUITE D
RIVERSIDE, CA . 92507 (951) 684-4222

GUZMAN RESIDENCE
19660 GLENWOOD AVE.
RIVERSIDE, CA 92508

EXHIBIT NO. M

2/2/02 7/21/10 CASE NO PP24455

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Aug 03 07:31:52 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

IMPORTANT

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REPORT PRINTED ON...Tue Aug 03 07:32:34 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

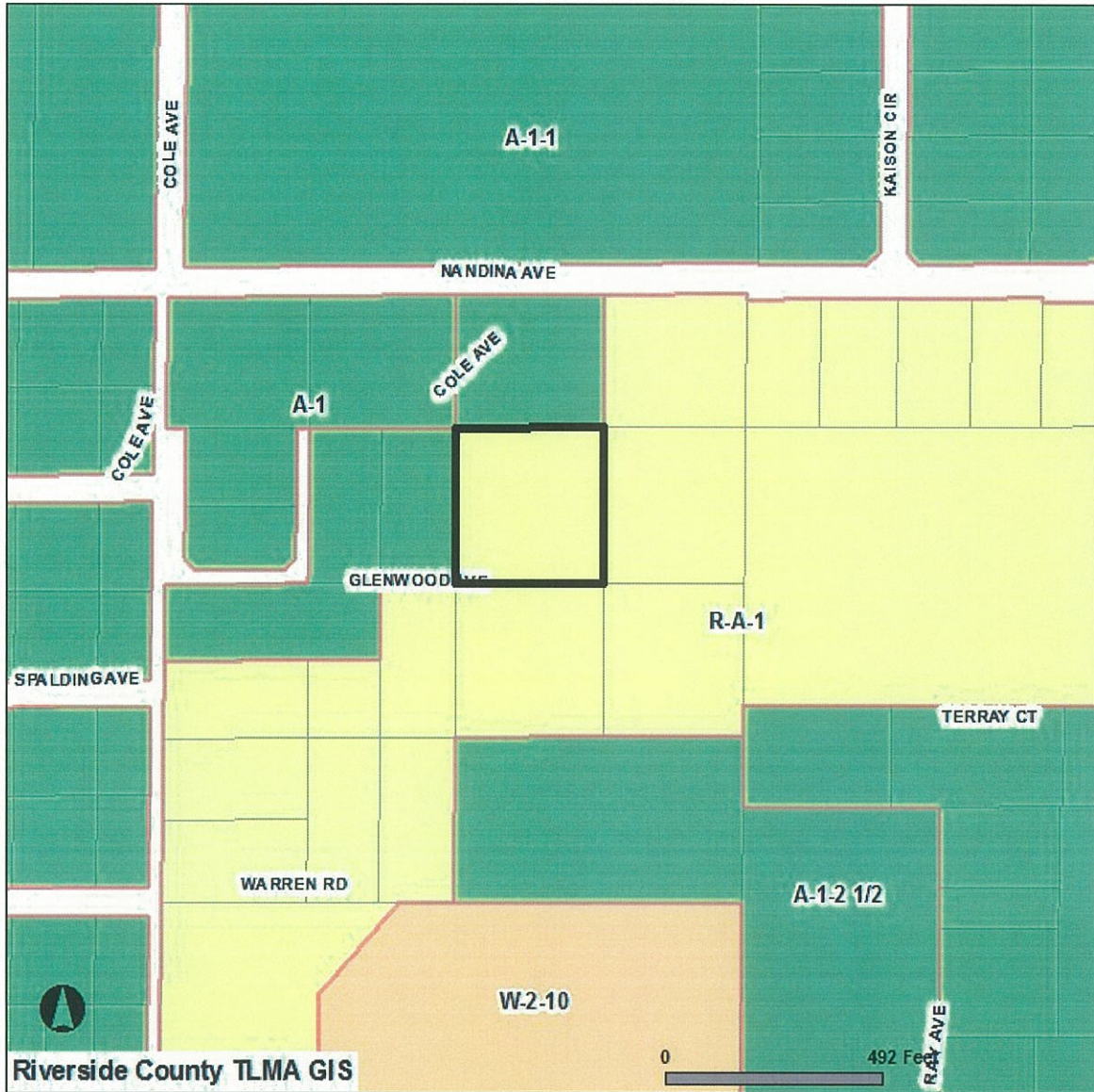
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

IMPORTANT

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REPORT PRINTED ON...Tue Aug 03 07:33:46 2010

Version 100412

CO JNTY OF RIVERS, DE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

*45 days
\$510.00
suggested
\$1000.00*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24455 DATE SUBMITTED: 2-22-10

APPLICATION INFORMATION

Applicant's Name: Agustin Guzman E-Mail: _____

Mailing Address: 19660 Glennwood Avenue
Riverside ^{Street} CA 92508
_{City State ZIP}

Daytime Phone No: (818) 300-1672 Fax No: ()

Engineer/Representative's Name: A. A. & Associates, Inc E-Mail: aguirre2222@sbcglobal..

Mailing Address: 2222 Kansas Avenue, Suite D
Riverside ^{Street} CA 92508
_{City State ZIP}

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Agustin Guzman E-Mail: _____

Mailing Address: 19660 Glennwood Avenue
Riverside ^{Street} CA 92508
_{City State ZIP}

Daytime Phone No: (818) 300-1672 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Agustin Guzman Agustin Guzman
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Agustin Guzman Agustin Guzman
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Sonia Guzman Sonia Guzman
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

TO PERMIT EXISTING STEEL BUILDING 2081 SF

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 266-320-008

Section: 32 Township: 3S Range: 4W

Approximate Gross Acreage: 2.58 acres

General location (nearby or cross streets): North of Nandina Avenue, South of _____

APPLICATION FOR MINOR PLOT PLAN

Glennwood Avenue, East of Cole Avenue, West of _____

Thomas Brothers Map, edition year, page no., and coordinates: 2009, 746-E6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

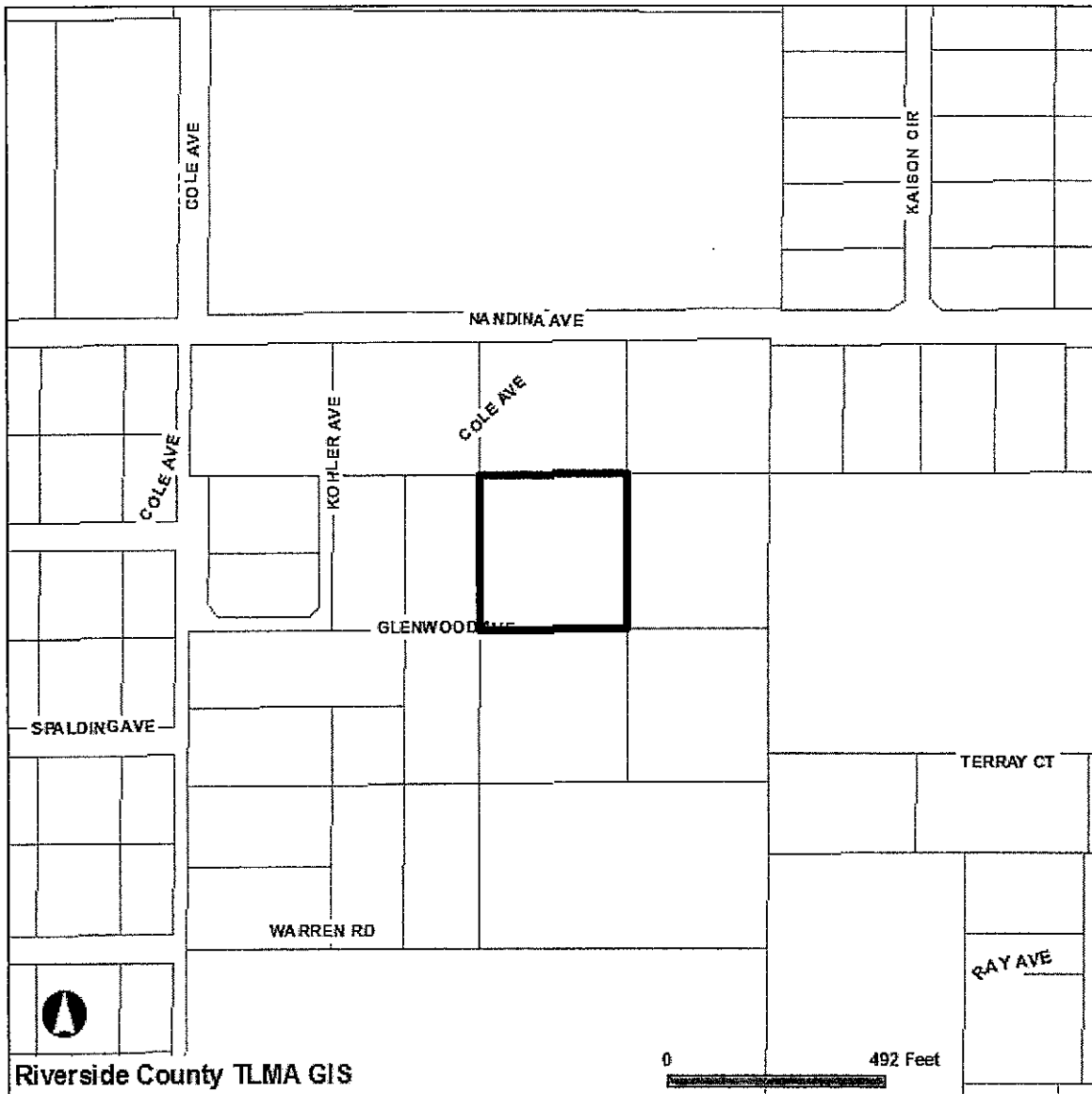
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

266-320-008-9

OWNER NAME / ADDRESS

AGUSTIN GUZMAN
SONIA GUZMAN
19660 GLENWOOD AVE
RIVERSIDE, CA. 92508

MAILING ADDRESS

(SEE OWNER)
19660 GLENWOOD AVE
RIVERSIDE CA.. 92508

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 14/85
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.58 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1428 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(682 SQ. FT), CONST'D 1975COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 746 GRID: E6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR4W SEC 32

ELEVATION RANGE

1680/1696 FEET

PREVIOUS APN

114-200-053

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1 (CZ 6312)

ZONING DISTRICTS AND ZONING AREAS

WOODCREST DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
54

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

VAL VERDE UNIFIED

COMMUNITIES

GLEN VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 43.71 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042009

FARMLAND

OTHER LANDS

TAX RATE AREAS

098-032

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1000014	NEIGHBORHOOD ENFORCEMENT	Jan. 4, 2010

BUILDING PERMITS

Case #	Description	Status
BZ279941	CHANGE OF OWNERSHIP	FINAL
BZ422997	SI REHAB RELOCATE DWELL. & ATT GARAGE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS072511	NOT AVAILABLE	APPLIED

PLANNING PERMITS

REPORT PRINTED ON...Mon Feb 22 15:15:43 2010



**Western Riverside County Multiple Species Habitat Conservation
Plan (MSHCP)**

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
266320008	Not A Part	Independent	2.57	Lake Mathews / Woodcrest	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
266320008	NO	YES	NO	NO	NO	NO

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

[Go Back To Previous Page](#)

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[TLMA Home Page](#)

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24455 – CEQA Exempt – Applicant: Agustin Guzman – Engineer: A. A. & Associates - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Nandina Avenue, southerly of Glenwood Avenue, easterly of Cole Avenue – 2.58 acre – Zoning: Residential Agricultural (R-A-1) – REQUEST: The Plot Plan is a proposal to permit and unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 13, 2010
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3
3525 14TH STREET
RIVERSIDE, CA 92504
(CORNER OF 14TH AND LEMON STREET)

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/3/2010

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24455 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

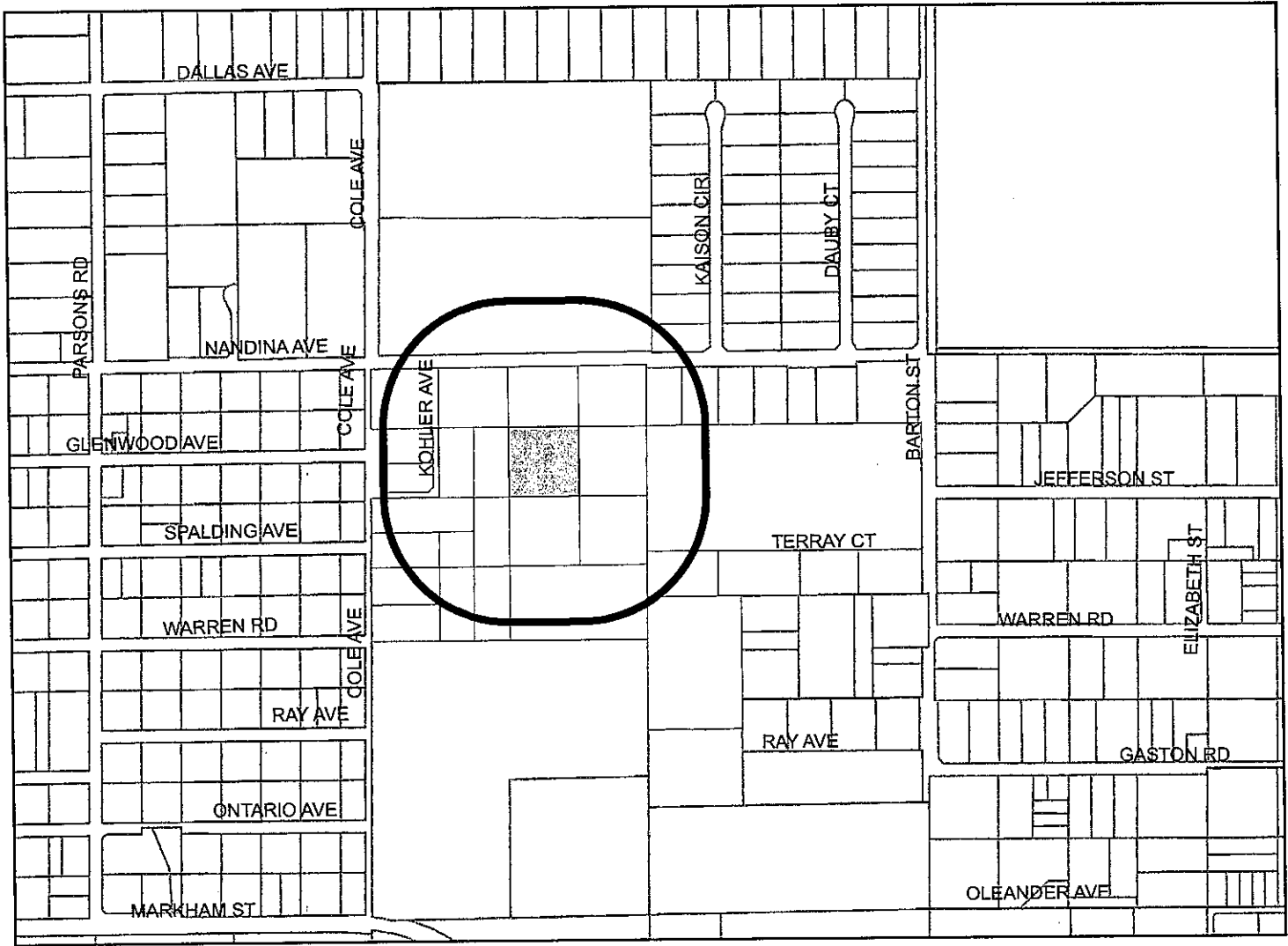
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

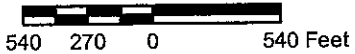
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

266-320-008	266-320-007	266-330-036	266-320-021	266-320-014	266-320-019	266-320-017	266-320-009	266-230-040	266-320-001
266-330-039	266-320-006	266-330-027	266-320-002	266-230-002	266-320-023	266-320-016	266-330-038	266-320-010	266-330-014
266-320-004	266-320-003	266-320-020	266-320-015	266-320-011	266-320-013	266-230-041	266-320-022		



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APN: 266320008, ASMT: 266320008
AGUSTIN GUZMAN, ETAL
19660 GLENWOOD AVE
RIVERSIDE CA. 92508

APN: 266320009, ASMT: 266320009
DEBRA A JORDAN, ETAL
19740 GLENWOOD RD
RIVERSIDE CA. 92508

APN: 266320007, ASMT: 266320007
AGUSTIN GUZMAN PENA, ETAL
19610 COLE ST
RIVERSIDE CA. 92508

APN: 266230040, ASMT: 266230040
DON WALLING, ETAL
17465 KAISON CIR
RIVERSIDE CA. 92508

APN: 266330036, ASMT: 266330036
ALEJANDRO F HERNANDEZ
17711 BARTON ST
RIVERSIDE CA. 92508

APN: 266320001, ASMT: 266320001
DUANE O MIOVAC, ETAL
24685 SUNSET LN
LAKE FOREST CA 92630

APN: 266320021, ASMT: 266320021
ANGELES GONZALEZ
P O BOX 56666
RIVERSIDE CA 92517

APN: 266330039, ASMT: 266330039
FRANCISCO SALAZAR
19769 NANDINA AVE
RIVERSIDE CA. 92508

APN: 266320014, ASMT: 266320014
CARLOS R SALDANA
19615 GLENWOOD AVE
RIVERSIDE CA. 92508

APN: 266320006, ASMT: 266320006
GEORGE M NAHAS
11751 N JACK TONE RD
LODI CA 95240

APN: 266320019, ASMT: 266320019
CAROLE A MCCARTY, ETAL
19590 LANDIN LN
RIVERSIDE CA. 92508

APN: 266330027, ASMT: 266330027
GERALD BURCHEL, ETAL
C/O KAREN D MARTIN
4636 MICHELLE CT
UNION CITY CA 94587

APN: 266320017, ASMT: 266320017
DANIEL WILLIAM DAVIS
P O BOX 5956
RIVERSIDE CA 92517

APN: 266320002, ASMT: 266320002
HILDA A DIAZ
10311 HEDRICK AVE
RIVERSIDE CA 92505

APN: 266230002, ASMT: 266230002
HONG LU CHANG
3410 LA SIERRA AVE F169
RIVERSIDE CA 92503

APN: 266320003, ASMT: 266320003
RICKY W SCHERRER
847 LAS PALMAS
IRVINE CA 92602

APN: 266320023, ASMT: 266320023
JAIME A REYES, ETAL
19510 GLENWOOD AVE
RIVERSIDE CA. 92508

APN: 266320020, ASMT: 266320020
ROBERT D DICKSON, ETAL
19620 LANDIN LN
RIVERSIDE CA. 92508

APN: 266320016, ASMT: 266320016
JAMES A GLEN
C/O PUBLIC GUARDIAN
P O BOX 1405
RIVERSIDE CA 92502

APN: 266320015, ASMT: 266320015
RUTH M PEREIRA, ETAL
12923 ANDY DR
CERRITOS CA 90703

APN: 266330038, ASMT: 266330038
JOAN M LUDWIG, ETAL
19753 NANDINA AVE
RIVERSIDE CA. 92508

APN: 266320013, ASMT: 266320013
SIGIFREDO MORALES, ETAL
17670 COLE AVE
RIVERSIDE CA 92507

APN: 266320010, ASMT: 266320010
LEROY ANDERSON, ETAL
1209 E MARTIN LUTHER KING
LOS ANGELES CA 90011

APN: 266230041, ASMT: 266230041
SIMIN MARZVAN
17493 KAISON CIR
RIVERSIDE CA. 92508

APN: 266330014, ASMT: 266330014
MERIDIAN MORTGAGE INV FUND VIII
P O BOX 21646
SEATTLE WA 98111

APN: 266320022, ASMT: 266320022
TAYLOR SANDS CORP PROFIT SHARING TRUST
C/O REID & HELLYER APC
P O BOX 1300
RIVERSIDE CA 92502

APN: 266320004, ASMT: 266320004
RICK M MCDONALD, ETAL
19701 NANDINA AVE
RIVERSIDE CA. 92508

Agenda Item No.: 4.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: October 4, 2010
Continued From: September 20, 2010

Plot Plan No. 24594
EA Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

BACKGROUND:

The existing monopole was approved through PP15481 in 1999 and is currently permitted to be in operation. There are currently two sets of antenna panels (PP15481, PP15481S1 and PP15481S2) and this proposal would create a third set of antennas on the monopole.

ISSUES OF POTENTIAL CONCERN:

The Planning Department has received several requests for hearing from the surrounding neighbors regarding this project. One of the issues raised by the neighbors includes the aesthetic impact of the collocation proposal on the existing monopole.

Staff has researched the proposal in relation to potential alternatives:

Alternative 1: Build a new wireless telecommunication facility. This alternative would create a second wireless telecommunication facility at this site and would not maximize the use of the existing facility.

Alternative 2: Change the wireless telecommunication facility's color. Changing the color of the wireless telecommunication facility from grey to a dark green or neutral tan color can minimize the visual impact of the telecommunication facility.

FURTHER PLANNING CONSIDERATIONS:

September 20, 2010

The project was continued from the September 20, 2010 Director's Hearing to allow the applicant additional time to address concerns and provide improvements that includes upgrading the landscaping, painting the pole and building a block wall.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
- Surrounding General Plan Land Use: Rural Community: Very Low Density Residential

W

- | | |
|----------------------------|--|
| | (RC:VLDR) (1 Acre Minimum) to the north south,
and west
City of Riverside to the east |
| 3. Existing Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) to the
north, south, and west
City of Riverside to the east |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Single family residences to the north, south, east
and west |
| 7. Project Data: | Total Acreage: 1.57 Acres
Lease Area: 180 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24594**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.

2. The proposed use, the collocation of six (6) panel antennas 82 feet high on an existing 88'-6" high monopole, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west and the city of Riverside to the east.
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The use, the collocation of six (6) panel antennas 82'-1" high on an existing 88'-6" high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Light Agriculture – 1 Acre Minimum (A-1-1) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.
7. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 42363 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, eight requests for hearing were received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone.
 - c. A High Fire area.
 - d. A County Service Area.
 - e. A Subsidence area.
 - f. A Liquefaction area.
3. The project site is located within:
 - a. An Airport Influence Area.
 - b. The city of Riverside Sphere of Influence.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.
5. This project was filed with the Planning Department on 06/09/2010.
6. This project was reviewed by the Riverside County Information Technology and Planning Departments on 6/24/10.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,071.

DA:da

Y:\Planning Case Files-Riverside office\PP24594\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24594.docx

Date Prepared: 07/21/10

Date Revised: 9/20/10

Agenda Item No.: **4.1**
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: September 20, 2010

Plot Plan No. 24594
EA Number: 42363
Applicant: Royal Street Communications
Engineer/Representative: Metro PCS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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The Planning Department has received several requests for hearing from the surrounding neighbors regarding this project. One of the issues raised by the neighbors includes the aesthetic impact of the collocation proposal on the existing monopole.

Staff has researched the proposal in relation to potential alternatives:

Alternative 1: Build a new wireless telecommunication facility. This alternative would create a second wireless telecommunication facility at this site and would not maximize the use of the existing facility.

Alternative 2: Change the wireless telecommunication facility's color. Changing the color of the wireless telecommunication facility from grey to a dark green or neutral tan color can minimize the visual impact of the telecommunication facility.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west
City of Riverside to the east |
| 3. Existing Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning: | Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west |

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- | | |
|----------------------------|---|
| 5. Existing Land Use: | City of Riverside to the east
Single family residence |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 1.57 Acres
Lease Area: 180 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24594**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, the collocation of six (6) panel antennas 82 feet high on an existing 88'-6" high monopole, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west and the city of Riverside to the east.
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The use, the collocation of six (6) panel antennas 82'-1" high on an existing 88'-6" high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Light Agriculture – 1 Acre Minimum (A-1-1) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.
7. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 42363 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, eight requests for hearing were received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone.
 - c. A High Fire area.
 - d. A County Service Area.
 - e. A Subsidence area.
 - f. A Liquefaction area.
3. The project site is located within:
 - a. An Airport Influence Area.
 - b. The city of Riverside Sphere of Influence.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.
5. This project was filed with the Planning Department on 06/09/2010.
6. This project was reviewed by the Riverside County Information Technology and Planning Departments on 6/24/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,071.

PP24594



Selected parcel(s):
280-150-009

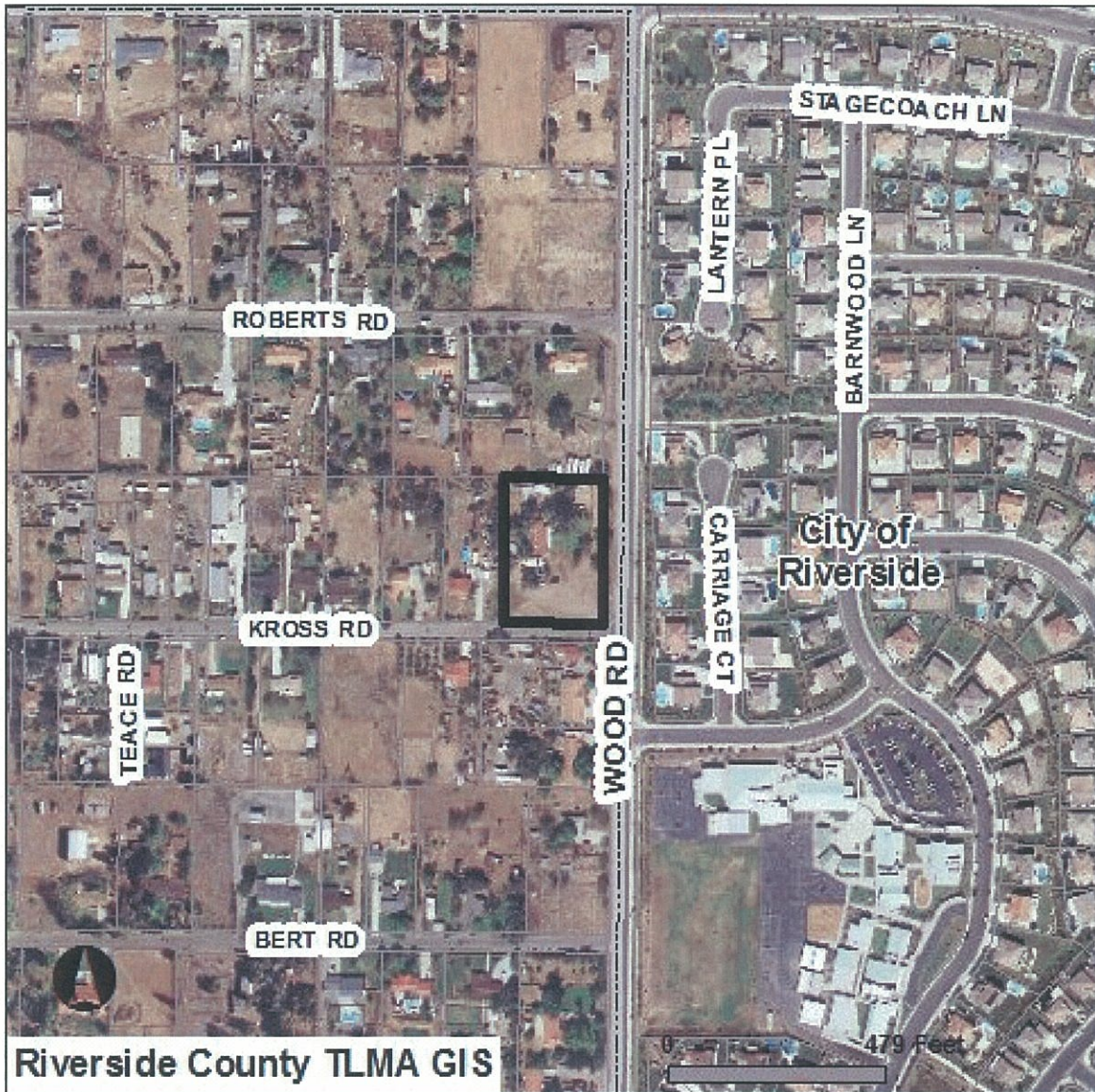
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

PP24594



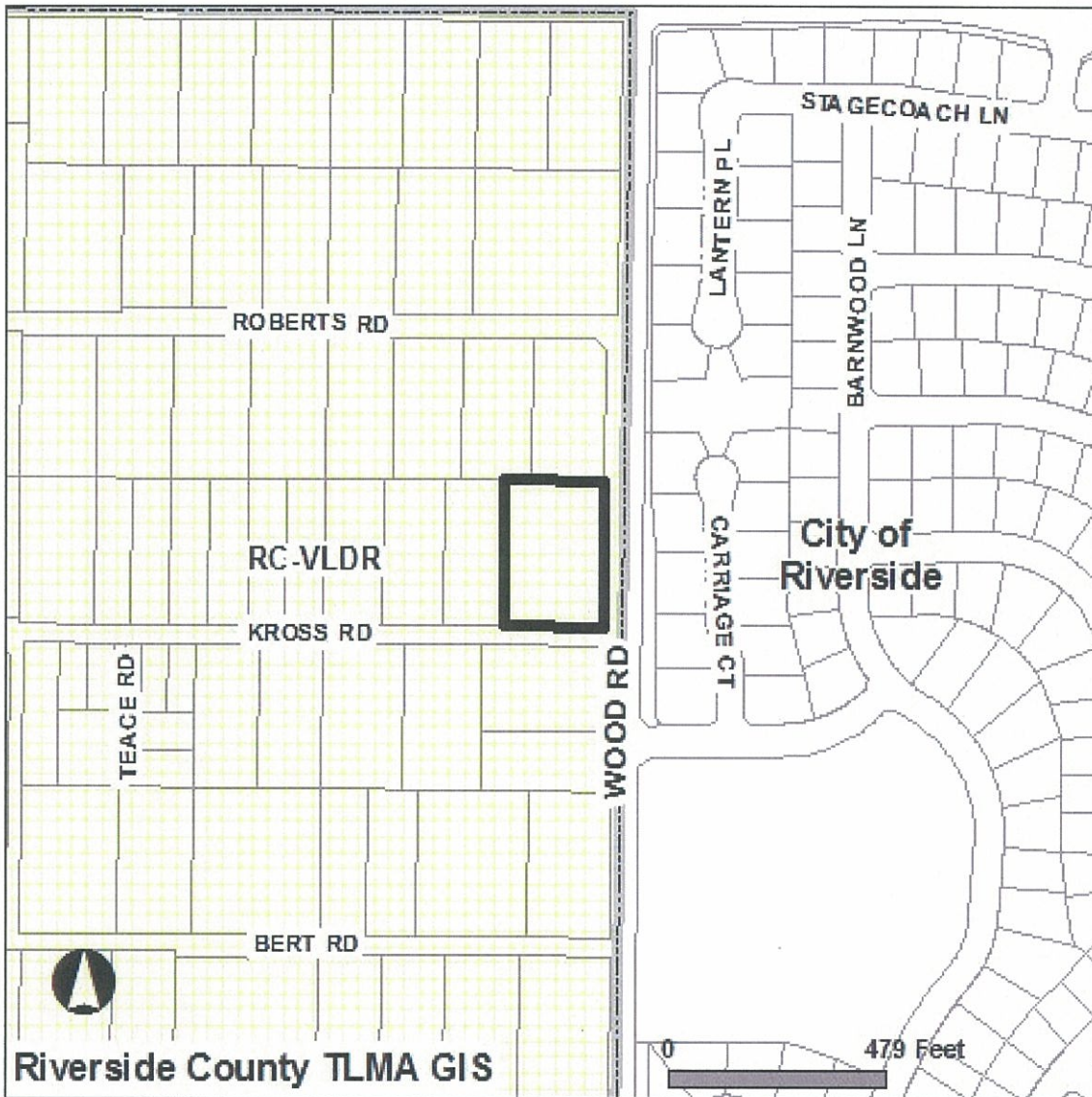
Selected parcel(s):
280-150-009

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412



Selected parcel(s):
280-150-009

LAND USE

SELECTED PARCEL

PARCELS

INTERSTATES

HIGHWAYS

CITY

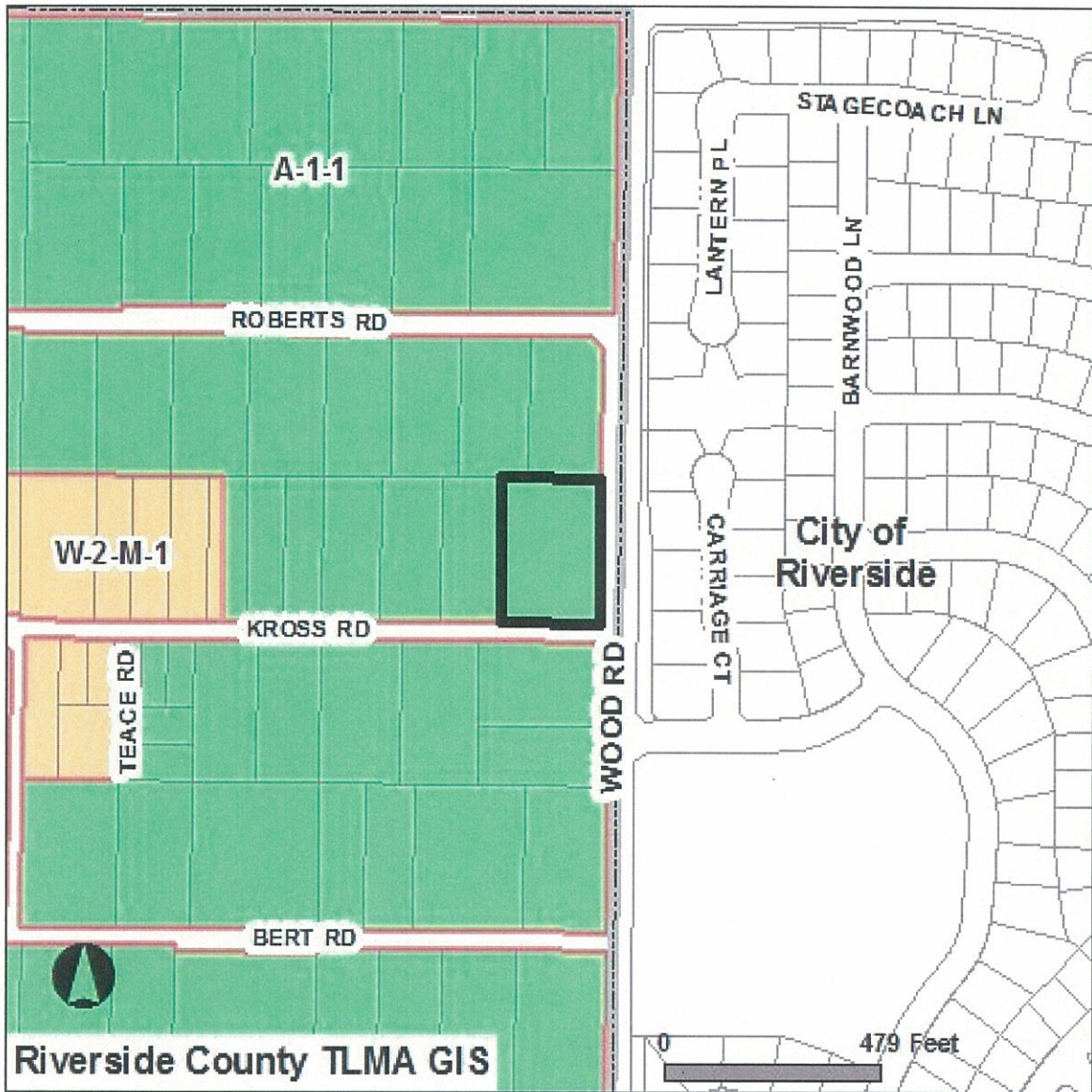
RC-VLDR - RURAL COMMUNITY
- VERY LOW DENSITY
RESIDENTIAL

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412



Selected parcel(s):
280-150-009

ZONING

SELECTED PARCEL
 PARCELS

INTERSTATES
 ZONING BOUNDARY

HIGHWAYS
 A-1-1

CITY
 W-2-M-1

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 100412

Royal Street
Communications
California, L.L.C.

LA 5320A
WOOD ROAD
15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

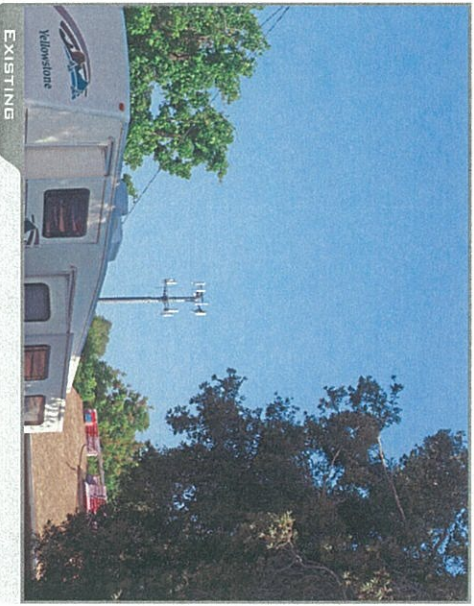
Royal Street
 Communications
 California, L.L.C.

LA 5320A
WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Royal Street
Communications
California, L.L.C.

LA 5320A
WOOD ROAD
15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 3



EXISTING



PROPOSED

LOOKING NORTHWEST FROM WOOD ROAD

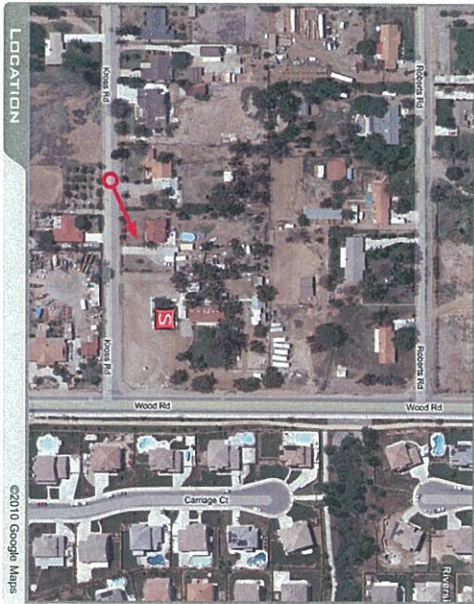
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Royal Street
Communications
California, L.L.C.

LA 53320A
WOOD ROAD
15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 4



LOCATION



EXISTING

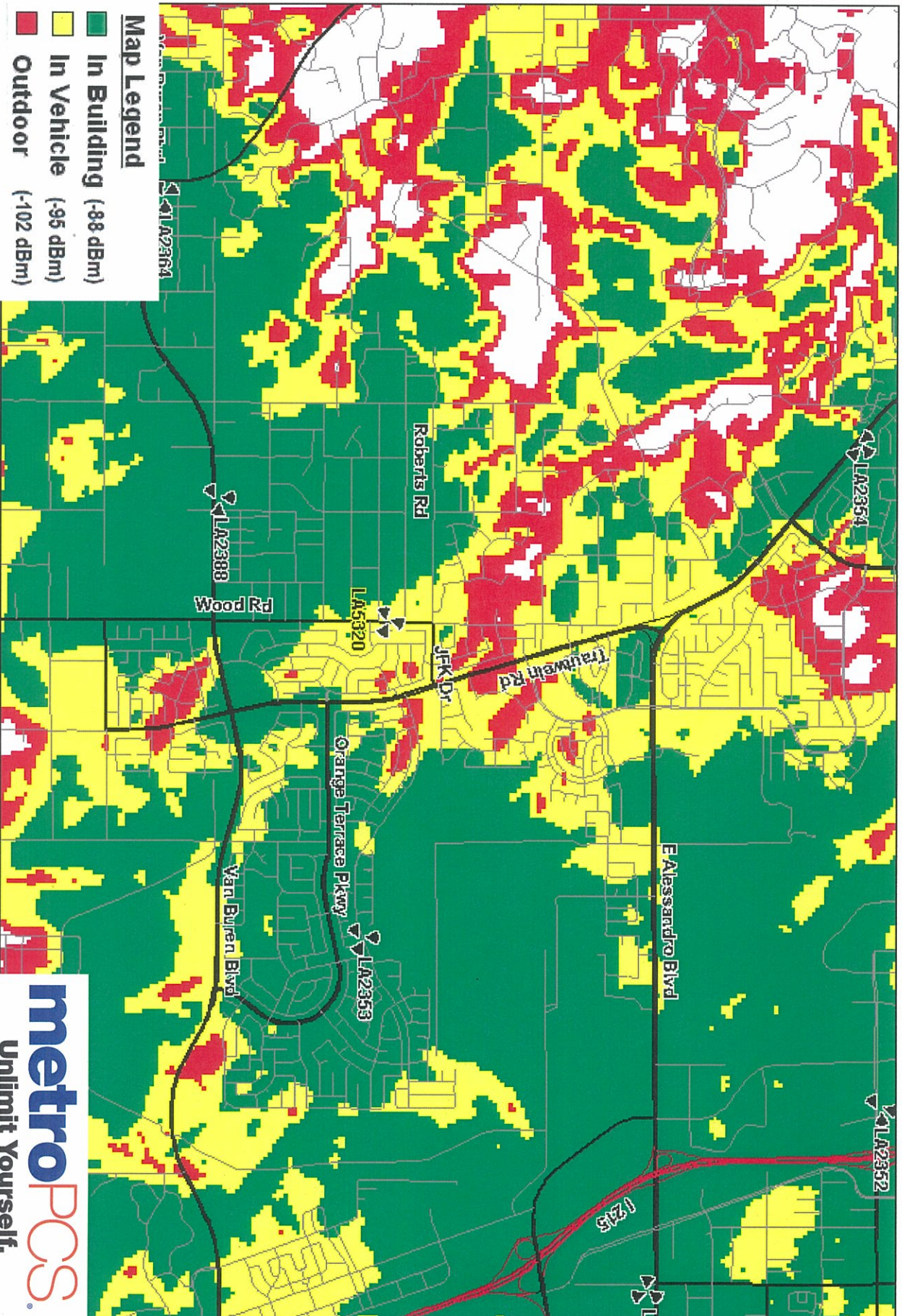


PROPOSED

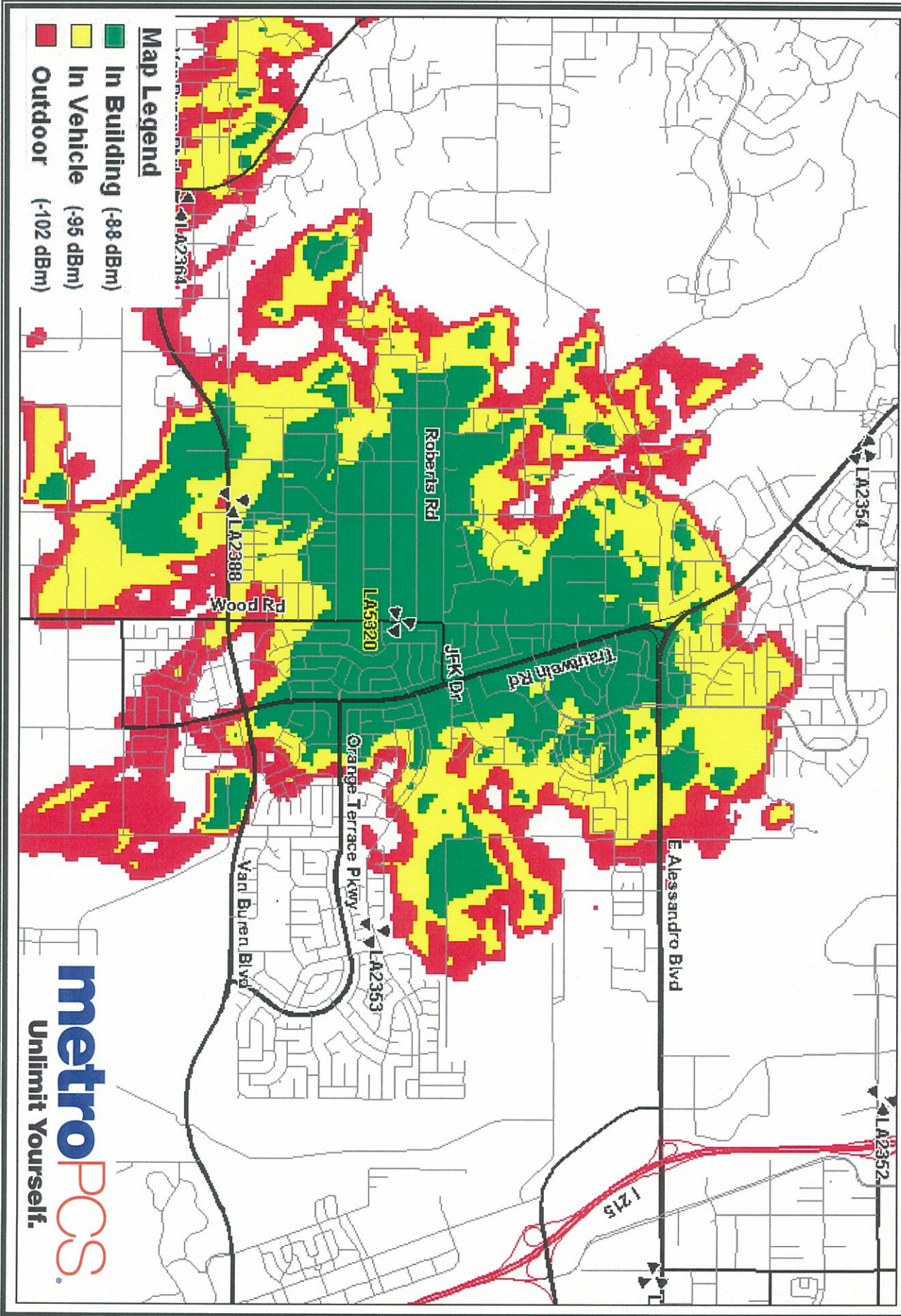
LOOKING NORTHEAST FROM KROSS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Predict Coverage w/o LA5320, Surrounding Sites

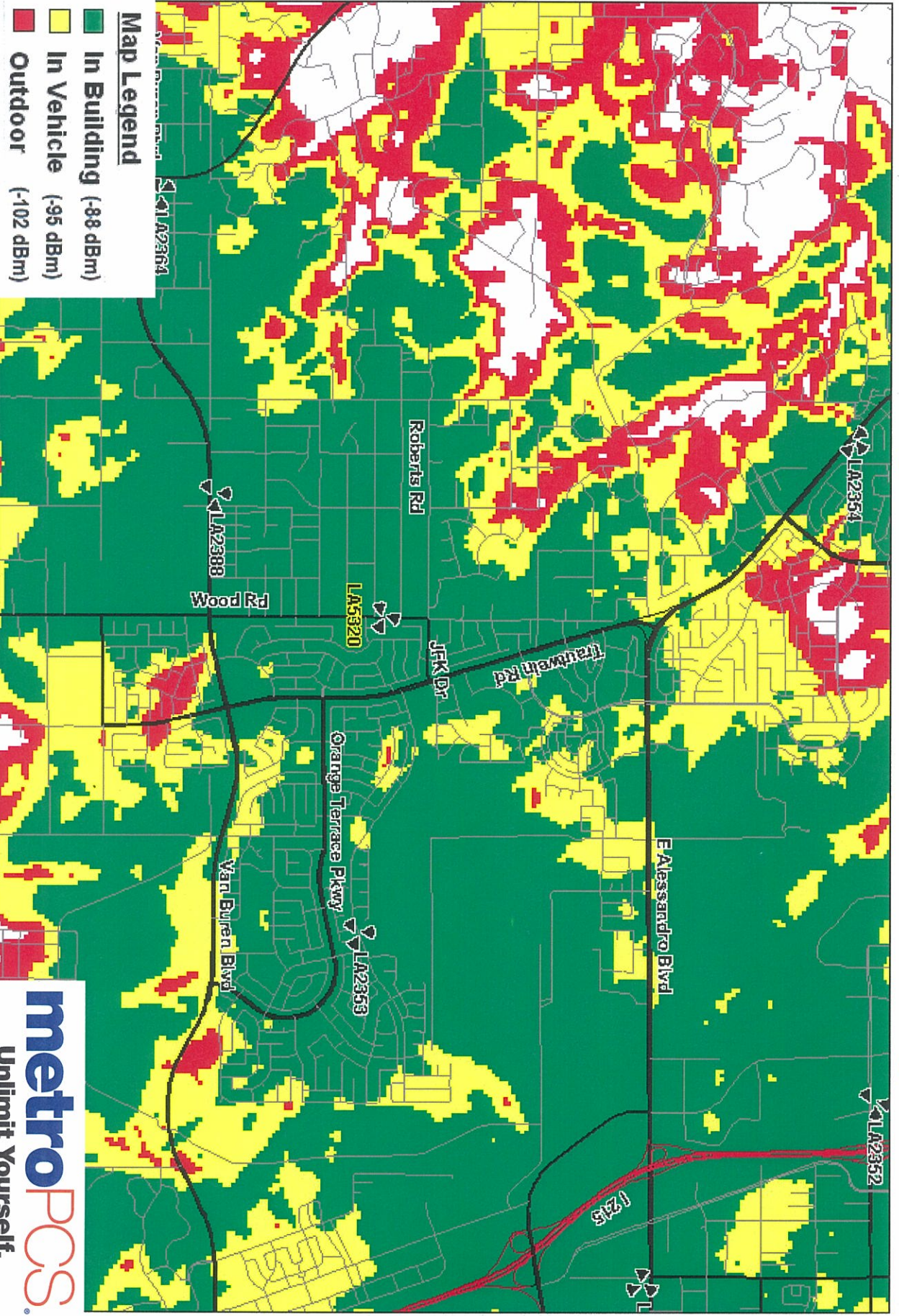


Predict Coverage of LA5320



metro PCS
Unlimit Yourself.

Predict Coverage of LA5320 w/ surrounding sites



SCALE NOTE:
 DIMENSIONS SHOWN ON PLAN
 DO NOT SCALE CORRECTLY. CHECK
 DIMENSIONS AND DIMENSIONS
 FROM ORIGINAL PLANS

A.P.N. 280-150-007

ZONE: A-1-1 AGRICULTURAL

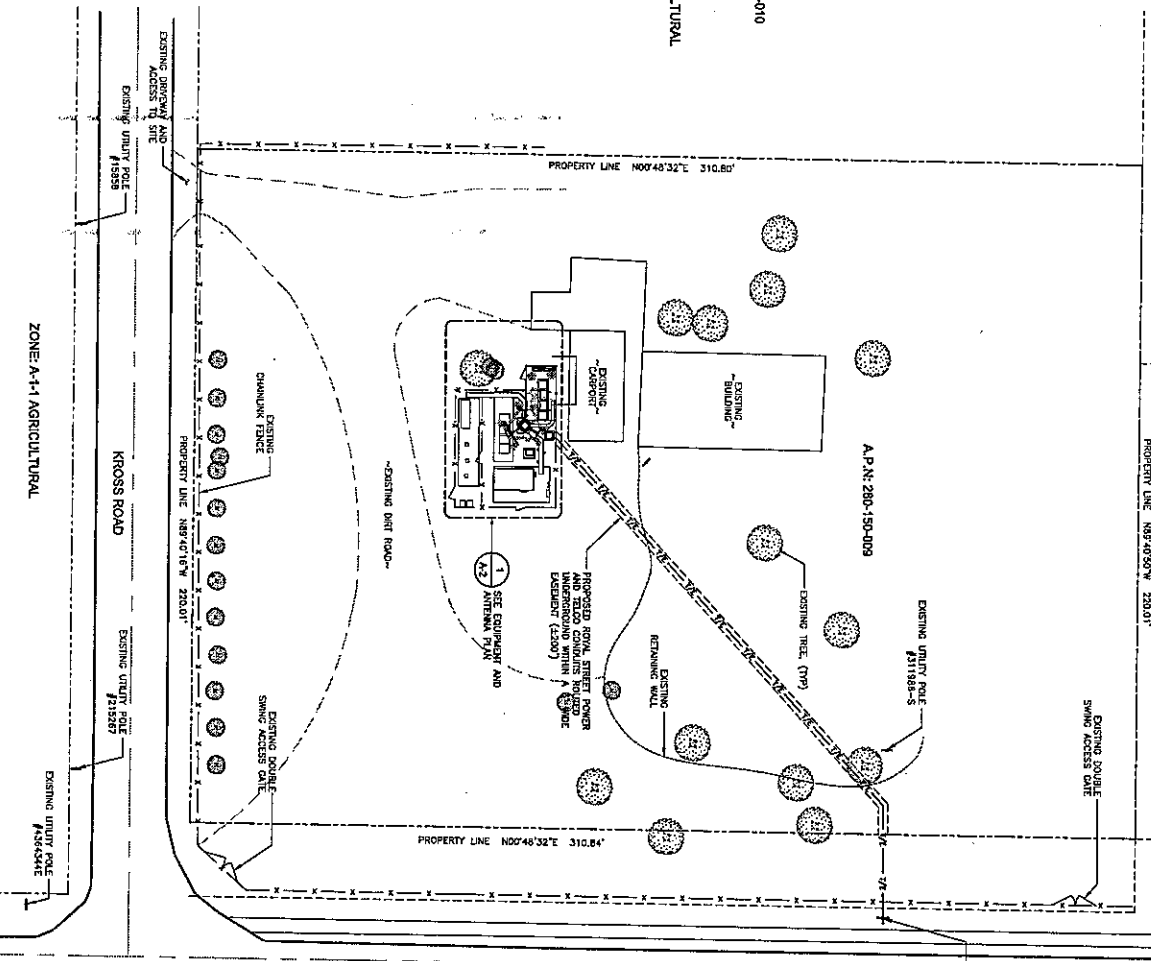
A.P.N. 280-150-008

PROPERTY LINE: 185°40'59" W 220.01'

LOT 16
 M.B. 1261
 A.P.N. 280-150-010

ZONE: A-1-1 AGRICULTURAL

SITE PLAN

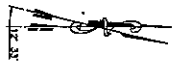


WOOD ROAD

ZONE: R-1 (CITY OF RIVERSIDE)

SECTION	MODEL	AMOUNT	CABLE LENGTH	SIZE	NO. OF COAX	COLOR CODE
1	ALPHA	180'-331905'-VIM	4110'	7/8"	2	RED
2	BETA	180'-331905'-VIM	4110'	7/8"	2	BLUE
3	GAMMA	180'-331905'-VIM	4110'	7/8"	2	GREEN
4	DELTA	180'-331905'-VIM	4110'	7/8"	2	YELLOW
5	EPSILON	180'-331905'-VIM	4110'	7/8"	2	WHITE
6	ZETA	180'-331905'-VIM	4110'	7/8"	2	PURPLE

* SEE CURRENT NEMO PCS COAX LABELING AND RET ANTENNA SETUP GUIDELINES FOR DETAILS.



Royal Street
 Communications
 California, LLC
 8719 TRENKLE AVE. #1501
 RIVERSIDE, CA 92504

PROJECT INFORMATION:
 LA-5320A
 WOOD RD
 CROWN COLLO - 479850
 14209 WOOD RD
 RIVERSIDE, CA 92508

ISSUED FOR:
 06/25/10

100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	06/17/10	SITE ZONING DRAWINGS	CC
0	06/25/10	100% ZONING DRAWINGS	CC

PLANS PREPARED BY:

PDC
 1325 DAVELSON ST., SUITE 200
 POWAY, CA 92064
 TEL: (951) 688-2832
 FAX: (951) 688-2832

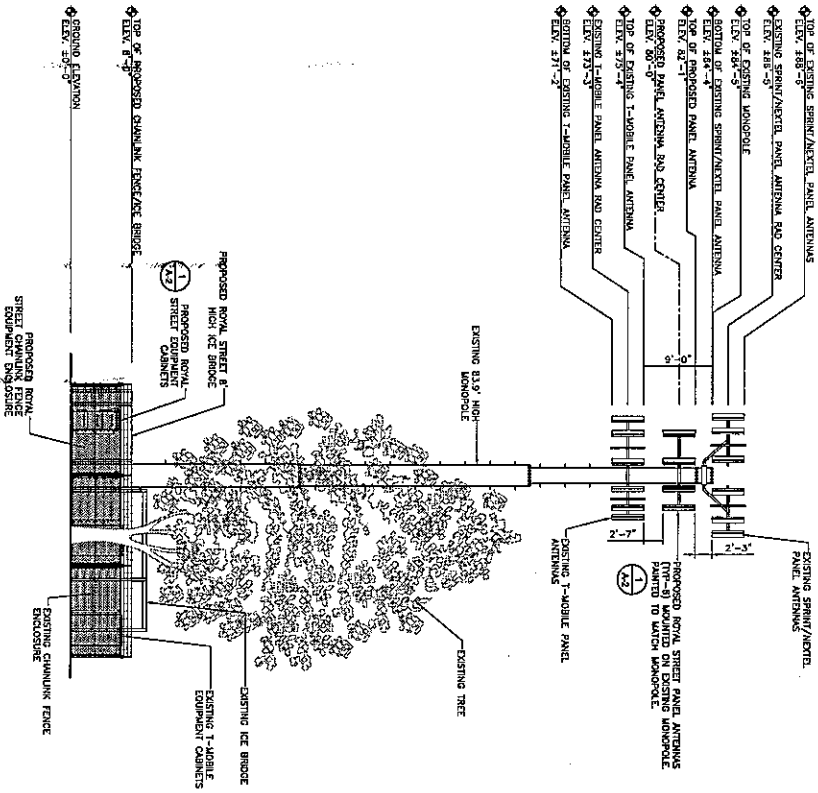
CONSULTANT:

DRAWN BY: CHA APV
 CC: D SAS
 CHECKER: SAS

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
A-1

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN
 DO NOT SCALE CORRECTLY, CHECK
 FOR REDUCTION OR ENLARGEMENT
 FROM SHEET 19-26.



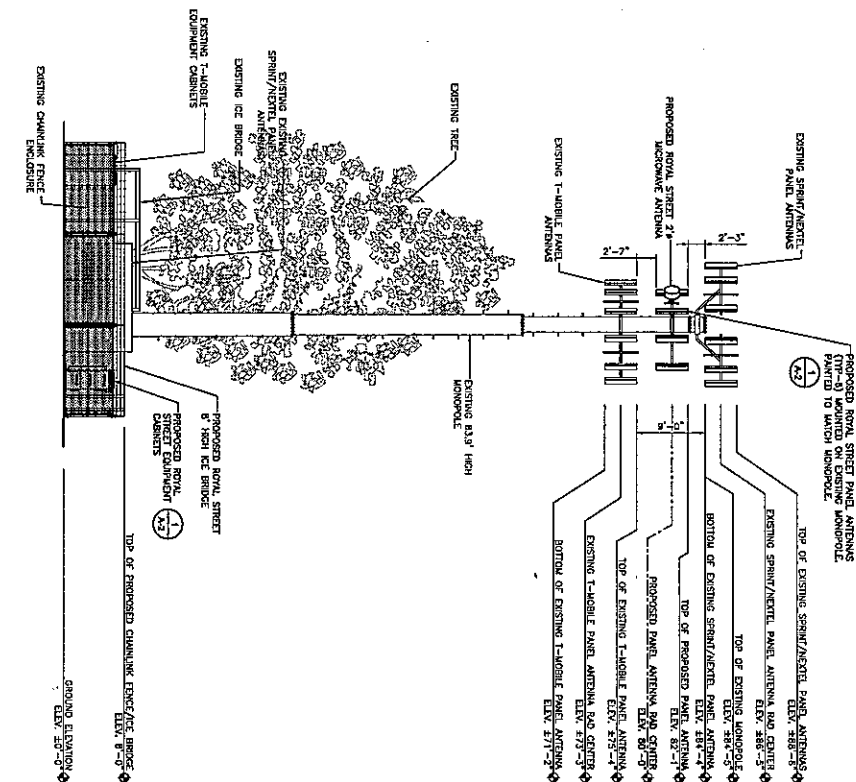
SCALE
 3/16" = 1'-0"

SCALE
 3/16" = 1'-0"

EAST ELEVATION

SCALE
 3/16" = 1'-0"

SCALE
 3/16" = 1'-0"



Royal Street Communications LLC
 2913 El Camino Real, 15th
 Irvine, CA 92714

PROJECT INFORMATION:
 LA-3320A
 WOOD RD
 CROWN COLLOD - 8798850
 15209 WOOD RD
 RIVERSIDE, CA 92508

CURRENT ISSUE DATE:
 05/25/10

ISSUED FOR:
 100% ZONING DRAWING

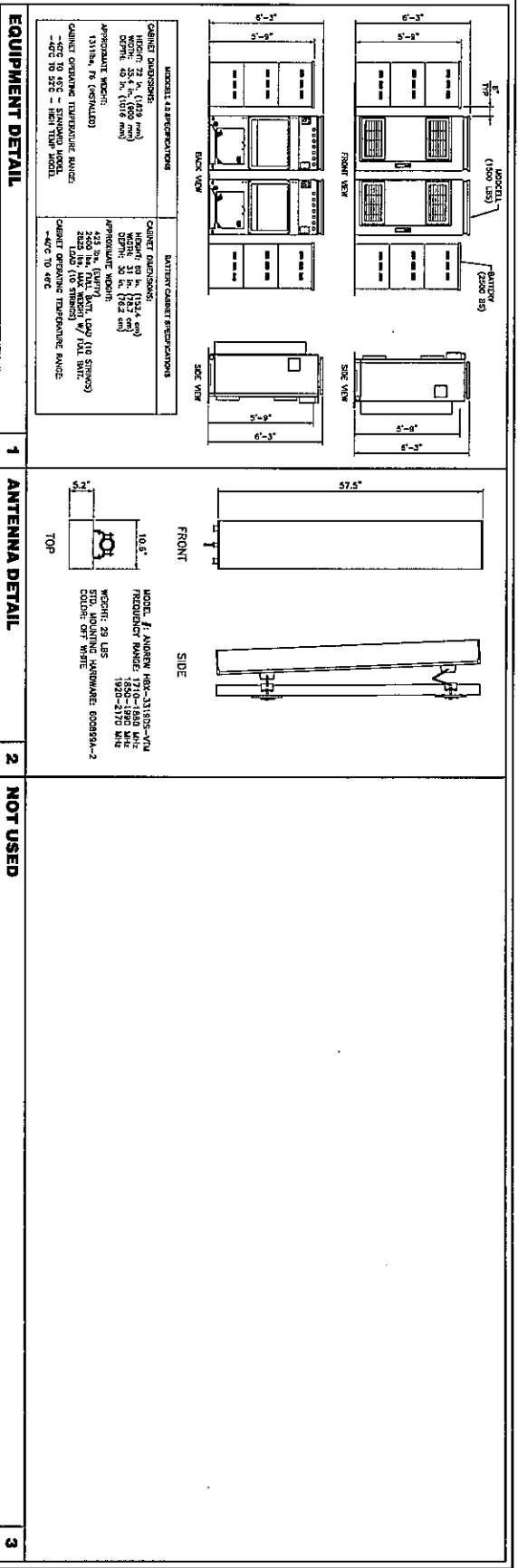
REV./DATE	DESCRIPTION	BY
A 05/17/10	90% ZONING DRAWING	CC
0 05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:
PDC
 13225 DUNELSON ST, SUITE 200
 POWAY, CA 92064
 TEL: (619) 688-2827
 FAX: (619) 688-2827

CONSULTANT:
 CHK: JPY
 DRN: SAS
 DC: N
 LDRS: SAS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



Royal Street Communications California, LLC
 2913 EL CAMINO REAL, #501
 TUSTIN, CA 92782

PROJECT INFORMATION:
 LA-5320A
 WOOD RD
 CROWN COLLO - 879850
 15209 WOOD RD
 RIVERSIDE, CA 92508

ISSUED FOR:
 05/25/10

100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	05/17/10	50% ZONING DRAWING	CC
0	05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:

PDC
 13225 BARDENSON ST., SUITE 200
 POMA, CA 92669
 TEL: (949) 885-2927
 FAX: (949) 885-2927

CONSULTANT:

ISSUED FOR: CC

APPROVED BY: CC

DATE: 05/25/10

SCALE: S/S

SHEET NUMBER: A-5

1

2

3

NOT USED

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42363
Project Case Type (s) and Number(s): Plot Plan No. 24594
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Royal Street Communications
Applicant's Address: 2913 El Camino Real, #561, Tustin, CA 92782
Engineer's Name: Metro PCS
Engineer's Address: 2280 Market Street, #320, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description: The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82 feet high along with on microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 180 square feet on a 1.57 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 180 square foot lease area			

D. Assessor's Parcel No(s): 280-150-009

E. Street References: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 4 West, Section 19

G. Brief description of the existing environmental setting of the project site and its surroundings: The site has an existing single family residence and a wireless telecommunication facility operating at the site. The site is surrounded by single family residences to the north, south, east and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Lake Mathews/Woodcrest
- C. Foundation Component(s):** Rural Community (RC)
- D. Land Use Designation(s):** Very Low Density Residential (VLDR)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, and west and the city of Riverside to the east.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Light Agriculture – 1 Acre Minimum (A-1-1)
- J. Proposed Zoning, if any:** Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

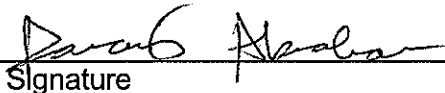
On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

August 16, 2010
Date

Damaris Abraham
Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.
- b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. There are two (2) sets of antennas located on the monopole. The impact of an additional set of antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) According to GIS database, the project site is located 46.03 miles away from Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by agriculturally zoned land (Light Agriculture). However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP

Findings of Fact:

a) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have biological impacts. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have adverse effect on any endangered or threatened species. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. And the project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

- a) Site disturbance has already occurred from grading for the use of the wireless telecommunications facility existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.
- b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.16) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.15) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several ~~major active or potentially~~ active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless telecommunication facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the collocation of antennas on an existing wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no impact.

b) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for the installation of additional antennas on an existing monopole within a 180 square foot lease area. The installation of the additional antennas will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project is located within one-quarter mile of an existing school. However, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a-b) The project site is located within the March Air Reserve Base Airport Influence area. However, the project is for the installation of additional antennas on an existing monopole and will not require a review by the Airport Land Use Commission and will not result in an inconsistency with an Airport Master Plan. The project will have less than significant impact.

c-d) The project site is located within the March Air Reserve Base Airport Influence area. However, the project would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no impact.

b) The project site is not located in a 100-year flood plain. The proposed project proposes less than 180 square feet of impervious area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) The project site is not located in a 100-year flood plain. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project site is not located in a 100-year flood plain. The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the city of Riverside sphere of influence. However, the proposed site has been fully developed for the wireless telecommunication facility on site and is not anticipated to affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Light Agriculture – 1 Acre Minimum (A-1-1). The project is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The site has an existing wireless telecommunication facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence area. However, the project will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a collocation of six (6) panel antennas at 82 feet high on an existing 88'-6" foot high monopole with four (4) equipment cabinets enclosed in a 180 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have ~~no impact~~.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District correspondence, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a collocation on an existing monopole and four equipment cabinets within a 180 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Royal Street Communications to collocate six (6) panel antenna at 82'-1" high, along with one (1) microwave antenna, on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within the 180 square foot lease area surrounded by chain-link fencing.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24594. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24594 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24594, Exhibit A (Sheets 1-8), dated June 15, 2010.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND
amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND
Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND
The proposed antenna array to be located on the existing monopole within the property shall not exceed a height of 82'-1".

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND
If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND
The balance of the subject property, APN: 280-150-009 (excluding the lease area and access easement), shall

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the antenna array shall match the color of the existing monopole in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 15

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 16

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 16 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The collocation facility shall cease operation at the time the wireless telecommunication facility/base station

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND
expires and/or is no longer permitted to operate.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A (Sheets 1-8), dated June 15, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LIGHTING PLANS CT (cont.) RECOMMND

requirements of Riverside County Ordinance No. 655 and the
Riverside County General Plan.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 16, 2010

TO:

Riv. Co. Information Tech. - John Sarkissian

PLOT PLAN NO. 24594 – This project is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82’ high on an existing 90’ high monopole, one (1) GPS antenna, and four (4) equipment cabinets in a 180 square foot lease area surrounded by a chain link fence enclosure. – APN: 280-150-009.

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24594 DATE SUBMITTED: 6/9/2010

APPLICATION INFORMATION

Applicant's Name: Royal Street c/o Jeffrey Clarke E-Mail: jclarke@metropcs.com

Mailing Address: 2913 El Camino Real #561
Tustin Street 92782
CA
City *State* *ZIP*

Daytime Phone No: (714) 730-3242 Fax No: (714) 730-3201

Engineer/Representative's Name: MetroPCS c/o John Beke E-Mail: jbeke@metropcs.com

Mailing Address: 2280 Market Street #320
Riverside Street 92501
CA
City *State* *ZIP*

Daytime Phone No: (909) 896-0945 Fax No: (951) 684-1979

Property Owner's Name: Dale & Janet Jensen E-Mail: _____

Mailing Address: 15209 Wood Road
Riverside Street 92508
CA
City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

John G. Beke

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dale Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

SIGNATURE OF PROPERTY OWNER(S)

Janet Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-150-009

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 1.57

General location (nearby or cross streets): North of Kross Road, South of Roberts Road, East of Dauchy Avenue, West of Wood Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 746 D-1

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, at 951-955-5719 or e-mail dabraham@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemion Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high mono-pole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 110 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/29/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP24594 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

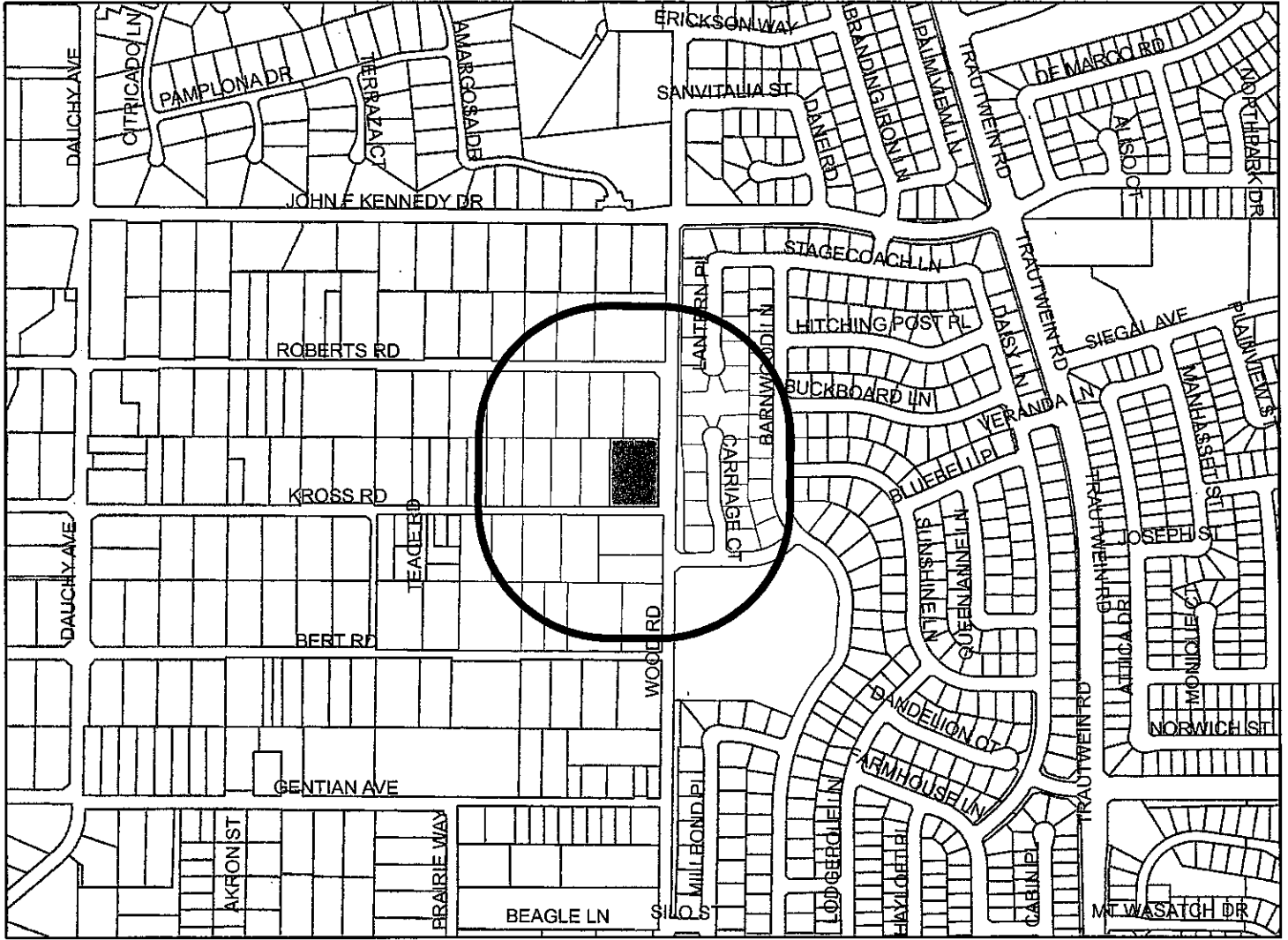
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 6/30/10 
EXPIRES: 12/30/10

600 feet buffer



Selected Parcels

280-170-017	280-150-004	280-170-013	284-350-018	284-350-022	284-323-005	284-350-007	280-150-009	284-323-004	284-305-006
280-150-005	284-350-023	284-350-025	280-170-016	280-150-010	284-350-014	280-170-019	280-130-009	284-303-002	284-303-005
284-303-001	284-350-008	284-350-006	284-350-012	280-130-011	280-170-010	280-170-018	280-170-011	280-150-013	284-350-017
284-350-024	284-350-011	284-350-016	284-303-008	280-170-014	280-150-012	280-170-015	280-150-008	280-150-011	284-350-019
280-170-009	284-350-009	284-303-006	284-350-015	284-302-012	284-350-020	284-350-013	284-303-007	284-350-010	284-350-001
284-303-004	280-170-012	280-150-003	280-150-014	284-305-005	280-130-010	284-140-006	280-130-012	284-350-021	284-303-003
284-302-011	280-150-007	280-150-006	280-150-015						



540 270 0 540 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 280170017, ASMT: 280170017
ALAN SCOTT FREILICH, ETAL
271 COTTONWOOD AVE
RIVERSIDE CA 92506

APN: 280150009, ASMT: 280150009
DALE R JENSEN, ETAL
15209 WOOD RD
RIVERSIDE CA. 92508

APN: 280150004, ASMT: 280150004
AMARJIT SINGH, ETAL
5385 BRAE BURN PL
BUENA PARK CA 90621

APN: 284323004, ASMT: 284323004
DAVID BRYDON, ETAL
8255 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170013, ASMT: 280170013
CARL ZAMORA, ETAL
15257 WOOD RD
RIVERSIDE CA. 92508

APN: 284305006, ASMT: 284305006
DAVID H HUFF, ETAL
8336 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350018, ASMT: 284350018
CESAR P JURILLA, ETAL
8336 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150005, ASMT: 280150005
DAVID J ROGALIA, ETAL
18891 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350022, ASMT: 284350022
CHRISTINA HEIDER AKMAKJIAN
2225 DA VINCI AVE
RIVERSIDE CA 92506

APN: 284350023, ASMT: 284350023
DAVID M RAMIREZ, ETAL
8270 LANTERN PL
RIVERSIDE CA 92508

APN: 284323005, ASMT: 284323005
CHRISTOPHER C YANG, ETAL
8269 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350025, ASMT: 284350025
DENNIS LEE WENSEL, ETAL
8242 LANTERN PL
RIVERSIDE CA. 92508

APN: 284350007, ASMT: 284350007
CHRISTOPHER GUTIERREZ, ETAL
8241 LANTERN PL
RIVERSIDE CA 92508

APN: 280170016, ASMT: 280170016
DIANNE GOETZ
1475 5TH ST
NORCO CA 92860



APN: 280150010, ASMT: 280150010
FREDDIE C DIAZ, ETAL
18924 KROSS RD
RIVERSIDE CA. 92508

APN: 284350008, ASMT: 284350008
GREGORY JON STOWE, ETAL
8255 LANTERN PL
RIVERSIDE CA 92508

APN: 284350014, ASMT: 284350014
GARY C MISKELL, ETAL
8317 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284350006, ASMT: 284350006
JEFFERY L GEROME, ETAL
8229 LANTERN PL
RIVERSIDE CA 92508

APN: 280170019, ASMT: 280170019
GARY D HIRDLER, ETAL
18810 BERT RD
RIVERSIDE CA. 92508

APN: 284350012, ASMT: 284350012
JERRY CHAVEZ, ETAL
8309 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280130009, ASMT: 280130009
GARY DAVID LEE, ETAL
7197 BROCKTON AVE
RIVERSIDE CA 92506

APN: 280130011, ASMT: 280130011
JIMMIE L TISON, ETAL
18840 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284303002, ASMT: 284303002
GEORGE F GASTELUM, ETAL
8335 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170010, ASMT: 280170010
JOEL BARTON MCGREGOR, ETAL
18813 KROSS RD
RIVERSIDE CA. 92508

APN: 284303005, ASMT: 284303005
GEORGE K PETERS, ETAL
8311 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170011, ASMT: 280170011
JOHN PIO PICO, ETAL
18830 BERT RD
RIVERSIDE CA 92508

APN: 284303001, ASMT: 284303001
GEORGE L MCCARVER
8343 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280150013, ASMT: 280150013
JOHN W STEELE, ETAL
18812 KROSS RD
RIVERSIDE CA. 92508



APN: 284350017, ASMT: 284350017
JOSEPH J DURKIN, ETAL
8348 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280170015, ASMT: 280170015
LEO H CORTEZ, ETAL
15317 WOOD RD
RIVERSIDE CA. 92508

APN: 284350024, ASMT: 284350024
JOSH ROSEN
8256 LANTERN PL
RIVERSIDE CA 92508

APN: 280150008, ASMT: 280150008
LEONARD BAHLER, ETAL
18995 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350011, ASMT: 284350011
JULIE NELSON, ETAL
8301 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150011, ASMT: 280150011
LEONARD E PICO, ETAL
18916 KROSS RD
RIVERSIDE CA. 92508

APN: 284350016, ASMT: 284350016
KEITH A BOUCHER, ETAL
8345 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284350019, ASMT: 284350019
LEONARD F BERZ, ETAL
8328 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 284303008, ASMT: 284303008
KEN H SHIN, ETAL
8283 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280170009, ASMT: 280170009
LLOYD G ANDERSON, ETAL
18809 KROSS RD
RIVERSIDE CA. 92508

APN: 280170014, ASMT: 280170014
LACEY RISNER, ETAL
15295 WOOD RD
RIVERSIDE CA. 92508

APN: 284350009, ASMT: 284350009
LUCY AREVALO
8269 LANTERN PL
RIVERSIDE CA. 92508

APN: 280150012, ASMT: 280150012
LENINE K LAROCHE, ETAL
20726 VERTA ST
PERRIS CA 92570

APN: 284303006, ASMT: 284303006
MARIA CHINAKA
8301 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284350015, ASMT: 284350015
MARK S HESS, ETAL
8333 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280150014, ASMT: 280150014
RAUL M MUCINO, ETAL
18810 KROSS RD
RIVERSIDE CA. 92508

APN: 284302012, ASMT: 284302012
MICHAEL J CANNELL, ETAL
8302 SUNSHINE LN
RIVERSIDE CA. 92508

APN: 284305005, ASMT: 284305005
REGINALD LEONARD HAYNES, ETAL
8301 SUNSHINE LN
RIVERSIDE CA. 92508

APN: 284350020, ASMT: 284350020
MONROW A MABON, ETAL
8318 CARRIAGE CT
RIVERSIDE CA. 92508

APN: 280130010, ASMT: 280130010
REMENY LARSON, ETAL
18860 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284350001, ASMT: 284350001
ORANGECREST COUNTRY COMMUNITY ASSN
C/O ACTION PROP MGMT
29 TECHNOLOGY DR STE B100
IRVINE CA 92618

APN: 284140006, ASMT: 284140006
RIVERSIDE UNIFIED SCHOOL DIST. REF
C/O JANET DIXON
3070 WASHINGTON ST
RIVERSIDE CA 92504

APN: 284303004, ASMT: 284303004
PAUL D CHEW, ETAL
8319 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 280130012, ASMT: 280130012
SADOTT BARRERA
18822 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280170012, ASMT: 280170012
PHILIP A MEDINA, ETAL
18935 KROSS RD
RIVERSIDE CA. 92508

APN: 284350021, ASMT: 284350021
SCOTT ROBERT BARLOW
2287 SWIFT FOX CT
SIMI VALLEY CA 93065

APN: 280150003, ASMT: 280150003
RAMIRO D RUIZ, ETAL
18815 ROBERTS RD
RIVERSIDE CA. 92508

APN: 284303003, ASMT: 284303003
SHAHROKH AZEDI, ETAL
8327 BARNWOOD LN
RIVERSIDE CA. 92508

APN: 284302011, ASMT: 284302011
STEVEN E MCDONNOLD, ETAL
19147 BUCKBOARD LN
RIVERSIDE CA. 92508

APN: 280150007, ASMT: 280150007
TERRY LEE MILAM, ETAL
18949 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280150006, ASMT: 280150006
L VIRGINIA CAMPBELL
18921 ROBERTS RD
RIVERSIDE CA. 92508

APN: 280150015, ASMT: 280150015
WILLIAM ANTHONY RUFF, ETAL
18808 KROSS RD
RIVERSIDE CA. 92508

28015001

28015002

DW

28015003

AL

Easy Peel Labels
Use Avery® Template 5160®

Feed Paper **PP24594 8 1/2" x 11"** **Peel along line to expose Pop-Up Edge™**

 **EVERY® 5160®**

Applicant:
Royal Street/Jeffery Clarke
2913 Camino Real Ste. 561
Tustin, CA 92782

Eng-Rep:
Metro PCS/John Beke
2280 Market St., Ste. 320
Riverside, CA 92501

Owner:
Dale R. Jensen
15209 Wood Rd.
Riverside, CA 92508

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de

Repliez à la hachure afin de
révéler le rebord Pop-Up Edge™

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24594

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: August 16, 2010

Applicant/Project Sponsor: Royal Street Communications Date Submitted: March 29, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42363 ZCFG5726 \$.2,074.25
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42363/Plot Plan No. 24594
Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Royal Street Communications
Project Applicant

2913 El Camino Real, #561, Tustin, CA 92782
Address

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.
Project Location

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 20, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Damaris Abraham
Signature

Project Planner
Title

August 5, 2010
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24594\DH-PC-BOS Hearings\DH-PC\NOD.PP24594.docx Revised 10/21/09

Please charge deposit fee case#: ZEA42363 ZCFG05726 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1008622

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

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

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

Received from: ROYAL STREET/ JEFFERY CLARKE \$2,074.25
paid by: RC 596855
CFG FOR EA42363
paid towards: CFG05726 CALIF FISH & GAME - NEG DECL
at parcel: 15209 WOOD RD RIV
appl type: CFG1

By _____ Aug 04, 2010 09:26
AKAMPER posting date Aug 04, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on July 19, 2010. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 24594, is an application submitted by Royal Street Communications, LLC for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located northerly of Kross Road, southerly of Roberts Road, and westerly of Wood Rd; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add six (6) panel antennas at 82 feet high along with one (1) microwave antenna on an existing 90' monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rcplma.org. The case file for the proposed project may be viewed Monday through Thursday, from 7:30 A.M. to 5:30 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.


.....
Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

The current tower is an eyesore and should be
moved NOT expanded.

I understand that I will be notified of the time and date if public hearing is requested.

Keith Boucher
PRINTED NAME
8345 Carriage Court
PRINT STREET ADDRESS


SIGNATURE
Riverside, CA 92508
PRINT CITY/STATE/ZIP

Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).
- I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

Health issues, noise, unsightly, school nearby of
health issues

I understand that I will be notified of the time and date if public hearing is requested.

Leonard + Noma BAHLEX
PRINTED NAME

Noma O Bahlex
SIGNATURE

18995 Roberts Rd
PRINT STREET ADDRESS

Riverside CA 92508
PRINT CITY/STATE/ZIP

Resident - 37 years at the address

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

The number one and most important reason is the Health Risk to my family. 2, Adversely affect our Property Value. 3, Noise Produced by the Motors (it's constantly humming). 4. It's a huge unsightly eyesore, and a nuisance. 5. School, my home very, very close.

I understand that I will be notified of the time and date if public hearing is requested.

200

Gary Miskell
PRINTED NAME
8317 Carriage Ct.
PRINT STREET ADDRESS

[Signature]
SIGNATURE
Riverside, CA 92508
PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

see attached dated 7-13-2010 Plot plan No 24594

I understand that I will be notified of the time and date if public hearing is requested.

RONALD E. RICHMOND
PRINTED NAME
15027 BROADEN LAVE
PRINT STREET ADDRESS

Ronald E. Richmond
SIGNATURE
RIVERSIDE CA 92508
PRINT CITY/STATE/ZIP

FAX 955-3157

From: Ronald Richmond
To: dabraham@rctlma.org
Cc: Compass
Date: 7/13/2010 10:27:24 PM
Subject: Plot Plan No. 24594

Dear Riverside County Planning Department:

% Damaris Abraham
Urban Regional Planner
951-955-5719

The following is a request for a public hearing concerning the construction of additional communication equipment proposed by Royal Street Communications at the location northerly of Kross Road, southerly of Roberts Road and westerly of Wood Road pursuant to Ordinance No. 348, Riverside County Land Use Ordinance.

As a resident of the area, 15027 Broaden Lane, a six panel antenna at 82 feet high and one microwave antenna on the existing 90 foot monopole is unacceptable. The already existing pole is out of place for the neighborhood and an eyesore. This is a residential area. Although this is a profit making adventure for the owner, it is a complete disregard for the neighborhood and neighbors.

In addition, I am especially concerned about the powerful microwave antenna and the possible harm it may cause to those living close by.

I am requesting that a public hearing be held on this case for the above reasons. I understand that I will be notified of the time and date of the public hearing.

Respectfully yours,

Drs. Ron and Karla Richmond
15027 Broaden Lane
Riverside, CA 92508
951-780-4805

Thank you for your consideration.

Ron Richmond D.P.A.
compass5@earthlink.net

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

I OBJECT TO THIS PROJECT. IT'S NOISY,
UNATTRACTIVE, AND NOT SURE ABOUT THE
MICROWAVES AND THE PHYSICAL RESULTS.

I understand that I will be notified of the time and date if public hearing is requested.

LEONARD BERZ

PRINTED NAME

8328 CARRIAGE CT.

PRINT STREET ADDRESS

Leonard Berz

SIGNATURE

RIVERSIDE CA 92508

PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I do NOT WANT THES TO HAPPEN. IF LAKE MATHEWS WANTS THES, THEY SHOULD CONSTRUCT THES CLOSER TO THEIR AREA. I DO NOT WANT THE INCREASE RISK NEXT TO MY RESIDENCE.

I understand that I will be notified of the time and date if public hearing is requested.

JERRY CHAVEZ
PRINTED NAME

8309 CARRIAGE CT
PRINT STREET ADDRESS


SIGNATURE

RIVERSIDE CA 92508
PRINT CITY/STATE/ZIP

To: Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

From: Terry & Carol Milam
18949 Roberts Road
Riverside CA 92508
tmilam@pacbell.net

Re: Plot Plan No. 24594

Date: July 12, 2010

We request a public hearing to be held on this case for the following reasons:

1. This application will result in a decline in property value due the neighborhood looking like an industrial area instead of a rural area.
2. It will contribute to the unsightly view from our backyard and neighborhood.

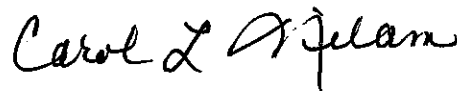
We still are amazed that the Riverside Planning Department allowed the monopole to be located in a residential neighborhood across the street from the City of Riverside boundary. When monopoles are built in other areas, they are disguised to blend in with the surrounding environment. This monopole is so tall it stands out from afar and destroys a beautiful view. When you walk by on Wood Road, there is noise emitted by the equipment. By allowing the company to add more items to the monopole, it will result in it looking more of an eyesore plus it will lead to future requests to add more items or monopoles! The only people who benefit from this are the homeowners who are leasing their property and the Royal Street Communications.

We feel that this is a necessary hearing so that homeowners in the area of this monopole can voice their objection and/or opinions to this equipment.

Thank You.



Terry L. Milam
Area Homeowner for 36 years.



Carol L. Milam
Area Homeowner for 36 years.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

Memorandum

DATE: September 20, 2010
TO: Riverside County Planning Director
FROM: Damaris Abraham, Urban Regional Planner
RE: **Agenda Item No. 4.1 (PP24594)**

Since the writing of the staff report, the attached letter of opposition with petitions was received.

SEP 13 2010

September 13, 2010

TO: Carolyn Sims Luna
Director of Planning, County of Riverside

CC: Bob Buster
Supervisor First District, County of Riverside

FROM: Woodcrest and Orangecrest Residents

SUBJECT: Objection with the County of Riverside's Planning Report to adopt a negative declaration on Plot Plan No 24594, to expand an existing wireless communication facility located at 15209 Wood Road, Woodcrest area of Riverside County

The enclosed petitions and photos summarize the concerns of residents regarding the expansion of an existing communications center, Plot Plan No. 24594, located in the Woodcrest Community of Riverside County at 15209 Wood Rd. A hearing is scheduled by the Planning Director on Monday, September 20, 2010. A small committee from the Woodcrest/Orangecrest area will attend this hearing.

The concerns are from both Riverside County and Riverside City residents.

This document was prepared by Woodcrest and Orangecrest community residents based upon interviews with residents with parcels who received notification from the Riverside County Planning Department of Plot Plan No. 24594.

For any additional information, please contact Terry /Carol Milam, 18949 Roberts Road, Riverside CA 92508, Phone (951) 780-8477 or Connie Pico, 18916 Kross Road, Riverside, Ca 92508, Phone (951) 780-3454.

Sincerely,

WOODCREST/ORANGECREST RESIDENTS

September 13, 2010

TO: Carolyn Sims Luna
Director of Planning, County of Riverside

CC: Bob Buster
Supervisor First District, County of Riverside

FROM: Woodcrest and Orangecrest Residents (see attached petitions)

SUBJECT: Objection with the County of Riverside's Planning Report to adopt a negative declaration on Plot Plan No 24594, to expand an existing wireless communication facility located at 15209 Wood Road, Woodcrest area of Riverside County

Background

In 1999, the Planning Department approved construction of a wireless communication's facility to include an 88 foot monopole tower and ground support equipment in a semi-rural area of Woodcrest. Today Woodcrest residents share the area surrounding the tower with the heavily populated area of Orangecrest, a City of Riverside community.

Petitions have been signed by 59 residents in the immediate area of the facility and expressed the following concerns:

1. **Health Concerns:** The tower emits radio frequency microwave radiation to transmit wireless signals. This non-thermal radiation is a concern of residents that it may result in current or future health issues. Since the tower has been built, an elementary school has been built less than one block away.
2. **Noise:** The ground equipment generates a humming noise clearly heard by residents near the tower, and equipment expansion would increase the level of noise.
3. **Aesthetics:** The current tower is so tall and loaded with equipment that it is a monstrosity. No attempt has been made to neither conceal nor blend the facility into the surrounding environment. Equipment cabinet colors were required to be earth tones and a eucalyptus tree screen was to be planted and maintained for the life of the project. None of these items were completed.
4. **Property Values:** The proposed expansion wireless facility has no positive impact for our neighborhood. In fact, they are only negative! The results of research show that prices of property decreased after a tower was built. With property values decreasing because of the economy, any other negative impact is tragic to owners.

Conclusion:

The above serious concerns do have a negative impact and does affect the area. We feel this should provide the necessary data to the County of Riverside. A facility of this size has no place in this Woodcrest/Orangecrest neighborhood. Residents request that the expansion be ceased and that existing problems be corrected in order to reduce the negative impact on our neighborhood

PETITION Roberts Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

PRINT NAME/SIGNATURE	ADDRESS	DATE
Terry L. Milam Terry L. Milam	18949 Roberts Road Riverside CA. 92508	9/5/10
Virginia Campbell Virginia Campbell	18921 Roberts Rd Riverside Ca 92508	9/5/10
Penny L. Rogalia Penny L. Rogalia	18891 Roberts Rd Riverside CA 92508	9/7/10
Socorro Arellano Rafael DIAZ Antonio Arellano	18815 Roberts Rd. RUSD, CA 92508	9/8/10
Celina Navarro/ Antonio Antonio Navarro	18800 Roberts Rd Riverside CA 92508	9/7/10
Maria Zamora	18822 Roberts Rd ^{C.A} Riverside 92508	9/7/10
NOMA BAHLER Noma Bahler Leonard BAHLER & Barbara	18995 Roberts Rd, Riverside 92508 Vacant lot corner, Roberts + Wood Road	9/7/10
JOHN LISA Boucher	Roberts Rd. Riverside 92508	9/7/10
Judy + Jim Tison Judy + Jim Tison	18840 Roberts Rd Riv 92508	9-8-10
ROMERY JONES Romery Jones	18860 Roberts Rd Riv 92508	9/12/10
CAROL L. MILAM Carol L Milam	18949 Roberts Road Riverside CA 92508	9/11/10

PETITION Bert and Wood Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

PRINT NAME/SIGNATURE	ADDRESS	DATE
John Pico <i>Trust of John Pico</i>	18830 Bert Rd Riv Ca 92508	9-6-10
JOIROS BUONAIRO <i>Trust of John Pico</i>	18830 Bert Rd Riv Ca 92508	9/6/10
JOHN BUONAIRO <i>Trust of John Pico</i>	18830 Bert Rd Riv Ca 92508	9-7-10
LEONARD E. PICO <i>Trust of John Pico</i>	18830 Bert Rd Riv Ca 92508	9-7-10
Leonard E. Pico <i>Trust of John Pico</i>	18830 Bert Rd Riv Ca 92508	9-7-10
Connie L Pico <i>Spouse</i>	18830 Bert Rd Riv Ca 92508	9/12/10
Decon Lien	15091 Wood Rd Riverside Ca 92508	9/12/2010
Bobby Burgess	15081 Wood rd. Riverside CA. 92508	9/13/2010
<i>John Pico</i>	15295 Wood Rd. Riv. 92508	9/13/10
Larry Bisney	15295 WOOD RD RIV. 92508	9/13/10

PETITION Kross Road

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

PRINT NAME/SIGNATURE	ADDRESS	DATE
John Pico <i>John Pico</i>	Owners vacant lot across from 18916 Kross Road.	9-6-10
Dolores Buonauro <i>Dolores Buonauro</i>	" " "	
LEONARD E. PICO <i>Leonard E. Pico</i>	18916 Kross Rd Riv Ca 92508	9-7-10
<i>Connie Pico</i>	18916 Kross Rd Riv Ca 92508	9-7-10
<i>Magaly Laroché</i>	18890 Kross Rd. Riv. CA 92508	9-7-10
<i>Len Laroché</i>	18890 Kross Rd. Riv. CA 92508	9-7-2010
<i>CINDY Mc GREGOR</i>	18813 Kross Riv CA 92508	9-7-2010
<i>Rosalba F. Diaz</i>	18924 Kross Rd - Riv - Ca 92508	9-7-2010
<i>Freddie C. Diaz</i>	18924 Kross rd - Ca 92508	9-7-2010
<i>Freddie C. Diaz</i>		

PETITION Barnwood Lane

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

PRINT NAME/SIGNATURE	ADDRESS	DATE
<i>David H.K. Huff</i>	9336 Barnwood Lane Riverside, CA 92508	9/12/10
<i>George & Silvia Gastelum</i>	8335 Barnwood Lane Riverside, CA 92508	9/12/10
<i>George McClarver & Yolanda McClarver</i>	8343 Barnwood Lane	9/12/10
<i>Rhonda Neugebauer</i>	8327 Barnwood Lane Riverside, CA 92508	9/12/10
<i>PAUL CHEN</i> <i>Alba Chen</i>	8319 Barnwood Ln Riverside	9/12/10
<i>Rhonda Neugebauer</i> <i>Rhonda Neugebauer</i>	8327 Barnwood Ln Riverside CA 92508	9-12-10
<i>Maria P. Chinaka</i>	8301 Barnwood Lane Riverside, CA 92508	9-12-10
<i>David Buzza</i>	8255 BARNWOOD LN. Riverside, CA 92508	9-12-10

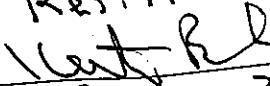
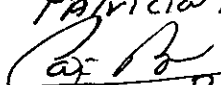
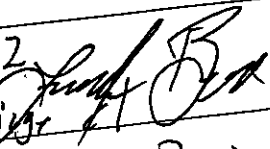

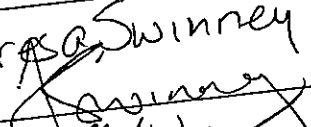
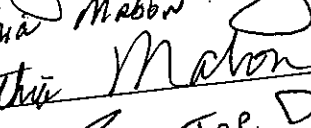
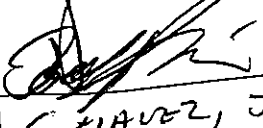
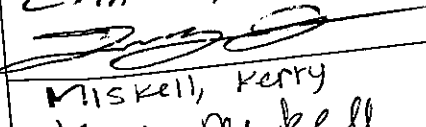
PETITION Lantern Place

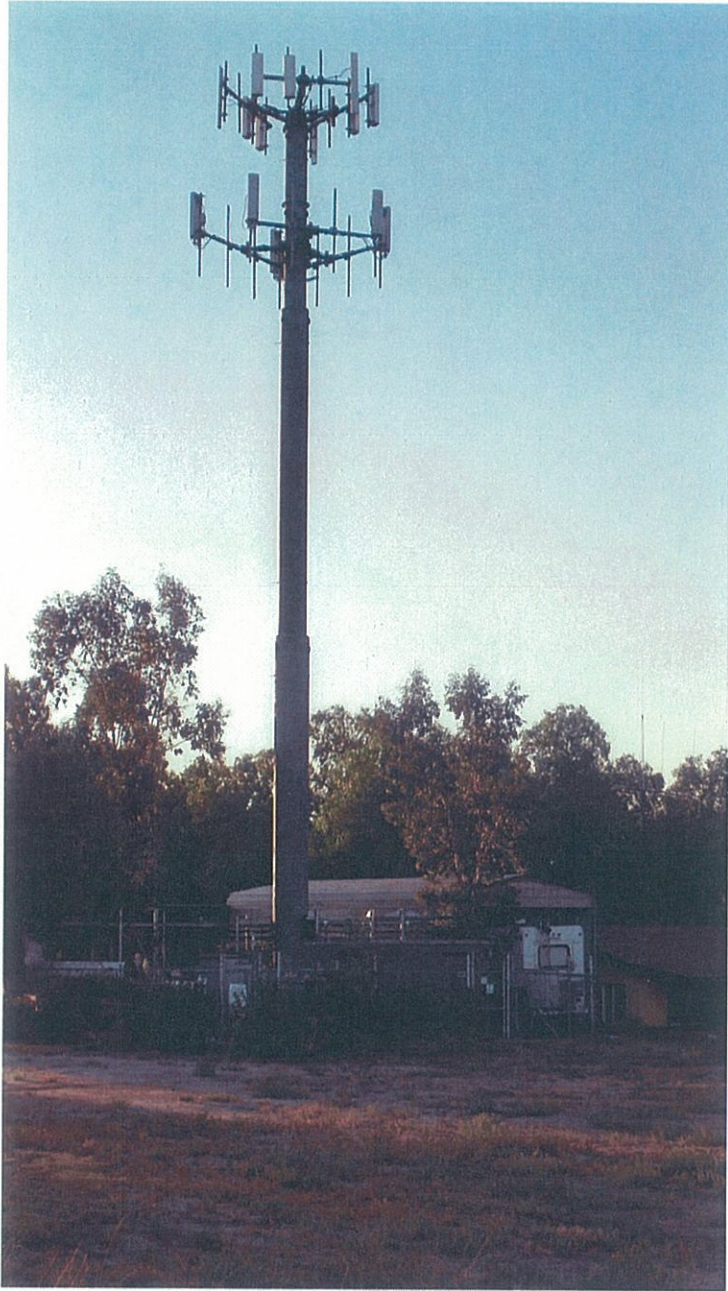
"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

PRINT NAME/SIGNATURE	ADDRESS	DATE
Barbara J. Stowe Barbara Stowe	8255 Lantern Pl. Riverside	9-11-10
CHRIS GUTIERREZ	8241 LANTERN PL, RN, 92508	9/11/10
Tyler Jerome	8229 lantern pl	9/11/10
Imelda Santana	8215 Lantern Pl RivCA ⁹²⁵⁰⁸	9/11/10
Emie de Saiz	8214 LANTERN PL. Riv. CA 92508	9/11/10
Tom Baxter	8232 LANTERN PL. Riverside, CA ⁹²⁵⁰⁸	9/11/10
Dennis Wenger Dennis Wenger	8242 LANTERN PL Riv ⁹²⁵⁰⁸	9/11/10
Lisa Ramirez	8270 Lantern Pl. Riverside ⁹²⁵⁰⁸	9/11/10

PETITION Carriage Court

"We, the undersigned, strongly oppose the installation of any additional antennas and ground equipment to the existing 88'6" monopole at 15209 Wood Rd. (Plot #24594), Riverside CA. We strongly oppose any further expansion on this site due to the following concerns: THE CLOSE PROXIMITY TO THE CHILDREN AT JOHN F. KENNEDY ELEMENTARY SCHOOL; HEALTH ISSUES; NOISE LEVELS; THE THREAT OF DECREASED PROPERTY VALUES; AND THE CHRONIC FAILURE OF ROYAL STREET COMMUNICATIONS TO PROPERLY MAINTAIN THE PROMISED LANDSCAPING OF THE LEASED SITE."

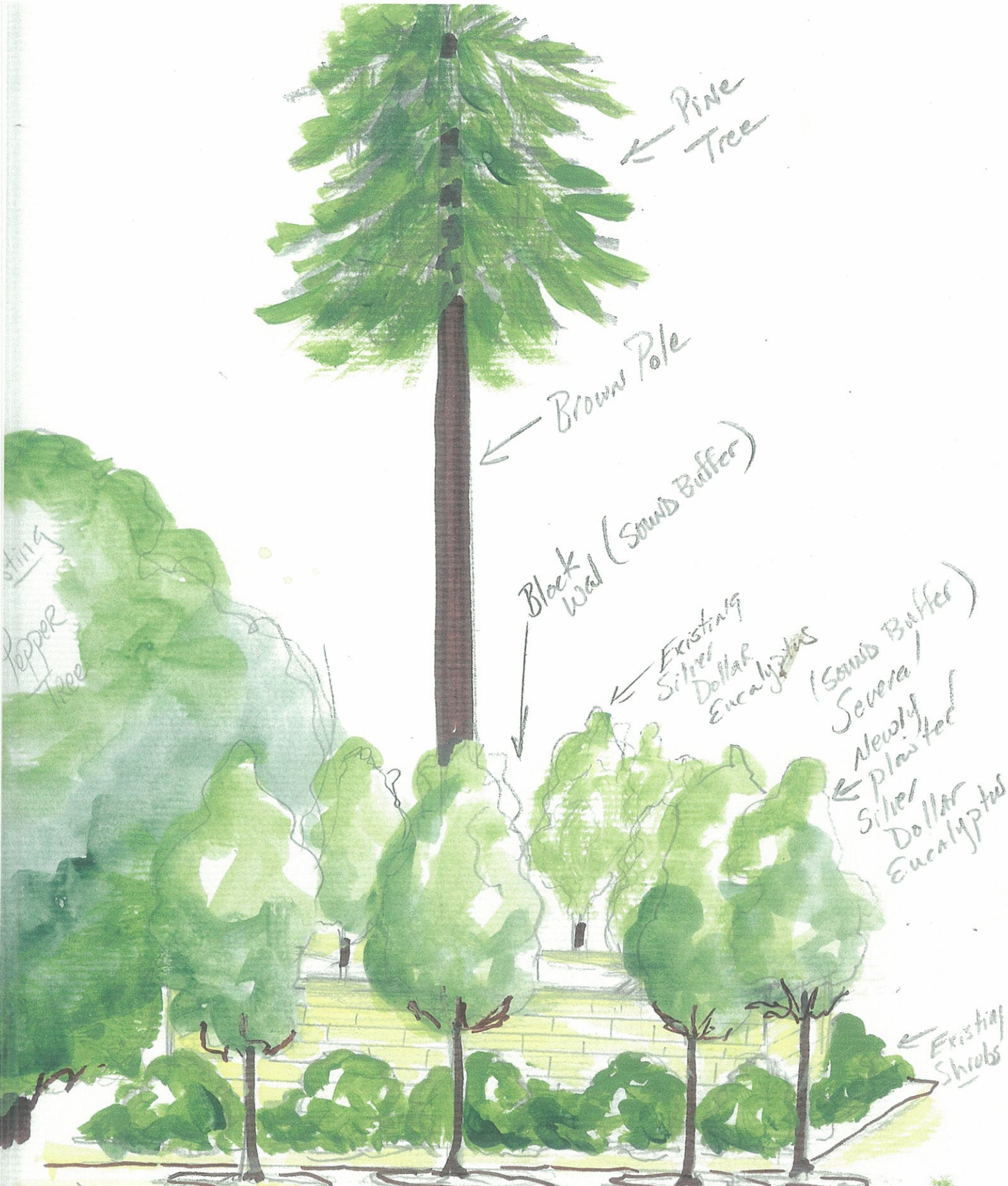
PRINT NAME/SIGNATURE	ADDRESS	DATE
Keith Boucher 	8345 Carriage Ct Riverside CA 92508	9/7/2010
Patricia Boucher 	8345 Carriage Ct. Riverside 92508	9/7/10
Lenny Berz 8328 Carriage Ct 	8328 Carriage Ct Riv 92508	9/7/10
Beth Lohr 	8302 Carriage Ct Riv 92508	9/7/10
Theresa Swinney 	8310 Carriage Ct. Riv 92508	9-10-11
Cynthia Mabon 	8318 Carriage Ct. Riv. 92508	9-10-
Joe Dorkin 	8348 Carriage Ct. Riv 92508	9-11-
Chavez, Jenny 	8309 CARRIAGE CT	9-12-
Miskell, Kerry Kerry Miskell	8317 Carriage Ct	9/12/1











← Pine Tree

← Brown Pole

← Black Wall (Sound Buffer)

← Existing Silver Dollar Eucalyptus

(Sound Buffer) Several

← Newly Planted Silver Dollar Eucalyptus

← Existing Shrubs

Existing Upper Tree

Drip Irrigation

NOTICE OF PUBLIC HEARING

Health

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24594 – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: September 20, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

Please Help STOP
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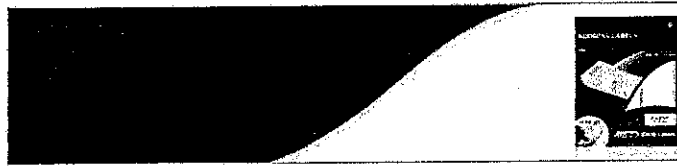
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Home > Business Journals > Appraisal Journal

The effect of distance to cell phone towers on house prices in Florida.

By Sandy Bond | Appraisal Journal - Fall, 2007

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ABSTRACT

This article outlines the results of a study carried out in Florida in 2004 regarding the effect that cell phone tower proximity has on residential property prices. The study involved an analysis of residential property sales transaction data. Both GIS and multiple regression analysis in a hedonic framework were used to determine the effect of linear distance of homes to towers on residential property prices. The results of the research show that prices of properties decreased by just over 2%, on average, after a tower was built. This effect generally diminished with distance from the tower and was almost negligible after about 656 feet.

The siting of cellular phone transmitting antennas, their base stations, and the towers that support them (towers) is a public concern due to fears of potential health hazards from the electromagnetic fields that these devices emit. Negative media attention to the potential health hazards has only fueled the perception of uncertainty over the health effects. Other regularly voiced concerns about the siting of these towers are the unsightliness of the structures and fear of lowered property values. However, the extent to which such attitudes are reflected in lower property values affected by tower proximity is controversial.

This article outlines the results of a cell phone tower study carried out in Florida in 2004 to show the effect that distance to a tower has on residential property prices. It follows on from several New Zealand (NZ) studies conducted in 2003. (1) The first of the NZ studies examined residents' perceptions toward living near towers, while the most recent NZ study adopted GIS to measure the impact that distance to a tower has on residential property prices using multiple

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regression analysis in a hedonic pricing framework. The study presented in this article was conducted to determine if homeowners in the United States make price adjustments that are similar to those of NZ homeowners when buying properties near towers, and hence, whether the results can be generally applied.

The article commences with a brief literature review of the previous NZ studies for the readers' convenience. The next section describes the research data and methodology used. The results are then discussed. The final section provides a summary and conclusion.

Literature Review

Property Value Effects

First, an opinion survey by Bond and Beamish (2) was used to investigate the current perceptions of residents towards living near towers in the case study city of Christchurch, New Zealand, and how this proximity might affect property values. Second, a study by Bond and Wang (3) that analyzed property sales transactions using multiple regression analysis was conducted to test the results of the initial opinion survey. It did this by measuring the impact of proximity to towers on residential property prices in four case study areas. The Bond and Xue (4) study refined the previous transaction-based study by including a more accurate variable to account for distance to a tower.

The city of Christchurch was selected as the case study area for all the NZ studies due to the large amount of media attention this area had received in recent years relating to the siting of towers. Two prominent court cases over the siting of towers were the main cause for this attention. (5) Dr. Neil Cherry, a prominent and vocal local professor, brought negative attention to towers by regularly publishing the possible health hazards relating to these structures. (6) This media attention had an impact on the results of the studies outlined next.

The Opinion Survey

The Bond and Beamish opinion survey study included residents in ten suburbs: five case study areas (within 100 feet of a cell phone tower) and five control areas (over 0.6 of a mile from a cell phone tower). Eighty questionnaires (7) were distributed in each of the ten suburbs in Christchurch (i.e., 800 surveys were delivered in total). An overall response rate of 46% was achieved.

The survey study results were mixed, with responses from residents ranging from having no concerns to being very concerned about proximity to a tower. In both the case study and control areas, the impact of proximity to towers on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a tower, over one-third (38%) of the control group respondents would reduce the price of their property by more than 20%. The perceptions of the case study respondents were less negative, with one-third of them saying they would reduce price by only 1%-9%, and 24% would reduce price by between 10% and 19%.

Transaction-Based Market Study

The Bond and Wang market transaction-based regression study included 4283 property sales, in four suburbs, that occurred between 1986 and 2002 (approximately 1000 sales per suburb). The sales data from before a tower was built was compared to sales data after a tower had been built to determine any variance in price, after accounting for all the relevant independent variables.

Interestingly, the effect of a tower on price (a decrease of between 20.7% and 21%) was very similar in the two suburbs where the towers were built in 2000, after the negative media publicity given to towers following the two legal cases outlined above. In the other two suburbs, the results indicated a tower was either insignificant or increased prices by around 12%, where the towers had been built in 1994, prior to the media publicity.

The main limitation affecting this study was that there was no accurate proximity measure included in the model. A subsequent study was performed using GIS analysis to determine the impact that distance to a tower has on residential property prices. The results from that study are outlined next.

Proximity Impact Study

The Bond and Xue study conducted in 2004 involved analysis of the residential transaction data using the same hedonic framework as the previous Bond and Wang study. It also included the same data as the previous study, but added six suburbs to give a total of ten suburbs: five suburbs with towers located in them and five control suburbs without towers. In addition, the geographical (x, y) coordinates that relate to each property's absolute location were included. A total of 9,514 geocoded property sales were used (approximately 1000 sales per suburb).

In terms of the effect that proximity to a tower has on price the overall results indicate that this is statistically significant and negative. Generally, the closer a property is to the tower, the greater the decrease in price. The effect of proximity to a tower reduces price by 15% on average. This effect is reduced with distance from the tower and is negligible after 1000 feet.

The study reported here, outlined next, adds to the growing body of evidence and knowledge from around the world on property value effects from cell phone towers.

Florida Market Study

The Data

Part of the selection process was to find case study areas where a tower had been built that had a sufficient number of property sales to provide statistically reliable and valid results. Sales were required both before and after the tower was built to study the effect of the existence the tower had on the surrounding property's sale prices.

Case study areas were selected using both GIS maps that showed the location of cellular phone towers, and sale price and descriptive data about each property located in Orange County. The maps and sales data were obtained from the Florida Geographic Data Library (FGDL). (8)

Approximately 60% of the towers located in Orange County were constructed between the years 1990 and 2000. Additionally, frequency distributions of properties sold during that period indicate that twenty of the towers have the greatest potential for impact on the price of residential properties, based on the greatest number of residential properties close to each tower. These twenty towers were selected to construct a data set for the study.

Parcel data recorded in the FGDL was collected from the Office of the Property Appraiser for Orange County, Florida. (9) Residential properties that sold between 1990 and 2000 (the years the towers were constructed) and that are closest to the twenty towers were selected. Areas close to Interstate 4 and limited access roads were avoided to ensure sale prices (i.e., home buyers' choices) were not affected by highway access or traffic noise variables. Similarly, properties south of Colonial Drive were avoided due to the lower socioeconomic nature of that location. The final areas were selected after site visits had been made to verify that each mapped tower existed, to confirm the location of the homes to the tower, and to ensure nonselected towers were not located near the homes that might impact on the study results. Overall, 5783 single-family, residential properties were selected from northeast Orange County (see the Location Map in the Appendix).

Variables

The study investigates the potential impact of proximity to a tower on the price of residential property, as indicated by the dependant variable SALE_PRICE. (10) The study controls for site and structural characteristics by assessing the impact of various independent variables. The independent data set was limited to those available in the data set and known to be related to property price, based on other well-tested models reported in the literature and from valuation theory. The independent variables selected include lot size in square feet (LOT), floor area of the dwelling in square feet (SQFT), age of the dwelling in years (AGE), the time of construction (AFTER_TWR), the closest distance of each home to the associated tower (DISTANCE), and the dwelling's absolute location is indicated by the Cartesian coordinates (XCOORD) and (YCOORD). (11)

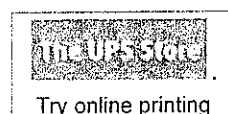
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NOTE: All illustrations and photos have been removed from this article.

Marketplace



Cell Towers Are Dangerous. We Believe You Have the Right to Know.



Cell Towers

Millions love their cell phones, but are uninformed of their real dangers. [Learn the Truth @ DiscoverRealAnswers.com](http://DiscoverRealAnswers.com)

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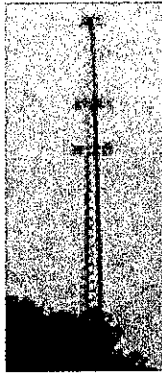
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Outside Radiation Sources are Making Millions Sick!

Cell Towers are Extremely Dangerous.

Unfortunately, whether you're a cell phone user or not you are under constant attack, being bombarded by radiofrequency microwave (RF/MW) radiation that's emitted into the environment from distant and nearby cell towers, other people's cell phones, other wireless devices, satellite, even radar. This non-thermal form of radiation is thought by many to be much more detrimental to human health than thermal radiation, which is used to cook microwave ovens.

The Human Body operates on electrical impulses and is electrically sensitive to outside influences. Radiofrequency microwave (RF/MW) radiation, which is used to transmit wireless signals and is emitted from cell towers, influences and interfere with the body's natural functioning. Dr. Henry Lai, leading researcher in this field and head of Washington University's bioengineering department states, "There is no question that radiofrequency radiation affects functions and living organisms."

Scientists and researchers have been studying the effects of RF/MW radiation long before cell phones or cell towers ever existed. As early as the late 1960s, studies have repeatedly shown that **even small doses**

- Open the Blood-Brain Barrier which allows dangerous toxins into the brain which can lead to headaches, increased intracranial pressure, irreversible brain damage.
- Heat the Head.
- Damage Brain Tissue.
- Disrupt Brain Activity.
- Alter Brain Waves.
- Distort Brain Chemistry.
- Damage DNA.
- Reverse Cell Membrane Polarity.

Since then, over 15,000 published scientific studies have shown that RF/MW radiation exposure adversely affects people physically, mentally, and emotionally, disrupting the fundamental operation of the neurological, gastrointestinal, cardiovascular, reproductive, respiratory, and immune systems. Studies have also confirmed that cellular radiation exposure at the microwave level causes DNA damage, significantly increases cancer risk, and accelerates cancer growth. For more information visit provenillnesses.com.

The environment has never been as polluted as it is today with this hazardous form of radiation. Cell towers are one of the primary contributors of the radiation being released into our environment. The competition between cell phone companies is fierce; hundreds of towers are being erected each day just to

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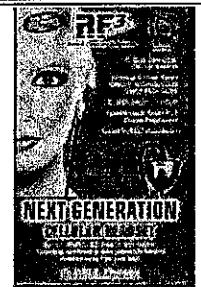
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RF/MW radiation entering the brain and damaging sensitive cells while offering just to

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keep up with the high demand for service and to eliminate dropped calls. This also means that the RF/MW radiation which is used to transmit cell phone and other wireless signals is constantly being emitted from these towers. These signals are exposing everyone within a five mile radius on a constant, uninterrupted, 24/7, 365 days a year operating schedule.

comfort and crystal clear sound.

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The invisible rays from the RF/MW radiation being emitted from these cell towers secretly invades the human body and is affecting the health and lives of numerous people without them even being aware of the source of their ailments. Western doctors are also uniformed of the disease which the rest of the world recognizes and has appropriately labeled Microwave Sickness. Since October 2002, more than one hundred German doctors have signed a document stating they've noticed a tremendous increase in patients with health concerns related to cell phone and chronic cell tower radiation exposure (Microwave Sickness).

Multiple studies worldwide have been conducted on people who work, reside, or attend school in close proximity of cell towers. Although adverse health effects have been observed in individuals living as far as five miles away from active cell towers, those who live, work, or attend school closest to the radiating towers experience the highest degree of exposure which corresponds to increased evidence of adverse health effects.

Students who attend schools where cell towers are placed nearby, have a significant slowing of reaction time, difficulty concentrating and learning, mood swings, and reduced memory.

Germany's Bavarian State Government funded a study on cell towers, their placement, and the effects of their emissions. They reported a significant drop in yield and "extraordinary behavior disorders" in dairy cattle shortly after nearby cell towers were erected and transmitting signals. Both abnormalities returned to normal after the cattle were relocated to an area away from the cell towers!

Close range exposure to microwaves from cell phone towers has evoked symptoms of Microwave Sickness in humans shortly after signal transmissions began. Radiation exposure is significantly increased with each additional panel, lobe, or cone that's attached to its mast. Sensitivity and response to the RF/MW radiation signals vary among individuals. Adverse health effects are cumulative and worsen over time with increased exposure; permanent, irreversible damage can take place in as little as 5 years.

Microwave Sickness is the universal term for those who become ill from radiofrequency microwave (RF/MW) radiation exposure from cell phones, cell towers, radar, satellite, other wireless devices, or a combination. Symptoms begin innocent enough and at first, usually with headaches and fatigue, which are easily attributed to stress. Unfortunately, it doesn't take long before these acute irritants turn into a debilitating, chronic illness. The only way to effectively relieve the symptoms of Microwave Sickness is to eliminate all sources of exposure and with active towers placed every few miles this can be extremely difficult to do...if not impossible. Since RF/MW radiation weakens the body's immune system, drugs may only help for a short time. Symptoms of Microwave Sickness are cumulative and intensify in effect and frequency with continued exposure.

Common Symptoms of Microwave Sickness
resulting from RF/MW radiation exposure include:

- Fatigue
- Headache
- Anxiety
- Irritability
- Aggressive Behavior

- Attention Deficit; Concentration Difficulties
- Confusion
- Learning Difficulties
- Weakening of the Immune System
Making it more difficult to fight illness and disease on your own.
Reduces the effectiveness of prescription drugs.
- Depression
- Dizziness
- Decrease in Libido
- Short Term Memory Loss
- Slowed Reaction Time
- Reduction Physical Performance & Endurance
- Changes in Blood Pressure
- Calcium Ions Alterations
Calcium Ions cause the heart to contract.
- Melatonin Reduction
Melatonin regulates our wake/sleep cycle, our heart beat, and is our most powerful naturally produced anti-oxidant, a vital cancer-preventing hormone.

A reduction of melatonin...

- Disrupts sleep/wake cycle leading to significant sleep disturbance and insomnia.
- Kills cells.
- Damages DNA.
- Promotes premature aging.
- Causes neurological damage
- Provokes reproductive disorders
- Increases cancer risk
- Disrupts the normal functioning of vital organs such as the brain, heart, lungs, reproductive organs and the immune system.
- Since melatonin regulates the heart beat and calcium ions cause the heart to contract, interference of either function greatly increases the risk of heart disease and heart attack.
- Melatonin levels increase when exposure is eliminated.

- Increased Cancer Risk

- A significantly elevated risk of cancer and leukemia in those who live, work, or attend school within 1km of a cell tower.
- Studies completed in San Francisco, Australia, Hawaii, Italy, Great Britain, and the U.K., all confirm similar results.
- Exposure accelerates cancer growth.
- Childhood leukemia mortality rate is higher in a 5 mile radius of cell towers.
- Cancer risk declines with distance.

Unlike cell phones, which direct its harmful radiation straight into your ear canal and into your brain, cell tower emissions irradiate your entire body. The good news is that it's easier for your body as a whole to dissipate the radioactive energy, rather than having it focused at any one area. The bad news is that cell tower emissions are much more intense and as mentioned earlier, the constant bombardment of its microwaves has, and continues to, debilitate the health and livelihood of millions throughout the world.

And if the Permanent Damage
Resulting from Microwave Sickness and
the Acceleration of Cancer isn't Bad Enough,
Consider This...

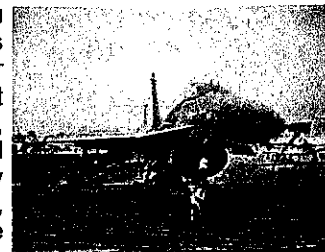
As a way to overcome any potential problems that may interrupt the steady and rapid erection of cell towers throughout the nation, the cellular industry established **The 1996 Telecommunications Act (Law)**. This act **limits the ability of local communities and residents to resist the placement of cell towers due to health concerns.**

Remember our government does not govern the cellular industry, they have been given the authority by our government to govern themselves. Therefore, if tower placement benefits the cell company, we don't have a leg to stand on, our concerns simply don't matter. Now what happened to freedom of speech? And if these towers weren't hazardous to our health, why would such a Law be necessary?

If Radiofrequency Microwave Radiation Isn't Harmful...
then why have the Japanese, the Russians,
and Now the Americans
Employed it in their Military Weapons?

*How Can Something Be Classified as A Weapon
if it's Not Harmful?*

Knowing that someone has the ability to cook you alive, change your behavior, or get you to do things you would otherwise never do, without your knowledge or consent is frightening. Realizing that it is also possible for someone to project sounds, voices, thoughts, and feelings into your head without your knowledge or awareness is seriously disturbing. This is no longer a futuristic possibility, these tactics are being used in warfare around the world today.



Radiofrequency microwave (RF/MW) radiation, like that which is used to transmit signals from cell towers to and from your cell phone are so powerful and destructive that they are being implemented into today's military weapons. By directing this non-thermal radiation at enemy troops the aggressor has the ability to easily impose confusion, headaches, fatigue, and anxiety. Inaudible, yet understood voice messages to promote behavior changes can also be projected into the minds of the enemy. This was even a consideration to be employed on sect leader David Koresh in Waco, TX to make him release his hostages.

Employing this type of military weapon would be debilitating to any enemy and certainly has the capability of driving them mad. The History Channel recently ran a segment about how the Japanese developed their "Death Ray" using radiofrequency microwaves in the 1950s. I was informed that the Russians used this technology in war time on the Afghanistan people to control their behavior. Remember no heating or discomfort is ever detected with RF/MW radiation, therefore victims are completely unaware of the danger they're faced with.

In 1985 CNN TV ran a special segment on Russian Electromagnetic Weapons. They discussed the awesome power and the unparalleled degree of destruction that can be achieved by directing RF/MW radiation at various targets. If the target is people...this energy could "cook" them to death as if they were in a microwave oven. Computers, communication devices, airplanes, missiles, and other electronic equipment can easily become disabled. This radiation, like that emitted from cell phones and aimed directly at your head with every use, also has the capability to produce explosions just as powerful and devastating as a nuclear explosion without the radioactivity!

Late 1994 the U.S. government began testing their HAARP project in Alaska. It is one of the most powerful radar system's in the world. Its capabilities include heating the ionosphere to change its altitude, by sending out electromagnetic signals and having them return to any part of the world they choose. The frequencies used are those which have been proven to affect the human nervous system and HAARP does have the capability to influence and control the human mind. Although the U.S. government insists that its purpose is strictly scientific, many factors point to its potential for military use.

RF/MW radiation is powerful and dangerous, yet the cellular giants continue to brainwash us into believing it's all safe.?

[Click Here for References and More on Weapons Using RF/MW Radiation](#)

[Click Here for More Resources about Cell Towers](#)

The realization of this tragedy is truly frightening. In a very short period of time we will no longer be able to run or hide from dangerous cell tower emissions and the devastating effects that have been shown to occur just a few short years after they become active. One must ponder, "What will become of us?" Worse yet, "What will become of our children?"

Remember most of what you hear about cell phone dangers is directly from an industry that wants to keep their secrets hidden and their bank accounts full.

We encourage you to read through this entire web site, check out our [safety products](#), our 600+ [resources](#), and [safety tips](#).

We know you won't give up your phone, we don't want you to. We simply want you to be informed and be safe - You Have A Right to Know! If you value what you've learned, please share this web site with a friend.

email them this link: www.DiscoverRealAnswers.com

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Agenda Item No.: 4.3
Area Map: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Directors Hearing: October 4, 2010
Continued From: July 25, 2005

Environmental Impact Report No. 450
Plot Plan Nos. 16979, 17788, 18875, 18876,
18877 and 18879
Applicants: Investment Building Group, RGA
Office of Architectural Design, Obayashi
Corp. and OC Real Estate Management LLC
Engineers/Representatives: William
Simpson & Assoc., Inc. and KCT
Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 450 analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879.

Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 17788 proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

FURTHER PLANNING CONSIDERATIONS:

July 25, 2005

The project was continued from the July 25, 2005 Director's Hearing in order to allow the applicant additional time to address transportation and air quality impacts, and prepare empirical data on traffic generation for existing facilities, similar to those proposed for PP18876 and PP18877. Since then, the environmental impact report has been re-circulated in compliance with CEQA Guidelines.

ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 450):

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Planning Director will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

Air Quality (cumulative impacts: indirect) – In the long-term, the project's vehicular-related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's established significance levels for Mobile Source Emissions.

Noise (cumulative impacts) – The project's traffic will contribute incrementally to the existing noise environment which on some affected roadway segments already exceeds County noise standards.

Transportation and Traffic (cumulative impacts) – The increase in traffic will potentially result in significant impacts to intersections and roadway segments which are currently operating at unacceptable levels.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing Land Use: | Vacant Land |
| 2. Surrounding Land Use: | Warehousing to the north, warehousing and State Highway 60 to the south, warehousing and single family residences to the east and west. |
| 3. Existing Zoning: | Manufacturing-Medium (M-M) and Industrial Park (I-P) |
| 4. Surrounding Zoning: | Manufacturing-Medium (M-M) to the north, Manufacturing-Medium (M-M), Industrial Park (I-P) and One-Family Dwelling (R-1) to the south and west, Manufacturing-Medium (M-M) and Watercourse, Watershed and Conservation Areas (W-1) to the east. |
| 5. General Plan Land Use: | Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north and east, Community Development: Light Industrial |

- (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south and west.
7. Project Data: Total Acreage: 65.05 Gross / 60.37 Net
Floor Area Ratio: 0.40
Total Number of Buildings: 25
Total Building Area: 1,128,237 Square Feet
Total Landscape Area: 420,685 Square Feet (15%)
Total Parking Spaces: 1,427
Total Trailer Parking Spaces: 30
Total Loading Docks: 123
8. Environmental Concerns: See attached Environmental Impact Report No. 450

RECOMMENDATIONS:

ADOPTION of **RESOLUTION NO. 2010-006** for **ENVIRONMENTAL IMPACT REPORT NO. 450**, which has been completed in compliance with CEQA Guidelines;

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 450**, based on the findings incorporated in the staff report, and subject to resolution adoption by the Planning Director certifying the Environmental Impact Report; and,

APPROVAL of **PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The proposed project is consistent with the Manufacturing-Medium (M-M) and Industrial Park (I-P) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area) and the Mira Loma Warehouse/Distribution Center Policy Area.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Planning Director will be required to adopt a statement of overriding findings for unavoidable impacts to Air Quality, Noise and Transportation and Traffic.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental impact report, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, planned industrial park, is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north and east, Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south and west.
4. The zoning for the subject site is Manufacturing-Medium (M-M) and Industrial Park (I-P).
5. The proposed use, planned industrial park, is a permitted use, subject to approval of a plot plan in the Manufacturing-Medium (M-M) and Industrial Park (I-P) zones.
6. The proposed use, planned industrial park, is consistent with the development standards set forth in the Manufacturing-Medium (M-M) and Industrial Park (I-P) zones.
7. The project site is surrounded by properties which are zoned Manufacturing-Medium (M-M) to the north, Manufacturing-Medium (M-M), Industrial Park (I-P) and One-Family Dwelling (R-1) to the south and west, Manufacturing-Medium (M-M) and Watercourse, Watershed and Conservation Areas (W-1) to the east.
8. Within the vicinity of the proposed project there is warehousing to the north, warehousing and State Highway 60 to the south, warehousing and single family residences to the east and west.
9. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
10. The proposed project is consistent with the objectives of the Mira Loma Warehouse/Distribution Center Policy of the Jurupa Area Plan.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. Environmental Impact Report No. 450 identified the following potentially significant impacts:

- a. Aesthetics
- b. Air Quality
- c. Biological Resources
- d. Cultural Resources
- e. Hazards & Hazardous Materials
- f. Hydrology/Water Quality
- g. Noise
- h. Transportation/Traffic
- i. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality, Noise and Transportation and Traffic could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00450.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Jurupa Community Service District;
 - e. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area);
 - g. The Mira Loma Warehouse/Distribution Center Policy Area;
 - h. A High Paleontological Potential (High B);
 - i. An Area Moderate Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041.
5. This project was filed with the Planning Department on March 2, 2001 for PP16979; April 2, 2002 for PP17788; September 11, 2003 for PP18875 PP18876, PP18877 and PP18879; and December 12, 2002 for EIR00450.
6. This project was reviewed by the Land Development Committee 7 times on the following dates April 5, 2001 and May 12, 2005 for PP16979; May 2, 2002 and May 12, 2005 for PP17788; November 13, 2003 and May 12, 2005 for PP18875; November 13, 2003, February 1, 2007 and June 28, 2007 for PP18876 and PP18877; November 13, 2003, February 1, 2007 and July 5, 2007 for PP18879.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$252,166.31.

2
3 **PLANNING DIRECTOR’S RESOLUTION NO. 2010-006**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450**
5 **AND APPROVING**
6 **PLOT PLAN NO. 16979**
7 **PLOT PLAN NO. 17788**
8 **PLOT PLAN NO. 18875**
9 **PLOT PLAN NO. 18876**
10 **PLOT PLAN NO. 18877**
11 **PLOT PLAN NO. 18879**

12 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
13 hearing was held before the Riverside County Planning Director in Riverside, California on October 4,
14 2010 to consider Plot Plan No. 16979, Plot Plan No. 17788, Plot Plan No. 18875, Plot Plan No. 18876,
15 Plot Plan No. 18877 and Plot Plan No. 18879; and,

16 **WHEREAS**, all the provisions of the California Environmental Quality Act (“CEQA”) and
17 Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact
18 Report (EIR) No. 450, prepared in connection with Plot Plan No. 16979, Plot Plan No. 17788, Plot Plan
19 No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879 (collectively referred to
20 alternatively herein as “the Project”), is sufficiently detailed so that all the potentially significant effects
21 of the Project on the environment and measures necessary to avoid or substantially lessen such effects
22 have been evaluated in accordance with the above referenced Act and Procedures; and

23 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
24 public and affected government agencies; now, therefore,

25 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Director of
26 the County of Riverside, in regular session assembled on October 4, 2010 that:

- 27 A. Plot Plan No. 16979 proposes to develop an industrial building with a total building area
28 of approximately 200,731 square feet with approximately 190,731 square feet of
warehouse space and 10,000 square feet of office space¹ on an approximately 11.01 gross

¹ The EIR states that the Plot Plan 16979 would consist of approximately 200,706 square feet, consisting of approximately 190,706 square feet of warehouse space and 10,000 square feet of office space; the final Plot Plan exhibit is consistent with these approximations and shows that the final square footage will be 200,731 square feet, of which 190,731 square feet will be warehousing and 10,000 square feet will be office. (Draft EIR, Figures 1.0-6 and 3.0-7; Appendix B, Part 1 [Air Quality Impact Analysis] Figure 2; Appendix B, Part 2 [Health Risk Assessment] Figure 2; Appendix J [Traffic Study] Figures 2-B

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 9/12/10
KARIN WATTS-BAZAN

1 acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area
2 ratio).

3 B. Plot Plan No. 17788 proposes to develop an industrial building with a total building area
4 of approximately 426,212 square feet with 418,212 square feet of warehouse space and
5 8,000 square feet of office space on an approximately 20.48 gross acre site with a floor
6 area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

7 C. Plot Plan No. 18875 proposes to develop an industrial building with a total building area
8 of 104,210 square feet with approximately 93,350 square feet of warehouse space and
9 10,860 square feet of office space on an approximately 5.99 gross acre site with a floor
10 area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

11 D. Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total
12 building area of 97,010 square feet with 83,810 square feet of storage space and 13,200
13 square feet of office space on an approximately 6.83 gross acre site with a floor area ratio
14 of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

15 E. Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total
16 building area of approximately 144,594 square feet with 92,094 square feet of storage
17 space and 52,500 square feet of office space² on an approximately 12.75 gross acre site
18

19 and 6-B.) Accordingly, this minor square footage clarification between the approximated square footage and the final square
20 footage is a total of only 25 square feet, which amounts to a difference of only 0.01%. This clarification does not change the
21 results of the EIR's environmental analysis, because the EIR and its technical appendixes fully and correctly analyzed Plot
22 Plan 16979's full impact. First, and to give a worst-case approximation for impacts, both the traffic and air quality studies
23 treated the entire acreage of Plot Plan 16979 as warehouse uses, and that acreage has not changed between the EIR and the
24 final Plot Plan exhibit. (See Traffic Study at p. 4.2 and Air Quality Analysis, App. A [URBEMIS 2007 output files].)
25 Additionally, both the traffic and air quality studies used the Plot Plan's full square footage for purposes of analysis. (Traffic
26 Study at p. 4.2 [using 200.7 thousand square feet]; Air Quality Analysis, Appendix A [Urbemis 2007 Output Files] [using
27 200.71 thousand square feet].) Finally, the Health Risk Assessment likewise shows that it was based on the worst-case
28 scenario square footage. (HRA App. A [Dispersion Modeling Parameters] [basing analysis on Plot Plan 16979 with 200,731
square feet].) Accordingly, the EIR's analyses and disclosures were based on an accurate square footage of Plot Plan 16979
and are fully adequate under CEQA. No recirculation of the EIR is required. (State CEQA Guidelines, § 15088.5
[Recirculation is only required where there is "significant new information" – meaning new significant impacts or other
similar changes in the EIR's significance conclusions – and not when information "merely clarifies or amplifies" the EIR's
analysis.])

² Although the EIR says in several places that Plot Plan 18877 would be approximately 150,650 square total feet, consisting
of 36,988 square feet of office uses and 113,662 square feet of storage, these figures are being clarified through these written
findings to be consistent with the Plot Plan 18877 maps disclosed in the EIR. (E.g., Draft EIR Figures 1.0-8 and 3.0-9
[Depicting Plot Plan 18877]; Draft EIR App. B, Part 2 [Health Risk Assessment Depicting Plot Plan 18877].) Accordingly,
Plot Plan 18877 shall consist only of the lesser square footage of approximately 144,594 square feet. This clarification does

1 with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

- 2 F. Plot Plan No. 18879 proposes to develop an industrial building with a total building area
3 of 155,480 square feet with 145,480 square feet of warehouse space and 5,000 square feet
4 of office space and 5,000 square feet of mezzanine space on a 7.99 gross acre site with a
5 floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

6 **BE IT FURTHER RESOLVED** by the Riverside County Planning Director that the following
7 environmental impacts associated with the Project are potentially significant unless otherwise indicated,
8 but each of these impacts will be avoided or substantially lessened by the identified mitigation measures.
9 Cumulative impacts were analyzed for the proposed Project through a “summary of Projections”
10 approach, based on information contained in the Riverside County Integrated Project (RCIP) General
11 Plan Final Program EIR and Draft Program EIR (SCH No. 20022051143) certified by the Riverside
12 County Board of Supervisors on October 7, 2003.

13 G. Aesthetics

14 1. Impacts:

15 The Project would not have a substantial effect upon a scenic highway corridor
16 within which it is located. (Draft EIR, p. 4.1-6.) The Project site is located north
17 of State Route 60, east of Etiwanda Avenue, south of Philadelphia Avenue, and
18 west of the San Sevaine Flood Control Channel. The proposed Project has access
19 on Hopkins Street, De Forest Circle, and Dulles Drive within the Mira Loma
20 Commerce Center. None of these roads are designated as a State or County
21 Scenic Highway, and the Project site is not located within a scenic highway
22 corridor. The nearest “State Eligible” Scenic Highways are State Route 91 west
23

24 not change the results of the EIR’s environmental analysis, because the EIR and its technical appendices and analyses fully
25 and correctly analyzed the 144,594 square feet figure – which included 92,094 square feet of storage and 52,500 square feet
26 of office space. (E.g., Draft EIR p. 4.15-12 and Draft EIR App. J p. 4-1 through 4-2 [traffic analysis was based on total Plot
27 Plan acreage and therefore accounted for all trips]; Draft EIR p. 4.3-37, Draft EIR App. B, Part 1, Final EIR § 5.0, App. A at
28 pp. 71 and 79 [Air Quality Analysis accounted for all Project impacts, including full traffic counts for Plot Plan 18877].)
Accordingly, the EIR’s analyses and disclosures were based on the 144,594 square feet and are fully adequate under CEQA.
Accordingly, no recirculation of the EIR is required. (State CEQA Guidelines, § 15088.5 [Recirculation is only required
where there is “significant new information” – meaning new significant impacts or other similar changes in the EIR’s
significance conclusions – and not when information “merely clarifies or amplifies” the EIR’s analysis.])

1 from Interstate 15, and Interstate 15 south from State Route 91 Interchange, as
2 shown on Figure C-9 of the Riverside County Integrated Project (RCIP). The
3 nearest Officially Designated State Scenic Highways are State Route 91 (from
4 Anaheim to State Route 55) approximately 18 miles southwest of the Project site,
5 and State Route 243 approximately 30 miles west of the Project site. For these
6 reasons, it can be concluded that the proposed Project will not have a substantial
7 effect upon a scenic highway corridor, and no Project-specific mitigation
8 measures are required since no significant adverse impacts are anticipated.

9 The proposed Project would not substantially damage scenic resources and would
10 not result in the creation of an aesthetically offensive site open to public view.
11 (Draft EIR, P. 4.1-7.) Implementation of the proposed Project will involve the
12 development of parcels within an existing industrial park, with potential visual
13 impacts of industrial buildings and processing facilities, truck, and material
14 storage. Upon completion of the proposed Project, these potential impacts will be
15 alleviated with the installation of required setbacks and landscaping, as required
16 by the County of Riverside and the approved Mira Loma Commerce Center
17 Design Guidelines development standards, and the Project will be conditioned to
18 incorporate the use of trees along streets and in parking areas in accordance with
19 the approved Mira Loma Commerce Center Design Guidelines and Ordinance No.
20 348 requirements. The proposed Project site is primarily visible from the public
21 vantages along the State Route 60, bordering to the south, and from Etiwanda and
22 Philadelphia Avenues, to the west and north. Compliance with Riverside County
23 development standards and the approved Mira Loma Commerce Center Design
24 Guidelines will require setbacks and landscaping and irrigation improvements for
25 all parcels of the Mira Loma Commerce Center, and landscaping improvements
26 will be incorporated into parking areas. The improvements will effectively screen
27 a significant portion of the industrial operations from public view. Landscaping
28

1 and placement of existing industrial buildings will provide visual screening.
2 (Draft EIR, p. 4.1-7.) Physical changes are anticipated to be similar in nature to
3 physical alteration that has already occurred in the past on the subject property.
4 Grading and development will be similar to that of the surrounding sites. Project
5 implementation will not materially change the site characteristics of vividness,
6 uniqueness, unity, and variety. Development will improve the viewshed through
7 addition of landscaping. (Draft EIR, p. 4.1-7.) The Project is consistent with the
8 goals and objectives articulated in the relevant adopted RCIP General Plan and
9 related policies and does not adversely affect any significant visual resources.
10 Therefore, Project aesthetic-related impacts are considered less than significant,
11 and no Project-specific mitigation measures are required.

12 The proposed Project would not interfere with the nighttime use of the Mt.
13 Palomar Observatory, as protected through Riverside County Ordinance No. 655.
14 (Draft EIR, pp. 4.1-7 to 8.) The Project site is approximately 60 miles from the
15 Mt. Palomar Observatory. The proposed Project site is not located within the 15-
16 mile radius or the 45-mile radius from the Mt. Palomar Observatory, as shown on
17 Riverside County General Plan's Mount Palomar Nighttime Lighting Policy
18 figures and as defined by Ordinance No. 655, and thus will not interfere with the
19 nighttime use of the observatory. Therefore, the Project is not subject to the
20 special lighting policies related to the protection of the Mt. Palomar Observatory
21 and will have no impact upon the nighttime use of the Mt. Palomar Observatory,
22 and no Project-specific mitigation measures are required.

23 Without appropriate mitigation, the Project may have the potential to create a new
24 source of substantial light or glare that would adversely affect day or nighttime
25 views in the area or expose residential property to unacceptable light levels. The
26 proposed Project site is surrounded by existing industrial developments which
27 generate a moderate to high amount of ambient evening light. Currently, the
28

1 proposed Project is vacant and undeveloped, and does not generate any ambient
2 evening light. It is reasonable to expect any industrial development within the
3 Mira Loma Commerce Center to generate a similar amount of light as
4 neighboring existing buildings in the industrial park. In addition, other lighting in
5 the vicinity of the site consists of ambient light from residential developments, to
6 the west and east, and from the State Route 60 to the south. (Draft EIR, p. 4.1-8.)
7 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
8 alternatives have been required in, or incorporated into, the Project which avoid or
9 substantially lessen the significant environmental effect identified in the Final
10 EIR. Mitigation Measure 1 would prevent the potential for significant impacts by
11 the use of hoods and other design features. Inclusion of these design features in
12 the Project will be required through implementation of standard County
13 conditions of approval, plan check, and permit procedures and the below-listed
14 mitigation measure. Therefore, impacts from lighting to the adjacent residential
15 areas are considered to be less than significant with mitigation incorporated.
16 (Draft EIR, p. 4.1-8.)

17 As related to cumulative aesthetic impacts, the RCIP General Plan EIR stated that
18 build-out of the “proposed General Plan would increase the development of urban
19 uses, causing a substantial loss in open space and aesthetic resources, which could
20 significantly alter existing and future public views and view corridors, and that
21 implementation of the General Plan would increase the effects of light and glare
22 upon existing residential uses and the Mount Palomar Observatory. However, the
23 policies, existing County ordinances and RCIP EIR mitigation measures would
24 reduce the potential aesthetic resource and light/glare impacts to a less than
25 significant level. Implementation of the proposed Project will involve the
26 development of parcels within the existing industrial park. The potential visual
27 impacts of the proposed industrial development include industrial buildings and
28

1 processing facilities, truck, and material storage. Unless shielded, these facilities
2 may create a visual detraction. However, upon completion of the proposed
3 Project, these potential impacts will be alleviated with the installation of required
4 setbacks and landscaping, pursuant to the conditions of approval and the approved
5 Mira Loma Commerce Center Design Guidelines development standards, as
6 described in the Draft EIR. The Project will also be conditioned to incorporate
7 the use of specimen canopy trees in a 24” box or greater along streets and in
8 parking areas. (Draft EIR, pp. 6.0-10 to 11.) Therefore, the proposed Project will
9 not have a significant individual or cumulative aesthetic impact. (Draft EIR, p.
10 6.0-11.) No mitigation measures are required or proposed to address cumulative
11 aesthetic impacts. (Draft EIR, p. 6.0-11.)

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Aesthetics 1: All outdoor light fixtures including street lights
18 and operational, signage, and landscape lighting sources shall be shielded and
19 situated so as to not cause glare or excessive light spillage into adjacent residential
20 areas. (Draft EIR, p. 4.1-8.)

21 H. Agricultural Resources

22 1. Impacts:

23 The proposed Project would not result in any impacts from the conversion of
24 designated farmland into non-agricultural uses, and would not convert Prime
25 Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on
26 the maps prepared pursuant to the Farmland Mapping and Monitoring Program of
27 the California Department of Conservation, to non-agricultural use. (Draft EIR, p.
28

1 4.2-5.) Based on the maps for Western Riverside County, the Project site is
2 identified as a mix of Farmland of Local Importance and Urban and Built-Up
3 Land. The Project site is zoned M-M (Manufacturing – Medium) and I-P
4 (Industrial Park), and has not been under cultivation or dry farmed for at least 27
5 years. The size of the individual properties of the Project site is not large enough
6 to be economically feasible to farm. The designation of a portion of the Project
7 site, and most of the adjacent properties as Urban and Built-Up Land indicates
8 that this property has not be farmed in many years and is not considered statewide
9 or locally important farmland. The designation of the balance of the Project site
10 and a small portion of the adjacent property as Farmland of Local Importance is
11 likely representative of the historical use of the property and its current
12 undeveloped state, rather than any current agricultural potential of the property.
13 The Project site does not contain Prime Farmland, Unique Farmland or Farmland
14 of Statewide Importance and thus mitigation is not required. (Draft EIR, p. 4.2-
15 5.)

16 The proposed Project would not conflict with an existing agricultural use or a
17 Williamson Act (agricultural preserve) contract. (Draft EIR, p. 4.2-7.) The
18 Project site is zoned M-M and I-P and there are no agricultural uses existing on
19 the Project site or adjacent to the Project site; and the proposed Project site does
20 not contain any parcels which are under a Williamson Act Contract. Therefore,
21 the proposed Project will have no impacts and will not conflict with existing
22 agricultural uses or a Williamson Act contract. (Draft EIR, p. 4.2-7.)

23 The proposed Project would not cause development of non-agricultural uses
24 within 300 feet of agriculturally zoned property. (County of Riverside Ordinance
25 No. 625 Right-to-Farm). (Draft EIR, p. 4.2-7.) According to the EIR's Zoning
26 Map, the proposed Project is not located within 300 feet of agriculturally zoned
27 property and is not subject to the Ordinance which applies to land divisions that
28

1 are developed adjacent to pre-existing agricultural zoning. Therefore, the Project
2 will have no impacts upon agricultural resources that would result from the
3 development of non-agricultural uses within 300 feet of agriculturally zoned
4 property, and mitigation is not required. (Draft EIR, pp. 4.2-7, 4.2-8.)

5 The proposed Project would not involve other changes in the existing
6 environment which, due to their location or nature, could result in conversion of
7 Farmland to non-agricultural use. (Draft EIR, p. 4.2-7.) The Project consists of
8 industrial and business park uses within an improved industrial center in an area
9 zoned for these uses., with roads and other infrastructure previously constructed to
10 serve the site. The Project will not result in changes in the environment, such as
11 infrastructure development, that could result in the conversion of farmland.
12 Therefore, the proposed Project will have no impacts related to such conversion of
13 land use, and mitigation is not required. (Draft EIR, p. 4.2-7.)

14 2. Mitigation:

15 No Project-specific mitigation measures are required.

16 I. Biological Resources

17 1. Impacts:

18 The proposed Project would not interfere substantially with the movement of any
19 native resident or migratory fish or wildlife species or with established native
20 resident migratory wildlife corridors or impede the use of native wildlife nursery
21 sites. (Draft EIR, p. 4.4-15.) No native resident or migratory fish or wildlife
22 species were observed on the Project site. (Draft EIR, p. 4.4-15; Draft EIR,
23 Appendix C.) No Project-specific mitigation measures are required since no
24 significant adverse impacts are anticipated.

25 The proposed Project would not have a substantial adverse effect on any riparian
26 habitat or other sensitive natural community identified in local or regional plans,
27 policies, and regulations or by the California Department of Fish and Game or
28

1 U.S. Fish and Wildlife Service. (Draft EIR, p. 4.4-15.) No riparian habitat or
2 other sensitive natural communities were found on the Project site. (Draft EIR, p.
3 4.4-15; Draft EIR, Appendix C.) No Project-specific mitigation measures are
4 required since no significant adverse impacts are anticipated.

5 The proposed Project would not have a substantial adverse effect on federally
6 protected wetlands as defined by Section 404 of the Clean Water Act (including,
7 but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,
8 hydrological interruption, or other means. (Draft EIR, p. 4.4-15.) There are no
9 blueline streams or rivers depicted on the USGS topographic maps within one-
10 half mile of the Project site and no wetlands located on or near the Project site.
11 The proposed Project will discharge all on-site storm water into the San Sevaine
12 Channel, which is maintained and owned by the County Flood Control District.
13 San Sevaine Channel eventually connects to the Santa Ana River, and there could
14 be potential indirect impacts to wetlands within the Santa Ana River and further
15 downstream. However, these potential impacts are addressed in Section 4.8
16 (Hydrology and Water Quality) of the Draft EIR and are addressed appropriately
17 in the findings related to potential impacts upon hydrology and water quality.
18 (Draft EIR, pp. 4.4-15 to 4.4-16.) No Project-specific mitigation measures are
19 required since no significant adverse impacts are anticipated.

20 The proposed Project would not conflict with any local policies or ordinances
21 protecting biological resources. (Draft EIR, p. 4.4-16.) The entire Project site
22 was mass graded, fertilized with organic fertilizer and seeded with non-native
23 grasses for erosion and dust control. The site is currently undeveloped land
24 covered with moderate growth of non-native grasses and weeds. (Draft EIR, p.
25 4.4-16.) There are no biological resources found on the Project site that are
26 subject to local policies or ordinance protecting biological resources, with the
27 exception of the MSHCP, which is further discussed, below, in the discussion of
28

1 impacts related to Habitat Conservation Plans. (Draft EIR, pp. 4.4-11 to 4.4-16.)
2 The development of the vacant remaining parcels within the MLCC will not
3 conflict with any local policies or ordinances protecting biological resources.
4 (Draft EIR, p. 4.4-16.) No Project-specific mitigation measures are required since
5 no significant adverse impacts are anticipated.

6 Without appropriate mitigation, the Project may have an impact on the threshold
7 related to creating a substantial adverse effect, either directly or through habitat
8 modifications, on an endangered, or threatened species as listed in Title 14 of the
9 California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of
10 Federal Regulations (Sections 17.11 or 17.12) or on species identified as a
11 candidate, sensitive, or special status species in local or regional plans, policies, or
12 regulations, or by the California Department of Fish and Game or the U.S. Fish
13 and Wildlife Service. (Draft EIR, p. 4.4-6.) There is no apparent connectivity to
14 the subject site from the nearest known existing Delhi Sands Flower-Loving Fly
15 (“DSFLF”) population due to existing development that has long since
16 fragmented potential habitat in the area, the likelihood of dispersing to the subject
17 parcels would be low, and although the Project site is within mapped Delhi Soils
18 it does not contain suitable DSFLF habitat. (Final EIR, pp. 1.0-51 to 1.0-52.)
19 The California gnatcatcher typically occupies sage scrub habitat, which does not
20 exist on the Project site. No riparian habitat, which would support the least Bell’s
21 vireo, exists. The San Diego horned lizard normally occupies coastal sage scrub,
22 low elevation chaparral, annual grassland, oak and riparian woodlands, and
23 coniferous forests; however none of the habitats exist on the parcels. Therefore,
24 grading and construction necessary to implement the proposed Project within the
25 MLCC will not result in significant impacts to these sensitive species or
26 significant habitats. (Draft EIR, p. 4.4-6.)

27 The burrowing owl is a small, brown, long-legged owl that inhabits open
28

1 grassland and arid scrub habitats. (Final EIR, p. 1.0-51.) Suitable habitat for
2 burrowing owls exists on all of the subject parcels; however, no burrowing owls
3 were observed during surveys of the Project site. Scattered California ground
4 squirrel burrows and other potential refuges such as debris piles occur
5 sporadically throughout the study area, but none were determined to be currently
6 occupied or recently used by burrowing owls. Monitoring did not reveal any
7 indication that this species was currently present on or directly adjacent to the site.
8 Significant adverse impacts are not expected based on the biological studies of the
9 site. (Draft EIR, p. 4.4-10.) Due to the migratory nature of the burrowing owl,
10 there is the possibility that burrowing owls could occupy the site prior to
11 commencement of Project grading and construction. If burrowing owls are
12 present at the site, preparation of the site, such as grading and construction, could
13 result in the loss of individual owls, eggs, or young, which would be considered
14 significant. (Draft EIR, p. 4.4-10.)

15 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
16 alternatives have been required in, or incorporated into, the Project which avoid or
17 substantially lessen the significant environmental effect associated with such
18 species and habitat modification identified in the Final EIR. (Draft EIR, pp. 4.4-
19 11, 4.4-17.) Objective 6 of the MSHCP Reference Document is implemented
20 through pre-construction surveys for all Covered Activities conducted within 30
21 days prior to disturbance. Take of any active nests at that time will be avoided,
22 and passive relocation will occur when owls are present outside the nesting
23 season. (Draft EIR, p. 4.4-10.) Impacts will be reduced to below the level of
24 significance through compliance with the provisions of the MSHCP and with
25 implementation of mitigation measures MM Bio 1, MM Bio 2, and MM Bio 3,
26 which impose restrictions on certain development activities, require pre-
27 construction surveys for the migratory bird species, and require participation in
28

1 the MSHCP mitigation fee program. (Draft EIR, p. 4.4-11.)

2 No suitable raptor nesting habitat exists on the subject parcels, but it does exist in
3 the surrounding area. One red tail hawk nest was found within a utility tower
4 located north of and adjacent to one of the parcels. (Draft EIR, p. 4.4-11.) If it is
5 found that any of these species has subsequently established an active nest on the
6 Project site that would be lost as a result of site-preparation, in order to avoid
7 violation of the MBTA or the California Fish and Game Code, general guidelines
8 suggest that Project-related disturbances at active nesting territories be reduced or
9 eliminated during the nesting cycle (generally February 1 to August 31). Should
10 eggs or fledglings be discovered on site, the nest cannot be disturbed until the
11 young have hatched and fledged (matured to leave the nest on their own).
12 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
13 alternatives have been required in, or incorporated into, the Project which avoid or
14 substantially lessen the significant environmental effect identified in the Final
15 EIR. Compliance with the above-listed mitigation measures will reduce these
16 potential impacts to below the level of significance. (Draft EIR, p. 4.4-11.)

17 Without mitigation, the Project may conflict with the provisions of an adopted
18 Habitat Conservation Plan, Natural Conservation Community Plan, or other
19 approved local, regional, or state conservation plan. The Western Riverside
20 County Multiple Species Habitat Conservation Plan (MSHCP) is a
21 comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on
22 conservation of species and associated habitats in Western Riverside County. The
23 Project site is not located within a Criteria Area, and thus is not subject to the
24 HANS review process for discretionary development Projects. (Draft EIR, p. 4.4-
25 12.) The proposed Project was reviewed for consistency with the MSHCP
26 Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and
27 Vernal Pool guidelines), the Section 6.1.3 (Protection of Narrow Endemic Plant
28

1 Species guidelines), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands
2 Interface) and Section 6.3.2 (Additional Survey Needs and Procedures), and with
3 the MSHCP's DSFLF conservation objectives. (Final EIR, pp. 1.0-51 to 1.0-52.)
4 Based upon the analysis in the EIR of consistency with the MSHCP, the results of
5 the focused biological surveys which evaluated the Project site for potential
6 biological impacts, and implementation of the listed mitigation measures for
7 potential impacts to the burrowing owl, it is concluded that the proposed Project is
8 consistent with the provisions of the adopted MSHCP. (Draft EIR, p. 4.4-15.)
9 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
10 alternatives have been required in, or incorporated into, the Project which avoid or
11 substantially lessen the significant environmental effect identified in the Final
12 EIR. (Draft EIR, p. 4.4-15.) Implementation of mitigation measures MM Bio 1,
13 MM Bio 2, and MM Bio 3 would reduce the impact to a less than significant level
14 by imposing restrictions on certain development activities as related to sensitive
15 species, requiring pre-construction surveys for the species prior to development
16 activities, and requiring participation in the MSHCP mitigation fee program.
17 Regarding cumulative impacts, build-out of the General Plan will result in the
18 direct mortality of individuals of listed, proposed or candidate species or the loss
19 of habitat occupied by such species. These impacts are considered significant at
20 the General Plan level. (Draft EIR, p. 6.0-14.) Implementation of RCIP General
21 Plan EIR mitigation measures will reduce impacts to oak trees to below a level of
22 significant, but although these policies and mitigation measures will reduce other
23 impacts to biological resources, these impacts will remain significant. Biological
24 surveys were completed for the proposed Project site. (Draft EIR, Appendix C.)
25 No threatened or endangered species were found, and no naturally occurring plant
26 communities (*e.g.*, Riverside and sage scrub, riparian, wetland habitats, vernal
27 pool complexes, etc.) exist on any of the parcels that are the subject of the EIR's
28

1 analysis. (Draft EIR, p. 6.0-15.) No listed species were observed during the
2 survey effort.

3 A focused surveys for the burrowing owl (*Athene cunicularia*) was conducted on
4 the Project site. No occupied burrows were identified and no foraging burrowing
5 owls were observed during the surveys. Pursuant to burrowing owl Objective 6 in
6 Section B of the MSHCP Reference Document a 30-day pre-construction survey
7 for burrowing owl is required where suitable habitat is present; and if burrowing
8 owls are present, they must be relocated by passive or active relocation as agreed
9 to by the Riverside County Environmental Programs Department. (Draft EIR, p.
10 6.0-16; Final EIR, p. 1.0-62.) Loss of habitat from the site is considered to
11 represent an incremental reduction of foraging area for off-site and/or dispersing
12 burrowing owls only. This loss is not expected to reduce population numbers in
13 the region. Therefore, significant adverse impacts are not expected. (Draft EIR,
14 p. 6.0-16.) If burrowing owls are present on-site, preparation from grading and
15 construction could result in the loss of individual owls, eggs, or young which is
16 considered significant pursuant to CEQA and Fish and Game Code. If left
17 unmitigated, the proposed Project could result in significant impacts to the
18 burrowing owl. (Draft EIR, p. 6.0-16.)

19 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
20 alternatives have been required in, or incorporated into, the Project which avoid or
21 substantially lessen the significant environmental effect identified in the Final
22 EIR. In order to avoid violation of the MBTA or the California Fish and Game
23 Code, general guidelines suggest that Project-related disturbances at active
24 nesting territories be reduced or eliminated during the nesting cycle (generally
25 February 1 to August 31). Should eggs or fledglings be discovered on site, the
26 nest cannot be disturbed (pursuant to CDFG guidelines) until the young have
27 hatched and fledged (matured to a state that they can leave the nest on their own).
28

1 (See *infra* discussion of MM Bio 1.) MM Bio 2 will require surveying the
2 property to avoid disturbance of potentially present species. To address the
3 impacts associated with the cumulative loss of habitat for special status birds by
4 the loss of foraging habitat, the proposed Project shall be conditioned for payment
5 of MSHCP mitigation fees as set forth under Ordinance No. 810, which is also
6 imposed under MM Bio 3. Payment of these fees will mitigate for the cumulative
7 loss of habitat associated with the species listed above and additional species
8 identified in the MSHCP. (Draft EIR, p. 6.0-17.) After incorporation of
9 mitigation measures, potential adverse impacts associated with special-status
10 species and the cumulative impacts associated with the loss of foraging habitat
11 will be reduced to a less than significant level. (Draft EIR, p. 6.0-17.)

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Bio 1: In order to avoid violation of the MBTA and
18 California Fish and Game Code site-preparation activities (removal of trees and
19 vegetation) shall be avoided, to the greatest extent possible, during the nesting
20 season (generally February 1 to August 31) of potentially occurring native and
21 migratory bird species. (Draft EIR, p. 4.4-16.)

22 If site-preparation activities are proposed during the nesting/breeding season
23 (February 1 to August 31), a pre-activity field survey shall be conducted by a
24 qualified biologist to determine if active nests of species protected by the
25 Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are
26 present in the construction zone. If active nests are not located within the Project
27 area and appropriate buffer, construction may be conducted during the
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1 nesting/breeding season. However, if active nests are located during the pre-
2 activity field survey, no grading or heavy equipment activity shall take place
3 within at least 500 feet of an active listed species or raptor nest, 300 feet of other
4 sensitive or protected (under MBTA or California Fish and Game Code) bird
5 nests (non-listed), or within 100 feet of sensitive or protected songbird nests, until
6 the nests are no longer active. (Draft EIR, p. 4.4-16.)

7 Mitigation Measure Bio 2: A pre-construction survey for resident burrowing owls
8 will be conducted by a qualified biologist within 30 days prior to commencement
9 of grading and construction activities within those portions of the Project site
10 containing suitable burrowing owl habitat. If ground disturbing activities in these
11 areas are delayed or suspended for more than 30 days after the pre-construction
12 survey, the area shall be resurveyed for owls. The pre-construction survey and
13 any relocation activity will be conducted in accordance with the CDFG Report on
14 Burrowing Owl Mitigation, 1995. (Draft EIR, p. 4.4-16.)

15 If active nests are located, they shall be avoided or the owls actively or passively
16 relocated. To adequately avoid active nests, no grading or heavy equipment
17 activity shall take place within at least 250 feet of an active nest during the
18 breeding season (February 1 through August 31), and 160 feet during the non-
19 breeding season. (Draft EIR, p. 4.4-17.)

20 If burrowing owls occupy the site and cannot be avoided, active or passive
21 relocation shall be used to exclude owls from their burrows, as agreed to by the
22 Riverside County Environmental Programs Department. Relocation shall be
23 conducted outside the breeding season or once the young are able to leave the nest
24 and fly. Passive relocation is the exclusion of owls from their burrows (outside
25 the breeding season or once the young are able to leave the nest and fly) by
26 installing one-way doors in burrow entrances. These one-way doors allow the
27 owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours
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1 to ensure that the owls have left the burrow. Artificial burrows shall be provided
2 nearby. The Project area shall be monitored daily for one week to confirm owl
3 use of burrows, before excavating burrows in the impact area. Burrows shall be
4 excavated using hand tools and refilled to prevent reoccupation. Sections of
5 flexible pipe shall be inserted into the tunnels during excavation to maintain an
6 escape route for any animals inside the burrow. If active relocation is required,
7 the Environmental Progrms Department shall be consulted to determine available,
8 acceptable receiving sites, where this species has a greater chance of successful
9 long-term relocation. (Draft EIR, p. 4.4-17.)

10 Mitigation Measure Bio 3: The County of Riverside is a participating entity or
11 permittee of the Western Riverside County Multiple Species Habitat Conservation
12 Plan (MSHCP). The purpose of the MSHCP is to conserve open space and habitat
13 on a county-wide, cumulative basis. Take authorization for the MSHCP was
14 granted by the USFWS and CDFG on June 22, 2004. The County of Riverside
15 authorizes take for Projects in compliance with the MSHCP. Payment of the
16 MSHCP fee requirements will provide adequate mitigation for potential impacts
17 to the Cooper's hawk, southern California rufous-crowned sparrow, northern
18 harrier, San Diego black-tailed jackrabbit, coastal western whiptail, northern red
19 diamond rattlesnake and other species and plant communities. To address the
20 impacts associated with the cumulative loss of habitat for special status birds by
21 the loss of habitat, the proposed Project shall be conditioned to pay MSHCP
22 mitigation fees as set forth under Ordinance No. 810. (Draft EIR, p. 4.4-17.)

23 J. Cultural Resources

24 1. Impacts:

25 The proposed Project would not restrict any existing religious or sacred uses
26 within the potential impact area. (Draft EIR, p. 4.5-7.) The archaeological impact
27 assessment on the parcels did not locate evidence of Native American religious,
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1 ritual, or other special activities at this location. No Project-specific mitigation
2 measures are required since no significant adverse impacts are anticipated.

3 The proposed Project would not alter or destroy an historic site or cause a
4 substantial adverse change in the significance of a historical resource as defined in
5 California Code of Regulations, Section 15064.5. (Draft EIR, pp. 4.5-7 to 4.5-8.)

6 No evidence of historic materials was observed during the archaeological impact
7 assessment of the site. A small grouping of homes constructed in the 1930s as
8 housing for the industrial/military operations at the Space Center is located west
9 of the Project site on the west side of Etiwanda Avenue. (Draft EIR, pp. 4.5-7 to
10 4.5-8.) These homes have been occupied, even though the surrounding land uses
11 have continued as mainly industrial and manufacturing uses. (Draft EIR, p. 4.5-
12 8.) There are no registered historical resources within Mira Loma Village, and no
13 construction will occur within Mira Loma Village. (Draft EIR, p. 4.5-8.) No
14 historical resources exist within or adjacent to the Project area, thus impacts from
15 the proposed Project are considered to be less than significant. (Draft EIR, p. 4.5-
16 8.) No Project-specific mitigation measures are required since no significant
17 adverse impacts are anticipated.

18 Without mitigation, the Project may have potential impacts that alter or destroy or
19 cause a substantial adverse change in the significance of archaeological sites or
20 resources pursuant to State CEQA Guideline section 15064.5. (Draft EIR, p. 4.5-
21 6.) No evidence of the presence of an archaeological site was observed during the
22 archaeological impact assessment on the parcels; however, there is a slight
23 potential that archaeological resources may be identified in buried context and
24 impacted during Project-related excavations. Grading and construction proposed
25 will not result in any significant impacts to cultural or historic resources. (Draft
26 EIR, p. 4.5-6 to 4.5-7.) Further, no indirect impacts to cultural resources located
27 within the Project environs are anticipated as a result of the introduction of
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1 additional urban activity associated with the proposed development. (Draft EIR, p.
2 4.5-7.) The impact of the proposed Project upon these archaeological sites is
3 considered to be below the level of significance. (*Id.*) However, prehistoric
4 resources may be identified in buried context and impacted during Project-related
5 excavations. Pursuant to State CEQA Guidelines section 15091, subdivision
6 (a)(1), changes or alternatives have been required in, or incorporated into, the
7 Project which avoid or substantially lessen the significant environmental effect
8 identified in the Final EIR. (See Draft EIR, pp. 4.5-6 to 4.5-7.) Mitigation
9 measures MM Cultural 1, MM Cultural 2, MM Cultural 3, and MM Cultural A, as
10 listed below, will ensure that potential Project impacts to currently unknown
11 archaeological resources are mitigated to a level below significance. Although
12 MM Cultural 1 and MM Cultural 2 were amended by the Final EIR, and MM
13 Cultural A was added by the Final EIR, the findings of significance determined in
14 the Draft EIR remain the same and unchanged. The mitigation measures will
15 ensure that any accidentally discovered and uncovered resources are carefully
16 monitored, evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

17 Without mitigation, the Project may have potential impacts on human remains,
18 including those interred outside of any formal cemeteries, if human remains are
19 uncovered by construction or development activities. No evidence of
20 archaeological resources was observed during the archaeological impact
21 assessment and the Project site is not expected to contain human remains due to
22 the lack of any indication of a formal cemetery or informal family burial plots.
23 However, such remains could be uncovered during development activity.
24 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
25 alternatives have been required in, or incorporated into, the Project which avoid or
26 substantially lessen the significant environmental effect associated with the
27 finding or disturbance of human remains identified in the Final EIR. (Draft EIR,
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1 p. 4.5-7.) Mitigation measures MM Cultural 1, MM Cultural 2, and MM Cultural
2 3, and MM Cultural A are to be implemented to prevent the potential for
3 significant impacts. (See Draft EIR, pp. 4.5-8 to 4.5-9; see also Final EIR, pp.
4 1.0-54 to 1.0-56.) Although MM Cultural 1 and MM Cultural 2 were amended by
5 the Final EIR, and MM Cultural A was added by the Final EIR, the findings of
6 significance determined in the Draft EIR remain the same and unchanged. The
7 mitigation measures will mitigate impacts from the accidental uncovering of
8 human remains to below the level of significance by ensuring that any
9 accidentally discovered and uncovered resources are carefully monitored,
10 evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

11 Without mitigation, the Project may have potential impacts to a paleontological
12 resource, or site, or unique geologic feature. According to the RCIP General Plan,
13 Paleontological Sensitivity map (Figure OS-8), the Project site is located within
14 an area that has high potential for finding paleontological resources. The Project
15 site is located within an area mapped as High B (Hb). The RCIP General Plan
16 EIR states that this sensitivity rating is based on occurrence of fossils at a specific
17 depth below the surface that are known to contain or have the correct age and
18 depositional conditions to contain significant paleontological resources. "Hb"
19 indicates that fossils are likely to be encountered at or below 4 feet of depth, and
20 may be impacted during excavation by construction activities. (Draft EIR, p. 4.5-
21 8.) However, the entire Mira Loma Commerce Center was mass graded in the
22 1990s and no paleontological resources were found. Therefore, potential Project
23 impacts to paleontological resources are not expected and are considered to be
24 less than significant. However, construction or development activities may
25 uncover paleontological resources. Pursuant to State CEQA Guidelines Section
26 15091, subdivision (a)(1), changes or alternatives have been required in, or
27 incorporated into, the Project which avoid or substantially lessen the significant
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1 environmental effect identified in the Final EIR. Mitigation measures MM
2 Cultural 1, MM Cultural 2, and MM Cultural 3, and MM Cultural A are to be
3 implemented to prevent the potential for significant impacts. (Draft EIR, pp. 4.5-
4 8 to 4.5-9.) Amendment of MM Cultural 1 and MM Cultural 2 and the addition
5 of MM Cultural A by the Final EIR will not result in a change to the findings of
6 significance determined in the Draft EIR. These mitigation measures will reduce
7 impacts from the accidental uncovering of paleontological resources to below the
8 level of significance by ensuring that any accidentally discovered and uncovered
9 resources are carefully monitored, evaluated, and properly handled. (Draft EIR, p.
10 4.5-7.)

11 Build-out under the RCIP General Plan has the potential to adversely affect
12 cultural resources, and cumulatively contribute significantly to the loss of these
13 resources. However, implementation of the General Plan's policies and RCIP
14 EIR mitigation measures would reduce the potential impacts on cultural and
15 paleontological resources to below the level of significance. (Draft EIR, p. 6.0-
16 17.) For the proposed Project, no evidence of archaeological resources was
17 observed during a archaeological impact assessment. Grading and construction is
18 not anticipated to result in any significant impacts to cultural or historic resources
19 or indirect impacts to cultural resources. (Draft EIR, pp. 6.0-17 to 6.0-18.)
20 Prehistoric resources may be identified in buried context and impacted during
21 Project-related excavations, but can be mitigated to below the level of
22 significance through the implementation of mitigation measures. (Draft EIR, p.
23 6.0-18.) The entire site Mira Loma Commerce Center was mass graded in the
24 1990s and no paleontological resources were found. Therefore, potential impacts
25 to paleontological resources are not expected and are considered to be less than
26 significant. In the unlikely event that construction/development activities
27 uncovers paleontological resources, potential impacts to these paleontological
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1 resources can be mitigated to below the level of significance through the
2 implementation of mitigation measures. (Draft EIR, pp. 6.0-17 to 18.)

3 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
4 alternatives have been required in, or incorporated into, the Project which avoid or
5 substantially lessen the significant environmental effect identified in the Final
6 EIR. Mitigation measures have been incorporated into the Cultural Resources
7 section of the Draft EIR that will reduce Project-related impacts due to
8 accidentally discovered historical, archaeological and/or paleontological resources
9 to less than significant levels. (Draft EIR, p. 6.0-18; see also *infra* discussion of
10 mitigation.) After incorporation of mitigation measures, potential adverse impacts
11 associated with cumulative impacts will be reduced to a less than significant level.
12 (Draft EIR, p. 6.0-18.)

13 2. Mitigation:

14 The proposed Project has been modified to mitigate or avoid the potentially
15 significant impacts – such that any remaining impacts are less than significant –
16 by the following mitigation measures, which are hereby adopted and will be
17 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

18 Mitigation Measure Cultural 1: If during ground disturbance activities, unique
19 cultural resources are discovered that were not assessed by the archaeological
20 report conducted prior to Project approval, the following procedures shall be
21 followed. Unique cultural resources are defined, for this condition, as being
22 multiple artifacts in close association with each other, but may include fewer
23 artifacts if the area of the find is determined to be of significance due to its sacred,
24 cultural, or historical importance. (Final EIR, p. 1.0-55.)

- 25 1. All ground disturbance activities within 100 feet of the discovered cultural
26 resource shall be halted until a meeting is convened between the developer,
27 the archaeologist, a Native American tribal representative, and the Planning
28

1 Director to discuss the significance of the find. (Final EIR, p. 1.0-55.)

2 2. At the meeting, the significance of the discoveries shall be discussed and
3 after consultation with the Native American tribal representative and the
4 archaeologist, a decision shall be made, with the concurrence of the Planning
5 Director, as to the appropriate mitigation (documentation, recovery,
6 avoidance, etc.) for the cultural resources. (Final EIR, p. 1.0-55.)

7 3. Grading or further ground disturbance shall not resume within the area of
8 the discovery until an agreement has been reached by the archaeologist, with
9 the concurrence of the Planning Director, as to the appropriate mitigation.
10 (Final EIR, p. 1.0-55.)

11 Mitigation Measure Cultural 2: If human remains are encountered, State Health
12 and Safety Code section 7050.5 states that no further disturbance shall occur until
13 the County Coroner has made a determination of origin and disposition pursuant
14 to Public Resources Code section 5097.98. The County Coroner shall be notified
15 of the find immediately. Further, pursuant to Public Resources Code section
16 5097.98(b), remains shall be left in place and free from disturbance until a final
17 decision as to the treatment and disposition has been made. If the County Coroner
18 determines the remains to be Native American, the coroner shall notify the Native
19 American Heritage Commission within the period specified by law.
20 Subsequently, the Native American Heritage Commission shall identify and
21 notify the appropriate Native American Tribe who is the "most likely
22 descendant." The most likely descendant shall then make recommendations and
23 engage in consultation with the County and the property owner concerning the
24 treatment of the remains as provided in Public Resources Code section 5097.98.
25 (Final EIR, p. 1.0-55 to 1.0-56.)

26 Mitigation Measure Cultural 3: Should construction/development activities
27 uncover paleontological resources, work shall be moved to other parts of the
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1 Project site and a qualified paleontologist shall be contacted to determine the
2 significance of these resources. If the find is determined to be significant,
3 avoidance or other appropriate measures shall be implemented. Appropriate
4 measures would include that a qualified paleontologist be permitted to recover
5 and evaluate the find(s) in accordance with current standards and guidelines.
6 (Draft EIR, p. 4.5-9.)

7 Mitigation Measure Cultural A: Prior to the issuance of grading permits, a
8 qualified archaeologist (pursuant to the Secretary of the Interior's standards and
9 County guidelines) shall be retained by the Project developer/permittee for limited
10 archaeological monitoring of the grading with respect to potential impacts to
11 potential subsurface archaeological and/or cultural resources. A pre-grading
12 meeting between the archaeologist and the excavation and grading contractor
13 shall take place to outline the procedures to be followed if buried materials of
14 potential historical, cultural or archaeological significance or paleontological
15 resources are accidentally discovered during earth-moving operations and to
16 discuss the implementation of mitigation measures MM Cultural 1, MM Cultural
17 2 and MM Cultural 3. During grading operations, when deemed necessary in the
18 professional opinion of the retained archaeologist (and/or as determined by the
19 Planning Director), the archaeologist, the archaeologist's on-site
20 representative(s), and any the Native American tribal representative(s) (if any
21 Native American cultural or burial deposits are uncovered) shall actively monitor
22 all Project-related grading and shall have the authority to temporarily divert,
23 redirect, or halt grading activity to allow recovery of archaeological and/or
24 cultural resources. Prior to the issuance of grading permits, a copy of a fully
25 executed archaeological services contract including the NAME, ADDRESS and
26 TELEPHONE NUMBER of the retained archaeologist shall be submitted to the
27 Planning Department and the Department of Building and Safety Grading
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1 Division. (Final EIR, pp. 1.0-54 to 1.0-55.)

2 If the retained archaeologist finds no potential for impacts to archaeological
3 and/or cultural resources after monitoring of initial clearing, grubbing, and cuts
4 have been conducted, a detailed letter shall be submitted to the Planning
5 Department certifying this finding by the retained qualified archaeologist. (Final
6 EIR, p. 1.0-55.)

7
8 K. Geology and Soils

9 1. Impacts:

10 The proposed Project would not expose people or structures to potentially
11 substantial adverse effects, including the risk of loss, injury, or death involving
12 rupture of a known earthquake fault. (Draft EIR, p. 4.6-7.) The Project site is not
13 located within either an Alquist-Priolo Earthquake Fault Zone or a County Fault
14 Zone. The closest known active faults are the San Jose fault located
15 approximately 6 miles northwest of the site and the Cucamonga fault located
16 approximately 9 miles northwest of the site. Due to the distance of the risk of
17 surface rupture due to an earthquake is not expected to impact development of the
18 Project site. No Project-specific mitigation measures are required since no
19 significant adverse impacts are anticipated.

20 The proposed Project would not expose people or structures to potentially
21 substantial adverse effects, including the risk of loss, injury, or death involving
22 seismic-related ground failure, including liquefaction. (Draft EIR, p. 4.6-7.) The
23 Project site does not lie within an area of low liquefaction susceptibility as shown
24 by the RCIP General Plan's Safety Element. The geotechnical studies indicate
25 that the potential for liquefaction at the Project site is considered to be very low.
26 No Project-specific mitigation measures are required since no significant adverse
27 impacts are anticipated.

28 The proposed Project would not expose people or structures to potentially

1 substantial adverse effects, including the risk of loss, injury, or death involving
2 strong seismic ground shaking and other geologic hazards such as seiche,
3 mudflow or volcanic hazard. (Draft EIR, p. 4.6-8.) The Project site is located,
4 along with the majority of Western Riverside County, within a zone of very high
5 (30-40% g) general ground-shaking risk, as shown in the RCIP General Plan's
6 Safety Element. The closest known active faults are the San Jose fault, 6 miles
7 northwest, and the Cucamonga Fault, 9 miles northwest of the site. Other faults
8 include the Chino fault, 10 miles southwest, the Elsinore fault, 12 miles
9 southwest, and the San Andreas fault, 18 miles northeast. Due to the distance of
10 faults, the risk of surface rupture is not expected to impact the Project site. (Draft
11 EIR, pp. 4.6-7 to 8.) A maximum horizontal ground acceleration of 0.37g may
12 occur from a 7.0 earthquake along the Cucamonga fault. Ground shaking from
13 other active faults is expected to be lower. The Project will follow engineering
14 and design parameters in accordance with the most recent edition of the UBC
15 and/or the Structural Engineers Association of California parameters, as required
16 in standard conditions of approval. Therefore, ground-shaking is expected to
17 cause less than significant impacts to the Project. (Draft EIR, p. 4.6-8.) The
18 USGS topographic maps do not depict close proximity of any steep slopes that
19 could generate mudflow, large bodies of water that could produce seiches, or
20 volcanoes. Therefore, there is no impact from these hazards, and no Project-
21 specific mitigation measures are required.

22
23 The proposed Project would not be located on a geologic unit or soil that is
24 unstable, or that would become unstable as a result of the Project, and will not
25 potentially result in on- or off-site landslide, lateral spreading, collapse, rockfall
26 hazards or ground subsidence. (Draft EIR, p. 4.6-9.) The Project site is suitable
27 from a geotechnical standpoint, provided that the geotechnical studies are
28 followed. The Project will be required to comply with the regulatory

1 requirements of the California Building Code (Title 24 of the California Code of
2 Regulations) and Riverside County's building ordinance (Ordinance No. 457).
3 Compliance with these regulations will adequately address all site-related soil
4 conditions and therefore the any impact related to a potential instability of the
5 Project site's geologic unit or soil will be less than significant. No Project-
6 specific mitigation measures are required since no significant adverse impacts are
7 anticipated.

8 The proposed Project would not result in any increase in water erosion either on
9 or off site. (Draft EIR, p. 4.6-9.) There are no rivers, streams, or lakes on the
10 Project site. There is a drainage channel approximately 600 feet to the east.
11 Standard construction procedures and Best Management Practices (BMPs)
12 through the required National Pollutant Discharge Elimination System (NPDES)
13 construction permit will be followed to minimize erosion. The San Sevaime Flood
14 Control Channel is a concrete lined channel, which will receive storm water
15 runoff from the Project site. No impacts to the channel are anticipated. During
16 construction the removal of topsoil, grading, excavation, and trenching may result
17 in an increase in runoff, but will be short-term. No Project-specific mitigation
18 measures are required since no significant adverse impacts are anticipated.

19 The proposed Project would not change the topography or ground surface relief
20 features, create cut or fill slopes greater than 2:1 or higher than 10 feet, or result in
21 grading that affects or negates subsurface sewage disposal systems. (Draft EIR, p.
22 4.6-10.) The topography at the Project site and in the immediate vicinity is
23 relatively flat and was mass graded and filled. The scale is consistent with
24 construction in the area. Sewer service to the Project area is provided by the
25 Jurupa Community Services District and there are no subsurface disposal systems
26 within the area that will be impacted by Project construction. Therefore, there
27 will be no Project impacts related to a change in topography, the creation of steep
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or high cut and fill slopes or subsurface sewage disposal systems. No Project-specific mitigation measures are required since no significant adverse impacts are anticipated.

The proposed Project would not result in substantial soil erosion or the loss of topsoil. (Draft EIR, p. 4.6-10.) The Project site is not within an area of wind erosion or blowsand, but is located within the County's Agricultural Dust Control Area No. 1, under Ordinance No. 484, prohibiting disturbance of land without protection to prevent the soil from being blown onto other property and roads. All grading will be in compliance with existing regulations, such as the NPDES permit, and will use BMPs to prevent wind erosion. Compliance with these mandatory requirements will reduce any wind erosion to less than significant. No Project-specific mitigation measures are required since no significant adverse impacts are anticipated.

The proposed Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, and would not create a substantial risk to life or property. (Draft EIR, p. 4.6-10.) The geotechnical studies found that upper the soil materials are granular and considered not critically expansive, and thus specialized construction procedures to resist expansive soil forces are not required. No Project-specific mitigation measures are required since no significant adverse impacts are anticipated.

The proposed Project would not change the site's deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake. (Draft EIR, p. 4.6-11.) The proposed Project will not substantially alter existing drainage or streams. There are no blue-line streams or rivers depicted on the USGS topographic maps within one-half mile of the Project site, and no signs of a natural water courses in the area that could be impeded by substantial erosion or siltation related to Project. (Draft EIR, p. 4.6-10.) By preparing a site-specific

1 Storm Water Pollution Prevention Plan (SWPPP), the Project demonstrates
2 control and containment of erosion and siltation. (Draft EIR, pp. 4.6-10 to 4.6-
3 11.) Reduced infiltration due to paving could lead to increased volumes of storm
4 flows entering San Sevaine Channel. However, the channel was designed to
5 convey the area's 100-year storm event and water that will be generated from the
6 Project, and it is concrete lined. Therefore, compliance with standard regulatory
7 requirements will result in the proposed Project having no impact related to
8 deposition, siltation or erosion modifying the channel of a river or stream or the
9 bed of a lake. No Project-specific mitigation measures are required since no
10 significant adverse impacts are anticipated.

11 The proposed Project would not be impacted by or result in an increase in wind
12 erosion and blowsand, either on or off site. (Draft EIR, p. 4.6-11.) The Project
13 site is not within an area of Wind Erosion or Blowsand, but it is located within the
14 County's Agricultural Dust Control Area No. 1, under Ordinance No. 484, which
15 prohibits disturbance of land without protection to prevent the soil from being
16 blown onto other property and roads. All grading will be in compliance with
17 existing regulations, such as the NPDES permit, and will be required to use BMPs
18 to prevent wind erosion. Compliance with these mandatory requirements will
19 reduce any wind erosion or blowsand to levels that are less than significant. No
20 Project-specific mitigation measures are required since no significant adverse
21 impacts are anticipated.

22 With regards to cumulative geological impacts, geologic hazards, including fault
23 rupture hazards, ground shaking, liquefaction, landslides and rockfalls,
24 seismically-induced settlement, subsidence and collapsible soils, and soil erosion
25 and loss of topsoil were addressed in the RCIP EIR. Cumulatively, build-out of
26 the RCIP General Plan will contribute significantly to the increased exposure of
27 people and property to seismic, slope, soil instability and wind hazards. However,
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2 these impacts will be reduced to below the level of significance through
3 implementation of General Plan policies, RCIP General Plan EIR mitigation
4 measures, and existing regulatory requirements. (Draft EIR, p. 6.0-18.) Potential
5 impacts related to proximity to known fault zones, landslide risk, seiches,
6 mudflows, volcanic hazards, expansive soils, sediment deposition, liquefaction,
7 and the creation of cut or fill slopes greater than 2:1 or higher than 10 feet were all
8 found to be less than significant in the NOP for this Project (Draft EIR, Appendix
9 A) and potential impacts from ground shaking risks, ground subsidence, soil
10 erosion, changes in topography or ground surface relief feature and wind erosion
11 were also found to be less than significant. The potential geologic hazards that
12 would affect this development have been addressed in the RCIP General Plan
13 EIR, and there will be no cumulative impact beyond that addressed in the RCIP
14 General Plan EIR. (Draft EIR, pp. 6.0-18 to 6.0-19.) No mitigation measures are
15 required. (Draft EIR, p. 6.0-19.)

16 2. Mitigation:

17 No Project-specific mitigation measures are required.

18 L. Hazards and Hazardous Materials

19 1. Impacts:

20 The proposed Project would not create a significant hazard to the public or the
21 environment through the routine transport, use, or disposal of hazardous materials.
22 (Draft EIR, p. 4.7-4.) Plot Plan 17788 and Plot Plan 16979 are to be used for
23 warehousing/distribution and the site is zoned M-M, Manufacturing-Medium, a
24 compatible zone for this use. The M-M zoning designation allows certain land
25 uses which might use hazardous materials. However, as proposed, the Project
26 will not involve the routine transport, use or disposal of hazardous materials. The
27 remainder of the site is zoned M-M, Manufacturing-Medium, and I-P, Industrial
28 Park, and the use is speculative at this time. Future use of hazardous materials

1 would be subject to standard Riverside County Department of Environmental
2 Health policies and permitting procedures. Therefore, the impact is less than
3 significant, and no Project-specific mitigation measures are required since no
4 significant adverse impacts are anticipated.

5
6 The proposed Project would not create a significant hazard to the public or the
7 environment through reasonably foreseeable upset and accident conditions
8 involving the release of hazardous materials into the environment. (Draft EIR, p.
9 4.7-4.) The Project proposes business park and warehouse/distribution facilities,
10 without the emission of hazardous emissions from non-vehicular sources or
11 handling of hazardous or acutely hazardous materials, substances, or waste.
12 Emissions from vehicles are discussed in the Air Quality section. Should the use
13 of hazardous materials be proposed on the site in the future, the use would be
14 subject to standard Riverside County Department of Environmental Health
15 policies and permitting procedures. Therefore, the impact is less than significant,
16 and no Project-specific mitigation measures are required since no significant
17 adverse impacts are anticipated.

18 The proposed Project would not impair the implementation of, or physically
19 interfere with, an adopted emergency response plan or emergency evacuation
20 plan. (Draft EIR, p. 4.7-4.) The Project site will have an access road, thereby
21 allowing for access of emergency response vehicles, and accordingly, will not
22 physically interfere or impact the implementation of adopted emergency response
23 plans for the County. Therefore, impacts will be less than significant, and no
24 Project-specific mitigation measures are required since no significant adverse
25 impacts are anticipated.

26 The proposed Project would not emit hazardous emissions or handle hazardous or
27 acutely hazardous materials, substances, or waste within one-quarter mile of an
28 existing or proposed school. (Draft EIR, p. 4.7-5.) The Project proposes business

1 park and warehouse/distribution facilities that will not emit hazardous emissions
2 or handle hazardous or acutely hazardous materials, substances, or waste. The
3 nearest schools to the Project site are Mission Bell Elementary School located
4 approximately 3/4 mile to the southeast, Granite Hill Elementary School
5 approximately 1 1/4 mile to the east, and Jurupa Valley High School located
6 approximately 1 1/4 mile south of the Project site. Therefore, the Project will not
7 impact existing or proposed schools within one-quarter mile, and no Project-
8 specific mitigation measures are required since no significant adverse impacts are
9 anticipated.

10 The proposed Project would not result in an inconsistency with an Airport Master
11 Plan or require review by the Airport Land Use Commission. (Draft EIR, p. 4.7-
12 6.) The Project site is within the mapped safety clearance zones associated with
13 the Ontario International Airport that regulates building heights. Typical building
14 heights would not exceed the allowable height. Therefore, the proposed Project is
15 consistent with the Plan, will not require review by the Airport Land Use
16 Commission, and there will be no impact. No Project-specific mitigation
17 measures are required since no significant adverse impacts are anticipated.

18 The proposed Project would not exceed the allowable heights under mapped
19 safety clearance zones associated with the Ontario Airport, and thus would not
20 result in a safety hazard for people working in the Project area, as it pertinent to
21 operating in proximity to Ontario Airport. (Draft EIR, p. 4.7-6.) Other than the
22 Project's location within the mapped safety clearance zones for Ontario Airport,
23 the Project is not located within an airport land use plan. Nonetheless, the Project
24 is not anticipated to result in any safety hazard for people working in the Project
25 area, because the buildings for the Project would be within the regulated height
26 standards pertaining to the airport's safety clearance zones. The Project is not
27 within the vicinity of a private airstrip, the Project is not within the vicinity of a
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1 private airstrip or heliport, (Draft EIR, Appendix A; Draft EIR, p. 4.7-6.) The
2 Project would not result in a safety hazard for people working in the Project area,
3 and no Project-specific mitigation measures are required since no significant
4 adverse impacts are anticipated.

5 The proposed Project will not expose people or structures to a significant risk of
6 loss, injury or death involving wildland fires, including where wildlands are
7 adjacent to urbanized areas or where residences are intermixed with wildlands.
8 (Draft EIR, p. 4.7-6.) The Project site is not located within a Hazardous Fire
9 Area, as designated by the Riverside County General Plan. Therefore there will
10 be no impact, and no Project-specific mitigation measures are required since no
11 significant adverse impacts are anticipated.

12 The proposed Project would not be located on a site which is included on a list of
13 hazardous materials sites compiled pursuant to Government Code Section
14 65962.5 and, as a result, would not create a significant hazard to the public or the
15 environment. (Draft EIR, p. 4.7-5.) The proposed Project is not located on a
16 hazardous materials site list and a Phase I Environmental Site Assessment of the
17 site revealed no evidence of recognized environmental conditions related to
18 hazardous materials in connection with the Project site. However, the Phase I
19 Environmental Site Assessment Report did identify soil piles with concrete,
20 asphalt, construction debris, minor household waste, and abandoned tires on the
21 Project site. The currently undeveloped Project site is not contaminated and no
22 mechanism is needed to initiate any required further investigation and/or
23 warranted remediation. There is no evidence that hazardous materials or wastes
24 were stored at the Project site, and no release of a hazardous material has taken
25 place, therefore no further studies are warranted. (Draft EIR, p. 4.7-5.)
26 Nonetheless, as a precaution against potential impacts, the report recommended
27 that these piles be properly disposed of. Therefore, mitigation measure MM
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1 Hazards 1 was included in the Draft EIR to require the removal of these soil piles
2 from the Project site, which will ensure that potential impacts remain less than
3 significant. (Draft EIR, pp. 4.7-5 to 4.7-6.) As an additional precaution, the Final
4 EIR has added mitigation measure MM Hazards 2 for inspecting the Project site
5 prior to construction to look for further evidence of contamination. (Final EIR, p.
6 1.0-56.) The mitigation measure added by the Final EIR will not result in a
7 change in the level of significance. Notwithstanding the finding that no hazardous
8 materials were found on-site, pursuant to State CEQA Guidelines section 15091,
9 subdivision (a)(1), changes or alternatives have been required in, or incorporated
10 into, the Project which avoid or substantially lessen the potentially significant
11 environmental effect identified in the Final EIR.

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Hazards 1: Soil piles, with pieces of cement, asphalt,
18 construction debris and minor household trash, abandoned tires, concrete chunks
19 and asphalt chunks located on portions of the Project site shall be property
20 disposed of according to applicable laws and regulations. (Draft EIR, p. 4.7-7.)

21 Mitigation Measure Hazards 2: A pre-construction inspection of each plot plan
22 site shall be conducted by a qualified environmental professional to look for
23 contaminated soil as evidenced by discoloration, odors, differences in soil
24 properties, abandoned underground tanks or pipes or buried debris. If
25 contaminated soil is encountered during the pre-construction inspection or during
26 site development, work will be halted and site conditions will be evaluated by a
27 qualified environmental professional. The results of the evaluation will be
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1 submitted to the County of Riverside Department of Environmental Health, and
2 the appropriate response/remedial measures will be implemented, as directed by
3 County of Riverside Department of Environmental Health, or other applicable
4 oversight agency, until all specified requirements of the oversight agencies are
5 satisfied and a “no-further-action” status is attained. Fill material imported from
6 other areas shall be tested to assess that it is suitable to be used as fill, including
7 testing for unsafe levels of hazardous materials, prior to placement on site. (Final
8 EIR, p. 1.0-56.)

9 M. Hydrology and Water Quality

10 1. Impacts:

11 The proposed Project would not deplete ground water supplies or interfere with
12 ground water recharge. (Draft EIR, p. 4.8-16.) Jurupa Community Services
13 District (JCSD) is the provider of domestic potable water to the Project area
14 supplied by JCSD groundwater from wells in the Chino Basin. The proposed
15 Project does not include groundwater extraction wells, but is served from local
16 groundwater. The Project will be supplied with potable water from existing water
17 lines located in Dulles Drive and De Forest Circle. The Project site is located
18 within the Chino III groundwater subbasin and will reduce the area of pervious
19 surface by between 75 to 90 percent on individual plot plan sites, thereby
20 decreasing the potential for groundwater recharge. Each of the Project lots have
21 been mass graded and compacted, would not allow for significant amounts of
22 recharge, and do not represent ground water recharge sites for the MLCC. Due to
23 the Project's small size in relationship to the total size of the groundwater
24 subbasins, there will not be a substantial effect upon groundwater recharge within
25 the groundwater subbasin and the proposed Project should not interfere with the
26 groundwater table. Therefore, the proposed Project is not expected to
27 significantly affect the ground water levels and groundwater recharge. Less than
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1 significant impacts are expected, and no Project-specific mitigation measures are
2 required since no significant adverse impacts are anticipated.

3 The proposed Project would not place structures in a 100-year flood hazard area
4 that would impede or redirect flood flows; the Project would not increase the rate
5 or amount of surface runoff which would result in flooding on or off-site; and the
6 Project would not place housing within a 100-year flood hazard area as mapped
7 on a federal Flood Hazard Boundary or Flood Insurance Rate Map. (Draft EIR, p.
8 4.8-17.) The Project would not impede or redirect flows as there are no
9 discernable natural water courses that travel through the site. The construction of
10 the proposed Project would change the drainage so that the run off of the Project
11 lots would flow into adjacent storm drains and then into San Sevaine Channel.
12 According to the FEMA Flood Insurance Rate Map, the subject property is not
13 located within a 100-year flood zone or a 500-year flood zone. No housing is part
14 of the planned Project. Therefore, impacts are considered less than significant,
15 and no Project-specific mitigation measures are required since no significant
16 adverse impacts are anticipated.

17 The proposed Project would not expose people or structures to a significant risk of
18 loss, injury, or death involving flooding, including flooding as a result of the
19 failure of a levee or dam. (Draft EIR, p. 4.8-18.) Dam failure and subsequent
20 inundations are considered very unlikely and would most likely result only from a
21 catastrophic event. South of the Prado Dam are various areas affected by
22 potential dam inundation. However, the proposed Project is located
23 approximately 5 miles northwest and upstream to the closest dam inundation area
24 of the Prado Dam. The proposed Project will not place structures within a 100-
25 year or 500-year flood zone. No other flooding potential has been identified.
26 Impacts will be less than significant, and no Project-specific mitigation measures
27 are required since no significant adverse impacts are anticipated.
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1 The proposed Project would not significantly change the absorption rates or the
2 rate and amount of surface runoff or change the amount of surface water in any
3 water body. (Draft EIR, p. 4.8-18.) Reduced on-site infiltration related to
4 increased pavement over the site's surface could lead to increased volumes and/or
5 velocities of storm flows entering the San Sevaine Channel. However, as planned
6 with the San Sevaine MDP, the Channel was designed to convey the area's 100-
7 year storm event. The potential impact resulting from the change in the
8 absorption rate of the Project site will be less than significant. The Project is not
9 located near any water body. The quantity of water from the Project site that will
10 be entering the San Sevaine Channel will not have an impact on the amount of
11 surface water in any water body. No Project-specific mitigation measures are
12 required since no significant adverse impacts are anticipated.

13 The proposed Project would not expose people or structures to inundation by
14 seiche, tsunami, or mudflow. (Draft EIR, p. 4.6-8.) USGS topographic maps do
15 not depict steep slopes which could generate mudflow or large bodies of water
16 which could produce earthquake-induced seiche which would affect the proposed
17 Project. There are no volcanoes near the Project site. Therefore, there is no
18 impact from seiche, tsunami, or mudflows affecting the Project site that will
19 expose people or structures to potentially substantial adverse effects, and no
20 Project-specific mitigation measures are required since no significant adverse
21 impacts are anticipated.

22 Without mitigation, the Project may violate water quality standards or waste
23 discharge requirements that could result in the general degradation of water
24 quality. The proposed Project will not discharge into a water body impaired for
25 sedimentation/siltation or turbidity. Therefore, during construction, a sampling
26 and monitoring plan for sedimentation is not required. However, a sampling and
27 analysis program is required during construction when one or both of the
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1 following instances occurs: (1) visual inspections indicate that there has been a
2 break, malfunction, leakage, or spill from a BMP that could result in the discharge
3 of pollutants in storm water; and/or (2) storm water comes into contact with soil
4 amendments, exposed stockpiles of construction materials, or contaminated soils,
5 and this storm water is allowed to discharge offsite. (Draft EIR, p. 4.8-13.)
6 During operation, tenants may be required to obtain an Industrial Storm Water
7 General Permit Order 97-03-DWQ requiring implementation of management
8 measures that will achieve certain performance standards and monitoring. The
9 Project's receiving water bodies are San Sevaine Channel, Reach 3 of the Santa
10 Ana River, Prado Basin and Chino groundwater sub-basin III. Reach 3 of the
11 Santa Ana River, is listed as impaired for pathogens on the Clean Water Act's
12 Section 303(d) list. Bacteria and virus pathogens have been typically identified
13 only if the land use involves animal waste. Since the Project's six plot plans will
14 not entail the use of animal waste, the Project will not contribute to this existing
15 condition. (Draft EIR, p. 4.8-14.) In order to reduce the discharge of expected
16 pollutants (oil & grease, trash & debris, organic compounds and metals), the
17 Project proponent will be required to be in compliance with the WQMP. As such,
18 a WQMP will be processed with the six plot plans proposed by the Project. The
19 Project includes treatment and capture of its expected pollutants with Best
20 Management Practices, including grassy swales located on Plot Plan 18876 and
21 Plot Plan 18877, catch basins filters and stormfilter treatment units. (Draft EIR,
22 p. 4.8-15.) Because the site will be a source of oil & grease, trash & debris,
23 organic compounds, and metals in storm water discharges, and since the Project
24 includes grassy swales, catch basins filters and stormfilter treatment units which
25 generally have a medium/high efficiency removal for these pollutants, the Project
26 is not considered to have a significant effect related to violating water quality
27 standards. Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),
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1 changes or alternatives have been required in, or incorporated into, the Project
2 which avoid or substantially lessen the significant environmental effect identified
3 in the Final EIR. Mitigation measures MM Hydro 1, MM Hydro 2 and MM
4 Hydro 3 will ensure compliance and implementation of appropriate regulations
5 that require obtaining permits and developing plans related to protecting water
6 quality, as well as helping to implement BMPs related to water quality protection.
7 By implementing these mitigation measures and complying with NPDES permit
8 requirements (*i.e.*, WQMP), impacts related to violating water quality standards
9 will be substantially lessened to a level that is considered less than significant.
10 (Draft EIR, p. 4.8-15.)

11 Without mitigation, the Project may alter the existing drainage pattern of the site
12 or area in a manner which would result in substantial erosion or siltation on- or
13 off-site. (Draft EIR, p. 4.8-15.) There are no blue-line streams or rivers depicted
14 on the USGS topographic maps within one-half mile of the Project site. No signs
15 of a natural water course, stream, or river exist on-site or in the area that could be
16 impeded by substantial erosion or siltation related to Project. The Project will
17 discharge into a concrete-lined flood control channel, and will result in the
18 construction of impervious surfaces, which may result in additional runoff. By
19 preparing the SWPPP, a part of this NPDES permit, the Project demonstrates its
20 compliance with the requirement to control and contain erosion and siltation in its
21 runoff. Increased pavement could lead to increased volumes and/or velocities of
22 storm flows entering the San Sevaine Channel. However, the Project will not
23 create a higher potential for erosion offsite since the Channel can convey the
24 water that will be generated from the impervious surfaces and was designed to
25 convey the area's 100-year storm event. The Final WQMP will contain the after-
26 construction hydrological engineering calculations, and could include
27 management measures such as pervious pavement; vegetated swales; catch basins
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1 filters and stormfilter treatment units infiltration basins; and velocity dissipation
2 devices at storm drain outfall structures. The Final WQMP will identify all the
3 Pollutants of Concern (POCs) and substantiate with calculations how on-site
4 BMPs will treat all POCs before the run-off exits the site; so the water will not
5 have negative effects downstream. Pursuant to State CEQA Guidelines section
6 15091, subdivision (a)(1), changes or alternatives have been required in, or
7 incorporated into, the Project which avoid or substantially lessen the significant
8 environmental effect identified in the Final EIR. By developing and
9 implementing a Final WQMP, incorporation of mitigation measure MM Hydro 2,
10 which requires completion of the Final WQMP, and a "fair share" contribution to
11 the ADP, any significant effects will be substantially lessened related to existing
12 drainage patterns in a manner that would result in substantial erosion or siltation.
13 After implementing these measures, impacts can be considered less than
14 significant after mitigation. (Draft EIR, pp. 4.8-15 to 4.8-16.)

15 Without mitigation, the Project may contribute new sources of polluted runoff that
16 would impact water quality. However, impacts to storm water drainage capacity
17 and impacts that otherwise substantially degrade water quality are considered less
18 than significant. (Draft EIR, pp. 4.8-17 to 18.) The Project will utilize the San
19 Sevaine Channel and would not require a new storm drain connection. The
20 capacity is approximately 12,300 cubic feet per second, and the channel is
21 concrete-lined and was constructed to carry flows from a 100-year storm event.
22 Therefore, the Project's total expected storm water runoff has been planned for
23 and will be accommodated by the current facilities, and impacts to storm water
24 drainage capacity are considered less than significant. (Draft EIR, p. 4.8-17.) The
25 Project will add large amounts of impervious surfaces, thereby allowing less
26 water to percolate into the ground and generating more surface runoff. Paved
27 areas will collect dust, soil, oil, grease, trash and debris present in surface water
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1 runoff. The Project will be required through compliance with the WQMP to
2 effectively treat all pollutants (sediment/turbidity, nutrients, oil & grease, trash &
3 debris, oxygen demanding substances, pesticides, and metals) expected to be
4 generated and for which downstream waters are impaired, which may include
5 placement of storm drain inlet filters to remove sediments, oil and grease;
6 vegetated swales to enhance nutrient removal; and a sediment detention basin.
7 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
8 alternatives have been required in, or incorporated into, the Project which avoid or
9 substantially lessen the significant environmental effect identified in the Final
10 EIR. The Project involves developing and implementing the WQMP,
11 incorporating mitigation measure MM Hydro 2 to require development of the
12 WQMP, and incorporating MM Hydro 3 which requires tenants to ensure that
13 they comply with requirements for industrial activities permits. By incorporating
14 these measures, the Project will be required to follow certain regulations which
15 trigger treatment measures to be included in the Project for various site-specific
16 pollutants in storm water. Therefore, upon implementation of these measures, the
17 Project is considered to have a less than significant impact related to new sources
18 of polluted runoff. (Draft EIR, pp. 4.8-17 to 4.8-18.)

19 With regards to cumulative hydrology/water quality impacts, according to the
20 RCIP General Plan EIR, build-out within presently vacant unincorporated areas of
21 Riverside County will result in an increase in residential and non-residential
22 structures and associated facilities, increasing the amount of area in impermeable
23 surfaces, thereby limiting the amount of ground infiltration during storm events
24 and increasing the volume and rate of storm runoff. Implementation of existing
25 regulatory requirements, General Plan policies and RCIP General Plan EIR
26 mitigation measures will reduce hydrological and water quality impacts to below
27 the level of significance. (Draft EIR, p. 6.0-19.)
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1 The Project site is located approximately 1.5 miles west and northwest of the
2 Santa Ana River and is not traversed by any tributaries (Draft EIR, p. 6.0-19.),
3 and will discharge into a concrete-lined flood control channel. The Project's
4 impervious surfaces may result in additional runoff. The Project proponent will
5 be required to prepare a site-specific Storm Water Pollution Prevention Plan
6 (SWPPP) in accordance with the State Water Resources Control Board's
7 (SWRCB) General Permit for Construction Activities, which demonstrates its
8 compliance with the requirement to control and contain erosion and siltation in its
9 runoff. (Draft EIR, p. 6.0-20.) The Project will not create a higher potential for
10 erosion offsite since the San Sevaine Channel is designed to convey the water
11 from the Project and the area's 100-year storm. (Draft EIR, p. 6.0-20.) The
12 Project's Final WQMP will identify all the Pollutants of Concern (POCs) and
13 substantiate with calculations how on-site BMPs will treat all POCs before the
14 run-off exits the site. By developing and implementing a Final WQMP,
15 incorporation of mitigation measure MM Hydro 2 which highlights the
16 requirement to prepare the Final WQMP, and a "fair share" contribution to the
17 ADP, any significant effects will be substantially lessened related to existing
18 drainage patterns in a manner that would result in substantial erosion or siltation.
19 (Draft EIR, p. 6.0-20.) By complying with regulatory requirements and with
20 identified mitigation measures, Project-related and cumulative hydrology and
21 water quality impacts will be less than significant. (Draft EIR, p. 6.0-20; see
22 *supra* discussion of mitigation on Project-related impacts.) Pursuant to State
23 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have
24 been required in, or incorporated into, the Project which avoid or substantially
25 lessen the significant environmental effect identified in the Final EIR. Mitigation
26 measures, as listed below and further discussed above, will reduce Project-related
27 impacts to water quality by requiring compliance with NPDES and other
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1 regulatory requirements. (Draft EIR, p. 6.0-21.) After incorporation of these
2 mitigation measures, potential adverse impacts associated with cumulative
3 impacts will be reduced to a less than significant level. (Draft EIR, p. 6.0-21.)

4 2. Mitigation:

5 The proposed Project has been modified to mitigate or avoid the potentially
6 significant impacts – such that any remaining impacts are less than significant –
7 by the following mitigation measures, which are hereby adopted and will be
8 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

9 Mitigation Measure Hydro 1: In order to mitigate impacts related to water quality
10 resulting from construction of the Project, the Project proponent or their developer
11 shall obtain coverage under the appropriate NPDES General Construction Permit
12 for Storm Water Discharges Associated with Construction Activities, Order No.
13 99-08-DWQ, NPDES No. CAS000002 prior to obtaining the grading permit.
14 (Draft EIR, p. 4.8-19.)

15 Mitigation Measure Hydro 2: Prior to issuance of grading permits and in order to
16 mitigate impacts related to pollutant loading to receiving waters and/or increased
17 erosion/siltation resulting from the long term operation of the Project, the Project
18 proponent shall develop and implement a Final Water Quality Management Plan
19 (WQMP). The Riverside County Flood Control District will accept and approve
20 the Final WQMP and ensure that it gets implemented. The Final WQMP will
21 contain measures that will effectively treat all pollutants of concern and
22 hydrologic conditions of concern, which are consistent with the approved WQMP
23 developed in compliance with their MS4 permit. (Draft EIR, p. 4.8-19.)

24 Mitigation Measure Hydro 3: To mitigate impacts related to water quality
25 following development, the building occupants will determine if coverage under
26 the State's General Permit for Industrial Activities is necessary. This permit
27 requires implementation of a SWPPP for certain types of industrial activities. The
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1 future building occupants of the structures proposed in this document may warrant
2 coverage under the General Permit for Industrial Activities. Therefore, prior to
3 issuance of the certificate of occupancy, building occupants shall determine
4 whether or not coverage under the Industrial permit is warranted for their
5 operations, and submit their Industrial SWPPP to the Department of Building and
6 Safety. (Draft EIR, p. 4.8-19.)

7 N. Land Use and Planning

8 1. Impacts:

9 The proposed Project would not result in a substantial alteration of the present or
10 planned land use of an area. (Draft EIR, p. 4.9-3.) The Project is located within
11 an existing 288 acres of industrial park and composed of vacant in-fill lots. Land
12 uses within the vicinity are generally industrial and manufacturing land uses to the
13 north, northwest, west and south although directly south and west of the Project
14 site is the Mira Loma Village residential development. To the east of the Project
15 site, on the east side of the San Sevaine Flood Control Channel, are residential
16 land uses. The RCIP General Plan's Jurupa Area Plan designates the Project site
17 for "Light Industrial" land uses. Property to the north, northeast, west, south
18 southwest and southeast are also designated for "Light Industrial" land uses, with
19 the exception of property within the Mira Loma Village residential development
20 which is designated as "Medium Density Residential" with a sliver of
21 "Commercial Retail" along Etiwanda Avenue. Property east of the San Sevaine
22 Flood Control Channel is designated for "Medium High Density Residential",
23 "Medium Density Residential" and "Commercial Retail" land uses. Prior to the
24 adoption of the JAP, the Jurupa Community Plan designated the Project site for
25 "Manufacturing" land uses. The Project proposes development of business park
26 and warehouse/distribution uses that are consistent with existing land uses within
27 the balance of the MLCC and most of the surrounding area, as well as with the
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1 current "Light Industrial" and previous "Manufacturing" land use designations.
2 Therefore, the Project will not have a significant impact related to a substantial
3 alteration of the present or planned land use of the area, and no Project-specific
4 mitigation measures are required since no significant adverse impacts are
5 anticipated.

6 The proposed Project would not affect land use within a city sphere of influence
7 and/or within adjacent city or county boundaries. (Draft EIR, p. 4.9-4.) The
8 Project is presently vacant and not located within any designated city sphere of
9 influence. Surrounding lands consist of predominantly industrial uses, with
10 residential tracts approximately 600 feet to the east and west, and State Route 60
11 corridor to the south. The Project will not result in any substantial alteration of
12 the planned land use within any adjacent city or county or any city sphere of
13 influence. There will be no significant impact, and no Project-specific mitigation
14 measures are required since no significant adverse impacts are anticipated.

15 The proposed Project would not have a significant impact due to inconsistency
16 with the site's existing or proposed zoning or be incompatible with existing
17 surrounding zoning. (Draft EIR, pp. 4.9-4 to 4.9-5.) The Project site is zoned
18 "M-M" (Manufacturing – Medium) and "I-P" (Industrial Park), complies with the
19 current zoning, and is compatible with the substantial existing parcels zoned M-M
20 surrounding the Project site. Therefore, the proposed Project will not have a
21 significant impact due to inconsistency with existing or proposed zoning of the
22 area or incompatibility with existing surrounding zoning, and no Project-specific
23 mitigation measures are required since no significant adverse impacts are
24 anticipated.

25 The proposed Project would not have a significant environmental impact due to
26 inconsistency with existing and planned surrounding land uses or inconsistency
27 with the land use designations and policies of the RCIP General Plan, and the
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1 Project would not have a significant environmental impact due to inconsistency
2 with the Multi-Species Habitat Conservation Plan (MSHCP) component of the
3 RCIP General Plan Open Space Element, the applicable habitat conservation plan
4 or natural community conservation plan. (Draft EIR, p. 4.9-20.) The MLCC is
5 located within the General Plan's Jurupa Area Plan (JAP). (Draft EIR, p. 4.9-6.)
6 The Foundation Component that applies to the MLCC is Community
7 Development and the Jurupa Area Plan Land Use designation is "Light
8 Industrial." A review of the Multipurpose Open Space Element indicates that the
9 Project site is primarily designated as urban built-up land, and reasonably should
10 not be included in the inventory of areas of significant open space and
11 conservation value. (Draft EIR, p. 4.9-6.) In the Multipurpose Open Space
12 Element, the subject property is located within an area that may contain mineral
13 resources of unknown quality, but State Mineral Resource mapping indicates that
14 the site is not located in a Designated Area of Statewide or Regional Significance.
15 The Project site does not contain mineral resources, there are no known mines on
16 or near the Project site, and the Project site is within an existing industrial center
17 that has been mass graded and improved and is not expected to have an impact on
18 the availability of locally important mineral resources. Additionally, this potential
19 impact was addressed under the underlying Parcel Map 26365 and found to be not
20 significant. (Draft EIR, p. 4.9-7.) The RCIP General Plan Agricultural Resources
21 Map indicates that a portion of the Project site falls within areas designated as
22 agricultural resources, with Plot Plans 17788 and 16979 designated as containing
23 Farmland of Local Importance, and the remaining lots designated as "Urban
24 Built-Up." However, the Project does not contain Prime Farmland, Unique
25 Farmland or Farmland of Statewide Importance, has not been farmed for at least
26 27 years, and is not of the size to be economically feasible to farm. The
27 designation is likely representative of the historical use of the property, rather than
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1 current agricultural potential. Therefore, the proposed Project will have no impact
2 upon existing agricultural resources. Additionally, the surrounding industrial area
3 has been developed, and the site is not within an area containing scenic highways,
4 energy, historic, or prehistoric resources. (Draft EIR, p. 4.9-7.)

5 The RCIP General Plan Safety Element indicates that the subject property is not
6 located within a 100 or 500-year flood plain area, and the San Sevaine Flood
7 Control Channel was built to mitigate potential flooding impacts, thus ensuring a
8 relatively low risk of flooding. The Project will add run-off into the San Sevaine
9 Channel, but will not require the expansion of existing or new County Flood
10 Control Facilities. (Draft EIR, p. 4.9-8.)

11 The MLCC is located within the northwesterly part of the JAP, in Mira Loma,
12 where land near the Interstate 15/State Route 60 junction is converting from
13 agricultural use to industrial, warehousing and truck distribution uses to maximize
14 the direct access to the freeway system and contribute to the pattern of goods
15 movement throughout the region. (Draft EIR, p. 4.9-8.) The proposed Project
16 would act as one of the envisioned industrial employment centers in this region,
17 and its designated land use is consistent with the General Plan and the JAP's land
18 use designation. (Draft EIR, pp. 4.9-9 to 10.) According to the JAP's Land Use
19 Map, the MLCC is within the Mira Loma Warehouse/Distribution Center Policy
20 Area, requiring that in the land use designations of Business Park, Light Industrial
21 and Heavy Industrial, warehousing, distribution and other goods storage facilities,
22 shall be permitted in a specified area. (Draft EIR, p. 4.9-10.)

23 According to the JAP Circulation Map, a portion of the MLCC falls within a
24 designated existing interchange; however specific JAP policies do not consider
25 this particular designation; rather the policies describe continued road
26 improvement as provided in the RCIP General Plan. (Draft EIR, p. 4.9-10.) JAP
27 Circulation Policy JUR 13.4 states, "Evaluate major commercial and industrial
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1 Projects consisting of 20 acres or larger for the provision of park-and-ride
2 facilities.” (Draft EIR, p. 4.9-10.) According to the JAP Trails and Bikeway
3 System Map, the closest regional trail is located along the San Sevaine Channel,
4 with no trails or bikeway systems within the proposed industrial Project area.
5 (Draft EIR, p. 4.9-15.) The MLCC does not fall within any designated criteria
6 area for the Multi-Species Habitat Conservation Plan. Therefore, the Project does
7 not anticipate the inclusion of any property acreage to an MSHCP conservation
8 areas, and no Project impacts to adjacent MSHCP conservation areas are
9 anticipated. (Draft EIR, p. 4.9-15; see Draft EIR, p. 4.9-17.)

10 According to the JAP Flood Hazards Map (Draft EIR, p. 4.9-18), the proposed
11 MLCC Project does not fall within the 100-year or 500-year flood zone
12 designation. Although within a Liquefaction Susceptibility area with Moderate
13 Deep Groundwater Susceptible Sediments in the Seismic Hazards map, the
14 Project site is outside critically designated Shallow Groundwater Susceptible
15 Sediments liquefaction areas. (Draft EIR, p. 4.9-19.)

16 Based upon the above discussion, the proposed Project will not have a significant
17 environmental impact due to inconsistency with existing and planned land uses or
18 inconsistency with the land use designations and policies of the RCIP General
19 Plan, and no Project-specific mitigation measures are required since no significant
20 adverse impacts are anticipated. (Draft EIR, p. 4.9-20.)

21 The proposed Project would not disrupt or divide the physical arrangement of an
22 established community. (Draft EIR, p. 4.9-20.) The Project site is within a 288
23 acres of industrial park and is composed of vacant in-fill lots, where
24 approximately 225 acres has already been developed as industrial use. Currently,
25 land uses within the vicinity are generally industrial and manufacturing to the
26 north, northwest, west and south although directly south and west of the Project
27 sites is the Mira Loma Village residential development. Since the proposed
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1 Project is an in-fill Project consisting of similar land uses to those currently within
2 the MLCC, there will be no impact upon the physical arrangement of an
3 established community, and no Project-specific mitigation measures are required
4 since no significant adverse impacts are anticipated.

5 2. Mitigation:

6 No Project-specific mitigation measures are required.

7 O. Mineral Resources

8 1. Impacts:

9 The proposed Project will not result in the loss of availability of a known mineral
10 resource in an area classified or designated by the State that would be of value to
11 the region or the residents of the State. (Draft EIR, p. 4.10-2.) The Project site is
12 not located within a state designated aggregate resource area, but is located within
13 an area where available geologic information indicates that mineral deposits are
14 likely to exist, the significance of which is undetermined. The RCIP General Plan
15 provides no specific policies regarding the designation's mineral resource related
16 uses, and there are no known mines on or near the Project site. The Project site
17 and the surrounding area are zoned M-M (Manufacturing-Medium) and I-P
18 (Industrial Park), thereby making any mining an incompatible use. Therefore, no
19 impacts are expected by the Project to mineral resources, and no Project-specific
20 mitigation measures are required since no significant adverse impacts are
21 anticipated.

22 The proposed Project would not result in the loss of availability of a locally-
23 important mineral resource recovery site delineated on a local general plan,
24 specific plan, or other land use plan. (Draft EIR, p. 4.10-2.) The Project site has
25 been classified by the State Mining and Geology Board (SMGB) as "MRZ-3,"
26 which includes "[a]reas where the available geologic information indicates that
27 mineral deposits are likely to exist, however, the significance of the deposit is
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1 undetermined.” The RCIP General Plan provides no specific policies regarding
2 “MRZ-3” and has not designated the Project site for mineral resource related uses,
3 and the Project site has no history of mineral resource recovery uses. Therefore,
4 the Project is expected to have no impact on the availability of locally-important
5 mineral resource sites, and no Project-specific mitigation measures are required
6 since no significant adverse impacts are anticipated.

7 No impacts are expected by the Project as an incompatible land use located
8 adjacent to a State classified or designated area or existing surface mine. (Draft
9 EIR, p. 4.10-2.) According to the General Plan and the JAP, there are no State
10 classified or designated mineral resource areas or existing surface mines in the
11 area or on the Project site. Therefore, no impacts are expected by the Project as
12 an incompatible land use to mineral resources, and no Project-specific mitigation
13 measures are required since no significant adverse impacts are anticipated.

14 The proposed Project would not expose people or property to hazards from
15 proposed, existing, or abandoned quarries or mines. (Draft EIR, p. 4.10-3.) There
16 are no mines or quarries existing on the Project site or in the surrounding area.
17 Therefore no impacts are expected, and no Project-specific mitigation measures
18 are required since no significant adverse impacts are anticipated.

19 With regards to cumulative impacts, the RCIP General Plan’s contribution to the
20 growth and urbanization would result in the direct and/or indirect loss of mineral
21 resources. However, implementation of the RCIP General Plan would not
22 contribute significantly to the cumulative loss of these sensitive areas and their
23 resources. (Draft EIR, p. 6.0-21.) The proposed Project will have a less than
24 significant impact upon the availability of locally-important mineral resources or
25 mineral resources that would be of value to the region or the residents of the state
26 because there are no known state-classified or designated mineral resources or
27 locally-important mineral resource recovery sites mapped within the vicinity of
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1 the Project site that would be economically or geologically significant. The
2 proposed Project is not a potentially significant incompatible land use to mining
3 operations, nor would the Project expose people or property to hazards from
4 proposed, existing, or abandoned quarries or mines. (Draft EIR, p. 6.0-21.) No
5 mitigation measures have been required. (Draft EIR, p. 6.0-21.)

6 2. Mitigation:

7 No Project-specific mitigation measures are required.

8 P. Population and Housing

9 1. Impacts:

10 The proposed Project would not displace substantial numbers of existing housing,
11 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
12 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
13 will not displace existing housing. The proposed Project will further Riverside
14 County economic development goals to improve the jobs-housing balance. The
15 proposed Project is compatible with the existing industrial uses within the Project
16 area and as an in-fill Project will not unduly add to the existing impact of
17 industrial development upon the adjacent residential areas. The Project will have
18 no significant impact, and no Project-specific mitigation measures are required.

19 The proposed Project would not create a demand for additional housing,
20 particularly as related to housing affordable to households earning 80% or less of
21 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
22 create a demand for housing so future employees may choose to relocate closer to
23 the Project site. However, the majority of the jobs created by the proposed
24 Project is anticipated to be filled from the surrounding area, thereby limiting the
25 number of persons requiring housing moving to the area. The demand for
26 additional housing created by the Project is considered less than significant, and
27 no Project-specific mitigation measures are required.

1 The proposed Project would not displace substantial numbers of people,
2 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
3 4.12-2.) The proposed Project will not displace substantial numbers of people or
4 replace housing. The Project will be developed in the existing MLCC, zoned for
5 manufacturing and industrial uses. The displacement of people necessitating the
6 construction of replacement housing will not be an impact, and no Project-specific
7 mitigation measures are required.

8 The proposed Project would not affect a County Redevelopment Project Area.
9 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
10 within a Riverside County Redevelopment Project area. Therefore, the Project
11 will not impact any County Redevelopment Project Area, and no Project-specific
12 mitigation measures are required.

13 The proposed Project will not cumulatively exceed official regional or local
14 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site
15 development will not exceed official regional or local population Projections.
16 The Project is an in-fill development within the MLCC, an existing
17 manufacturing/industrial center, as designated in the RCIP General Plan since at
18 least 1987. As proposed, the Project will contribute to regional jobs to housing
19 ratio goals and will not impact official regional and local population Projections,
20 which are based upon adopted general plan land use designations. No Project-
21 specific mitigation measures are required.

22 The proposed Project would not induce substantial population growth in an area,
23 either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is
24 within the existing MLCC, designated for manufacturing and industrial uses. The
25 Project does not involve the development of homes and all roads and other
26 infrastructure serving the Project are existing. Due to the limited need for Project
27 improvements to support the industrial development, no impacts will occur, and
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1 no Project-specific mitigation measures are required.

2 2. Mitigation:

3 No Project-specific mitigation measures are required.

4 Q. Public Services

5 1. Impacts:

6 The proposed Project would not displace substantial numbers of existing housing,
7 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
8 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
9 will not displace existing housing. The proposed Project will further Riverside
10 County economic development goals to improve the jobs-housing balance. The
11 proposed Project is compatible with the existing industrial uses within the Project
12 area and as an in-fill Project will not unduly add to the existing impact of
13 industrial development upon the adjacent residential areas. The Project will have
14 no significant impact, and no Project-specific mitigation measures are required.

15 The proposed Project would not create a demand for additional housing,
16 particularly as related to housing affordable to households earning 80% or less of
17 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
18 create a demand for housing so future employees may choose to relocate closer to
19 the Project site. However, the majority of the jobs created by the proposed
20 Project is anticipated to be filled from the surrounding area, thereby limiting the
21 number of persons requiring housing moving to the area. The demand for
22 additional housing created by the Project is considered less than significant, and
23 no Project-specific mitigation measures are required.

24 The proposed Project would not displace substantial numbers of people,
25 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
26 4.12-2.) The proposed Project will not displace substantial numbers of people or
27 replace housing. The Project will be developed in the existing MLCC, zoned for
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1 manufacturing and industrial uses. The displacement of people necessitating the
2 construction of replacement housing will not be an impact, and no Project-specific
3 mitigation measures are required.

4 The proposed Project would not affect a County Redevelopment Project Area.
5 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
6 within a Riverside County Redevelopment Project area. Therefore, the Project
7 will not impact any Riverside County Redevelopment Project Area, and no
8 Project-specific mitigation measures are required.

9 The proposed Project will not cumulatively exceed official regional or local
10 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site
11 development will not exceed official regional or local population Projections.
12 The Project is an in-fill development within the MLCC, an existing
13 manufacturing/industrial center, as designated in the County's General Plan since
14 at least 1987. As proposed, the Project will contribute to regional jobs to housing
15 ratio goals and will not impact official regional and local population Projections,
16 which are based upon adopted general plan land use designations. No Project-
17 specific mitigation measures are required.

18 The proposed Project would not induce substantial population growth in an area,
19 either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is
20 within the existing MLCC, designated for manufacturing and industrial uses. The
21 Project does not involve the development of homes and all roads and other
22 infrastructure serving the Project are existing. Due to the limited need for Project
23 improvements to support the industrial development, no impacts will occur, and
24 no Project-specific mitigation measures are required.

25 Regarding cumulative impacts, build-out of unincorporated areas of Riverside
26 County will create a substantial increase in population and residential and non-
27 residential structures requiring additional on-duty firefighters, sheriff personnel,
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1 and support facilities. (Final EIR, p. 1.0-64.) This will substantially contribute to
2 significant cumulative impacts to library services, fire protection and sheriff
3 protection and substantially contribute to significant cumulative impacts to
4 schools. The implementation of the RCIP General Plan's policies and RCIP
5 General Plan EIR mitigation measures, along with the implementation of the
6 Riverside County Ordinance No. 787, Riverside County Master Fire Protection
7 Plan, the California Public Resources Code No. 4290, and the Uniform Fire and
8 Building Codes (Ordinance No. 457), would reduce these potential impacts to
9 below the level of significance. Additionally, and payment of school impact
10 mitigation fees will reduce school impacts to less than significance. (Draft EIR, p.
11 6.0-23.)

12 The proposed Project will not create the need for a new fire station, additional
13 sheriff officers, or library services. Implementation of the RCIP General Plan's
14 policies and RCIP General Plan EIR mitigation measures would reduce potential
15 impacts to libraries to below the level of significance. By increasing the demand
16 for fire and sheriff services, the proposed Project will contribute to the cumulative
17 impact of area development on these services; however, through required
18 compliance with regulatory requirements and payment of established developer
19 mitigation fees established to address cumulative impacts (Ordinance No. 659),
20 these impacts will be less than significant. (Draft EIR, p. 6.0-23.) No mitigation
21 measures are required. (Draft EIR, p. 6.0-23.)

22 2. Mitigation:

23 No Project-specific mitigation measures are required.

24 R. Recreation

25 1. Impacts:

26 The proposed Project would not displace substantial numbers of existing housing,
27 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
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1 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
2 will not displace existing housing. The proposed Project will further Riverside
3 County economic development goals to improve the jobs-housing balance. The
4 proposed Project is compatible with the existing industrial uses within the Project
5 area and as an in-fill Project will not unduly add to the existing impact of
6 industrial development upon the adjacent residential areas. The Project will have
7 no significant impact, and no Project-specific mitigation measures are required.

8 The proposed Project would not create a demand for additional housing,
9 particularly as related to housing affordable to households earning 80% or less of
10 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
11 create a demand for housing so future employees may choose to relocate closer to
12 the Project site. However, the majority of the jobs created by the proposed
13 Project is anticipated to be filled from the surrounding area, thereby limiting the
14 number of persons requiring housing moving to the area. The demand for
15 additional housing created by the Project is considered less than significant, and
16 no Project-specific mitigation measures are required.

17 The proposed Project would not displace substantial numbers of people,
18 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
19 4.12-2.) The proposed Project will not displace substantial numbers of people or
20 replace housing. The Project will be developed in the existing MLCC, zoned for
21 manufacturing and industrial uses. The displacement of people necessitating the
22 construction of replacement housing will not be an impact, and no Project-specific
23 mitigation measures are required.

24 The proposed Project would not affect a County Redevelopment Project Area.
25 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
26 within a Riverside County Redevelopment Project area. Therefore, the Project
27 will not impact any Riverside County Redevelopment Project Area, and no
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Project-specific mitigation measures are required.

The proposed Project will not cumulatively exceed official regional or local population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site development will not exceed official regional or local population Projections. The Project is an in-fill development within the MLCC, an existing manufacturing/industrial center, as designated in the County's General Plan since at least 1987. As proposed, the Project will contribute to regional jobs to housing ratio goals and will not impact official regional and local population Projections, which are based upon adopted general plan land use designations. No mitigation measures are required.

The proposed Project would not induce substantial population growth in an area, either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is within the existing MLCC, designated for manufacturing and industrial uses. The Project does not involve the development of homes and all roads and other infrastructure serving the Project are existing. Due to the limited need for Project improvements to support the industrial development, no impacts will occur, and no Project-specific mitigation measures are required.

Regarding cumulative impacts, build-out of unincorporated areas of Riverside County will create a substantial increase in population and residential and non-residential structures and substantially contribute to significant cumulative impacts upon parks and recreation. Implementation of the General Plan's policies and RCIP General Plan EIR mitigation measures would reduce these potential impacts to below the level of significance. (Draft EIR, p. 6.0-24.) As the Project is an industrial use, it will not require the construction or expansion of recreational facilities or regional parks. There are no designated recreational trails within or adjacent to the Project site. The Project proponent will be required to pay development impact fees that represent the Project's fair share contribution to

1 keep impacts below the level of significance. (Draft EIR, p. 6.0-24.) Required
2 payment of developer impact fees pursuant to Riverside County Ordinance No.
3 659 will reduce cumulative impacts to below the level of significance; therefore,
4 no mitigation measures are required. (Draft EIR, p. 6.0-24.)

5 2. Mitigation:

6 No Project-specific mitigation measures are required.

7 S. Utilities

8 1. Impacts:

9 The proposed Project would not require or result in the construction of new water
10 treatment facilities or expansion of existing facilities, the construction of which
11 would cause significant environmental effects. (Draft EIR, p. 4.16-10.) There are
12 several existing water lines, which provide service to the proposed Project site.
13 (Draft EIR, p. 4.16-9.) JCSD provides water service to the Project site and
14 adjacent developments, with its primary source for potable water from local
15 groundwater in the Chino Basin. The existing well field production capacity is
16 closer to 2/3 of the maximum capacity. Bonds for the infrastructure are being
17 paid for by the landowners, including the landowner of this Project. (Draft EIR,
18 p. 4.16-10.) The proposed Project is located in an area that is undergoing
19 conversion from agricultural land use to urban use, which JCSD took into
20 consideration when planning for future water supplies. JCSD conservatively
21 plans on having a 41,025 AF/YR demand for water in year 2030 (or when full
22 build out occurs within JCSD), which Projected demand includes this Project and
23 other development as their service area transitions to residential, commercial, and
24 industrial uses. (Draft EIR, p. 4.16-10.) Sufficient water supplies and capacity
25 exist within JCSD's water system to serve the Project site. Therefore, the
26 proposed Project will not require the construction of new water treatment facilities
27 or the expansion of existing facilities the construction of which would cause
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1 significant environmental effects; and the proposed Project will result in less than
2 significant environmental effects related to new or expanded water treatment
3 facilities. No Project-specific mitigation measures are required.

4 The proposed Project would have sufficient water supplies available to serve the
5 Project from existing entitlements and resources, and would not require new or
6 expanded entitlements. (Draft EIR, p. 4.16-8.) The Project developer will be
7 providing utility stub-outs for on-site water, sewer and fire protection as a
8 completion of the infrastructure. JCSD has provided a water will serve letter
9 stating that water can be supplied by existing mains. (Draft EIR, p. 4.16-10.) As
10 further described in the Draft EIR and provided in Appendix H of the Draft EIR,
11 the Water Supply Assessment for the proposed Project describes the existing and
12 long-term demand for water within JCSD's service area and JCSD's existing and
13 Projected long-term ability to provide adequate water to meet that demand. (Draft
14 EIR, p. 4.16-10.) Since the proposed Project is consistent with the underlying
15 land use designations and zoning set forth in Riverside County's Jurupa
16 Community Plan, the proposed Project represents the envisioned development
17 expected in the Mira Loma area of JCSD's service area and was considered in
18 JCSD's 2005 Urban Water Management Plan (UWMP). Pursuant to California
19 Water Code Section 10910, as amended by SB 610, the proposed Project was
20 accounted for in the most recently adopted UWMP, and certain information and
21 analyses from the UWMP were utilized in the WSA. (Draft EIR, p. 4.16-10.)
22 Based on recent economic slowdown, it is possible that these Projected demand
23 figures may be higher than what will actually exist in the future. (Draft EIR, p.
24 4.16-11.)

25 The total Projected water supplies available to JCSD over the next 20-year period
26 during normal, single-dry, and multiple dry years are sufficient to serve the
27 Projected water demand associated with the proposed Project (92 acre-feet per
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1 year), in addition to other existing and planned future uses of those supplies
2 within JCSD in accordance with the standards set forth by SB 610. (Draft EIR,
3 pp. 4.16-38 to 4.16-39; Draft EIR, Appendix H.) According to these standards,
4 there are sufficient water supplies available to serve the Project from JCSD's
5 existing entitlements and resources as set forth in its 2005 UWMP and the WSA
6 and, therefore, impacts to water supply are considered less than significant and no
7 Project-specific mitigation measures are required. (Draft EIR, p. 4.16-39.)

8 The proposed Project would not require or result in the construction of new
9 wastewater treatment facilities, including septic systems, or expansion of existing
10 facilities. (Draft EIR, p. 4.16-39.) The Project site is served by JCSD, which has
11 indicated that sewer service can be supplied by an existing 12-inch sewer line in
12 Dulles Drive. The proposed Project site will generate only nominal amounts of
13 domestic wastewater. The Project site is considered to have a less than significant
14 impact and no Project-specific mitigation measures are required.

15 The proposed Project would not result in a determination by the wastewater
16 treatment provider which serves or may service the Project that it has inadequate
17 capacity to serve the Project's Projected demand in addition to the provider's
18 existing commitments. (Draft EIR, p. 4.16-39.) As a rule of thumb, it can be
19 expected that the proposed Project will generate wastewater equivalent to
20 approximately 75 percent of its water usage. Using this relative rate, the proposed
21 Project's approximate wastewater generation will be 62,000 gallons per day. The
22 proposed Project consists of manufacturing/distribution facilities and is not
23 expected to require significant additional services from the available services
24 provided by JCSD. Therefore, no impacts are anticipated to waste water
25 treatment facilities resulting from the development of this Project. (Draft EIR, p.
26 4.16-39.)

27 The proposed Project would be served by a landfill with sufficient permitted
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1 capacity to accommodate the Project's solid waste disposal needs. (Draft EIR, pp.
2 4.16-40 to 4.16-41.) As further discussed in the EIR, the development and
3 operation of the Project site will not substantially contribute to the permitted
4 capacity of the designated landfills. (*Id.*) Therefore, impacts will be less than
5 significant, and mitigation is not required. Regardless, mitigation measures MM
6 Utilities 1 through MM Utilities 5 will further reduce the proposed Project's
7 volume of solid waste to ensure that the impact remains less than significant, by
8 facilitating the recycling of materials related to the construction and operation of
9 the Project. (See *infra* discussion in the findings regarding MM Utilities 1 through
10 MM Utilities 5; Draft EIR, pp. 4.16-43 to 4.16-44.)

11 Even without mitigation, the proposed Project is considered to comply with and
12 have no impacts to federal, state, and local statutes and regulations related to solid
13 wastes, and thus impacts will be less than significant. Regardless, the Project will
14 incorporate mitigation measures MM Utilities 1 through MM Utilities 5 that will
15 ensure conformance with practices that are encouraged and recommended by the
16 CIWMP, which will ensure that potential impacts to county landfills will be
17 further reduced below the level of significance. (Draft EIR, p. 4.16-41.)
18 Riverside County Integrated Waste Management Plan (CIWMP) is to aid the
19 County of Riverside Waste Management Department in meeting the state
20 mandated 50% diversion of solid waste into County landfills. These mitigation
21 measures help to reduce waste streams by encouraging recycling of materials such
22 as aluminum cans, glass, plastics, paper and cardboard, composting and/or grass
23 recycling, and the use of mulch and/or compost in the development and
24 maintenance of landscaped areas. The Project site is considered to have no
25 impacts to federal, state or local statutes or regulations related to solid waste.
26 (Draft EIR, p. 4.16-41.)

27 The proposed Project would not impact electrical, gas, communications, storm
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1 water drainages and street lighting facilities and would not require the
2 construction of new facilities or the expansion of existing facilities. (Draft EIR, p.
3 4.16-42.) The proposed Project will use existing electricity service provided by
4 Southern California Edison, therefore, no new facilities are needed, with only
5 minor extensions to the buildings. The proposed Project will use existing gas
6 services provided by The Gas Company, with only extensions made to Project
7 structures. The Project will use existing communication service provided by
8 AT&T, with only extensions made to Project structures. The Project will require
9 connection to existing stormwater drainage system to accommodate the additional
10 run-off associated with the increase of impervious surfaces on the site into the San
11 Sevaine Channel, which has a 100-year storm capacity and has been designed to
12 incorporate stormwater runoff from the Project site. The proposed Project site
13 may require additional street lights. However, the amount of new street lighting
14 construction needed on a portion of the road would be considered environmentally
15 insignificant. Therefore, street lighting construction for the Project is considered
16 to have a less than significant impact. The Project will not significantly impact
17 electrical services, and no Project-specific mitigation measures are required.

18 The proposed Project would not impact the maintenance of public facilities,
19 including roads and would not require or result in the construction of new
20 facilities or the expansion of such existing facilities. (Draft EIR, p. 4.16-43.) The
21 proposed Project will not involve the construction of public roadways. There may
22 be potential impacts to existing roadways resulting in the need for increased road
23 maintenance from increased truck traffic. The Project is addressed through
24 standard County conditions of approval, plan check and permit procedures, and
25 code enforcement practices, therefore impacts upon public facilities, such as
26 roads, will be less than significant, and no Project-specific mitigation measures
27 are required.
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1 The proposed Project would not impact the maintenance of other governmental
2 services and would not require or result in the construction of new governmental
3 services or the expansion of existing governmental services; the construction of
4 which could cause significant environmental effects. (Draft EIR, p. 4.16-43.) No
5 other governmental services are expected to be required for the Project.
6 Therefore, no impacts will occur, and no Project-specific mitigation measures are
7 required.

8 The proposed Project would not conflict with adopted energy conservation plans.
9 (Draft EIR, p. 4.16-43.) The proposed Project will meet all requirements of Title
10 24 California Code of Regulations construction for energy savings, but there are
11 no energy conservation plans associated with the Jurupa Area Plan which would
12 affect the Project site. Therefore, no impacts due to conflicts with adopted energy
13 conservation plans are expected, and no Project-specific mitigation measures are
14 required.

15 Regarding cumulative impacts, build-out of the RCIP General Plan is anticipated
16 to generate substantial increases in solid waste; however, implementation of
17 General Plan policies and RCIP General Plan EIR mitigation measures will
18 reduce the potential impact to below the level of significance. Implementation of
19 RCIP General Plan policies and Riverside County regulations will result in a less
20 than significant impact on wastewater systems, but would still substantially
21 contribute to a significant cumulative impact on existing wastewater facilities.
22 The RCIP General Plan's impact upon water supply will be significantly impacted
23 by RCIP General Plan build-out. The RCIP General Plan EIR determined that
24 adherence to RCIP General Plan policies and RCIP General Plan EIR mitigation
25 measures will reduce the potential impact to water supply, but that the potential
26 impacts remain significant and unavoidable. Cumulatively, impacts due to solid
27 waste generation and upon wastewater services and water supply will be
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1 significant. (Draft EIR, p. 6.0-26.)

2 The amount of landfill capacity needed to accommodate solid waste is directly in
3 line with the County's Projected increased landfill need. Hence, buildout of
4 Riverside County, including the proposed Project, would not create demands for
5 waste management services that exceed the capacities of the County's waste
6 management system and impacts to solid waste facilities associated with the
7 proposed Project are less than significant. (Draft EIR, p. 6.0-26.)

8 The total demand for this Project set forth in the water supply assessment is
9 within the limits of Projected demand in the current Urban Water Management
10 Plan. JCSD also has sufficient production capacity from its water sources to meet
11 its Projected cumulative 2030 annual water demand of 41,025 acre-feet per year.
12 Therefore, the Project will have less than significant impacts to water supplies.
13 (Draft EIR, p. 6.0-27.) The proposed Project involves manufacturing/distribution
14 facilities and are not expected to require significant additional services, and the
15 wastewater generated by the proposed Project will not require the construction of
16 new or expanded wastewater treatment facilities.

17 The proposed Project will have no significant cumulative impacts related to water
18 and sewer and solid waste services. (Draft EIR, p. 6.0-27.) Although potential
19 impacts due to solid waste generated by the Project will be less than significant,
20 mitigation measures that will further reduce solid waste impacts have been
21 required. (See *infra* discussion of mitigation measures MM Utilities 1 through
22 MM Utilities 5.) No mitigation measures are required or proposed to address
23 cumulative water and sewer impacts. (Draft EIR, p. 6.0-27.)

24 2. Mitigation:

25 The proposed Project has been modified to mitigate or avoid the potentially
26 significant impacts – such that any remaining impacts are further reduced below
27 significant levels – by the following mitigation measures, which are hereby
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1 adopted and will be implemented as provided in the Mitigation, Monitoring, and
2 Reporting Program.

3 Mitigation Measure Utilities 1: The applicant shall submit a Recyclables
4 Collection and Loading Area plot plan to the Riverside County Waste
5 Management Department for each implementing development. The plans are
6 required to conform to the Waste Management Department's *Design Guidelines*
7 *for Recyclables Collection and Loading Areas*. Prior to final building inspection,
8 the applicant is required to construct the recyclables collection and loading area in
9 compliance with the Recyclables Collection and Loading Area plot plan, as
10 approved and stamped by the Riverside County Waste Management Department,
11 and verified by the Riverside County Building and Safety Department through
12 site inspection. (Draft EIR, p. 4.16-43.)

13 Mitigation Measure Utilities 2: In addition to solid waste dumpsters, the Project
14 development will include recycling containers for aluminum cans, glass, plastics,
15 paper and cardboard. (Draft EIR, p. 4.16-43.)

16 Mitigation Measure Utilities 3: The Project development will recycle
17 construction and demolition (C&D) waste generated during construction activities
18 that would otherwise be taken to a landfill. (Draft EIR, p. 4.16-44.). This
19 diversion of waste must meet or exceed a 50 percent reduction by weight. (Final
20 EIR, p. 1.0-28.) The Project shall complete the Riverside County Waste
21 Management Department Construction and Demolition Waste Diversion Program
22 – Form B and Form C to ensure compliance. Form B – Recycling Plan must be
23 submitted and approved by the Riverside County Waste Management Department
24 and provided to the Department of Building and Safety prior to issuance of
25 building permits. Form C – Reporting Form must be approved by the Riverside
26 County Waste Management Department and submitted to the Department of
27 Building and Safety prior to issuance of a certificate of occupancy.
28

1 Mitigation Measure Utilities 4: The property owner shall require landscaping
2 contractors to practice grass recycling and/or grass composting to reduce the
3 amounts of grass material in the waste stream. (Draft EIR, p. 4.16-44.)

4 Mitigation Measure Utilities 5: The property owner shall require landscaping
5 contractors to use mulch and/or compost for the development and maintenance of
6 Project site landscaped areas. (Draft EIR, p. 4.16-44.)

7 **BE IT FURTHER RESOLVED** by the Planning Director that all applicable regulatory
8 requirements and feasible mitigation measures to reduce environmental impacts have been considered
9 and are applied as conditions of the Project approval, yet the following impacts to air quality, noise, and
10 traffic resulting from the Project's approval cannot be fully mitigated and will be only partially avoided
11 or lessened by the mitigation measures hereinafter specified; a statement of overriding considerations is
12 therefore included herein.

13 T. Air Quality

14 1. Impacts:

15 The proposed Project would not conflict with or obstruct implementation of the
16 applicable air quality plan. (Draft EIR, p. 4.3-37.) The Air Quality Management
17 Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive
18 program that will lead the SCAB into compliance with all federal and state air
19 quality standards. The AQMP is created in consultation with local governments,
20 and conformance with the AQMP for development Projects is determined by
21 demonstrating compliance with local land use plans and/or population Projections
22 and meeting the land use designation set forth in the RCIP General Plan. (Draft
23 EIR, pp. 4.3-36 .) The proposed Project is located in the community of Mira
24 Loma within Riverside County. It consists of vacant in-fill lots within a land use
25 designation of "Light Industrial" as set forth in the Riverside County General
26 Plan. Uses within Riverside County's "Light Industrial" designation are limited
27 to warehousing/distribution, assembly and light manufacturing, and repair
28

1 facilities. The plot plans located closest to existing residences have been zoned
2 “Industrial Park” while the other three plot plans have been zoned “Medium-
3 Manufacturing.” The Project is consistent with the land use designation in the
4 RCIP General Plan. Therefore, since the proposed Project is consistent with the
5 local land use plan the Project will not conflict with the implementation of the air
6 quality management plan, and impacts are considered less than significant, and no
7 Project-specific mitigation measures are required. (Draft EIR, p. 4.3-36 to 37.)

8 The proposed Project would not create a carbon monoxide hotspot and there are
9 no cumulative impacts for carbon monoxide hotspots. ((Draft EIR, p. 4.3-37, 47
10 to 49.) The Mira Loma Commerce Center has the potential to negatively impact
11 the Level of Service (“LOS”) on adjacent roadways, which could allow CO to
12 become a localized problem (“hot spot”) requiring additional analysis beyond
13 total Project emissions quantification due to traffic congestion and idling or slow-
14 moving vehicles. Screening procedures in the SCAQMD CEQA Air Quality
15 Handbook determine the potential to create a CO hot spot. (Draft EIR, pp. 4.3-
16 47.) In consultation with SCAQMD, a traffic study was prepared through
17 modeling several intersections. (Draft EIR, p. 4.3-47 to 48.) Emission factors
18 were estimated, with worse-case meteorological and sensitive receptor distance
19 scenarios were used. (Draft EIR, p. 4.3-48.) The results are presented in Table
20 4.3-I of the Draft EIR by intersection where the receptor position with the highest
21 CO concentration is shown. (Draft EIR, p. 4.3-48 to 49.) For all of the
22 intersections modeled, the CO emissions from Project-generated traffic are much
23 less than the California and national (federal) thresholds of significance; therefore,
24 the CO hotspot impacts are considered less than significant and even when the
25 cumulative impacts are analyzed, the peak CO hotspot concentrations are less
26 than the threshold values. Therefore, the Project will not contribute to either the
27 CAAQS or NAAQS for CO to be exceeded and will not form any CO hotspots in
28

1 the Project area. There are also no cumulative impacts for CO hotspots. (Draft
2 EIR, p. 4.3-49.) No Project-specific mitigation measures are required since no
3 significant adverse impacts are anticipated.

4 The proposed Project would not expose sensitive receptors to a hazard index of
5 1.0 or greater for chronic non-cancer risks associated with DPM. (Draft EIR, pp.
6 4.3-66.) Non-cancer risks are considered less than significant from both the
7 Project operation alone and when considered with cumulative Projects. (Draft
8 EIR, p. 4.3-72.) The relationship for the non-cancer health effects of Diesel
9 Particulate Matter (DPM) was modeled, and based on the assumption of 10
10 minute idling per truck at the Project site, the maximum DPM concentration of
11 0.087 $\mu\text{g}/\text{m}^3$ occurs at the Project site with the hazard index is 0.017, which is
12 less than 2% of the allowed threshold. Based on this, non-cancer risks from the
13 Project's DPM emissions are considered less than significant. Therefore, despite
14 MM Air 7 which prohibits all vehicles from idling in excess of 5 minutes, even at
15 10 minutes, the impact is already less than significant. (Draft EIR, pp. 4.3-66; 4.3-
16 67.) Non-cancer risks are less than 5 percent of the SCAQMD recommended
17 threshold from both Project operation alone and when considered with cumulative
18 Projects. Therefore, non-cancer risks are considered less than significant, and no
19 Project-specific mitigation measures are required. (Draft EIR, p. 4.3-76.)

20 Without appropriate mitigation, the Project may have the potential to expose a
21 substantial number of people to objectionable odors. The proposed Project
22 consists of six vacant "in-fill" lots, and a Light Industrial designation is limited to
23 warehousing/distribution, assembly and light manufacturing, and repair facilities.
24 (Draft EIR, p. 4.3-57.) It can be anticipated that the major potential sources of
25 odor from the Project would occur during construction. Given the fact that the
26 Project and its roadways for access are located adjacent to residential areas,
27 impacts related to odors during construction are considered significant, with
28

1 construction equipment exhaust the main source of odors. (Draft EIR, p. 4.3-57.)
2 The Clean Air Nonroad Diesel Rule from EPA places new pollution controls on
3 diesel engines used in industries such as construction and is expected to ultimately
4 reduce emissions from nonroad diesel engines by over 90 percent. By 2010, this
5 rule will reduce sulfur levels in nonroad diesel fuel 99 percent from 2004 levels.
6 This rule built upon the previously adopted Clean Diesel Truck and Bus Rule
7 (announced December 21, 2000), which required a 97 percent reduction in sulfur
8 content of highway diesel fuel and required new heavy-duty diesel highway
9 vehicles to meet new emission standards. On-highway compliance requirements
10 take effect with the 2007 model year. It is estimated that by 2030 when the current
11 heavy-duty highway vehicle fleet has been completely replaced by newer
12 vehicles, that emissions from such vehicles will be reduced by over 90 percent.
13 Additionally, the proposed Project will comply with SCAQMD Rule 402, which
14 prohibits the discharge of air contaminants or other material that may cause the
15 detriment, nuisance, or annoyance to any considerable number of people. Pursuant
16 to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
17 alternatives have been required in, or incorporated into, the Project which avoid or
18 substantially lessen the significant environmental effect identified in the Final
19 EIR. The above-noted programs, along with incorporating limits on idling time
20 during construction from MM Air 2 and during Project operation from MM Air 7,
21 will help to reduce impacts related to odors from the Project to less than
22 significant levels. (Draft EIR, pp. 4.3-57.)

23 The Project would generate significant levels of emissions and exceed SCAQMD
24 standards for several criteria pollutants, despite feasible mitigation, and therefore
25 will have a significant impact from both short-term emissions during construction
26 and long-term operational emissions. (Draft EIR, pp. 4.3-42, 47.) Changes or
27 alterations have been required in, or incorporated into, the Project that help reduce
28

1 the potential impacts, but impacts will remain significant and unavoidable. (Draft
2 EIR, pp. 4.3-67 to 4.3-69; Final EIR, pp. 1.0-14 to 1.0-16, 1.0-45.) The mitigation
3 measures from the Draft EIR, MM Air 1 through MM Air 13, will be
4 implemented, and several mitigation measures were added and amended by the
5 Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM Air 3d, MM Air
6 3e, MM Air 8, MM Air 14, and MM Air 15. These measures will be implement
7 to reduce emissions during construction and operations activities (see *infra*
8 discussion of mitigation), and the added and amended measures will not result in
9 a change in the level of significance related to this potential impact.

10 On a regional level, the proposed Project will create short-term air quality impacts
11 from fugitive dust, other particulate matter, exhaust emissions generated by
12 earthmoving activities, and operation of grading equipment during site
13 preparation. Short-term impacts will also include emissions generated during
14 construction of the buildings as a result of operation of equipment, operation of
15 personal vehicles by construction workers, and coating and paint applications.
16 (Draft EIR, p. 4.3-37.) The Project will be required to comply with existing
17 SCAQMD Rule 403 and application of standard best management practices in
18 construction and operation activities, such as application of water or chemical
19 stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on
20 unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways,
21 cessation of construction activity when winds exceed 25 mph and establishing a
22 permanent, stabilizing ground cover on finished sites. Based on the size of this
23 Project, a Fugitive Dust Control Plan or Large Operation Notification would be
24 required. (Draft EIR, p. 4.3-37.) The thresholds contained in the SCAQMD
25 CEQA Air Quality Handbook were considered regional thresholds and are shown
26 in Table 4.3-D of the Draft EIR. (Draft EIR, p. 4.3-39.) Short-term emissions
27 were evaluated using the URBEMIS 2007 version 9.2.2 for Windows computer
28

1 program, with default values reflecting a worse-case scenario, which means that
2 the actual Project emissions are expected to be equal to or less than the estimated
3 construction emissions.

4 Regional short-term emissions from construction activities will result in ROG and
5 NO_x levels that exceed SCAQMD's recommended daily regional thresholds.
6 (Final EIR, p. 1.0-6.) Short-term construction PM-10 emission levels, as well as
7 PM-2.5, CO, and SO₂ levels, will not exceed SCAQMD's recommended daily
8 regional thresholds, even without implementing mitigation measures. (Final EIR,
9 pp.1.0-6.) Notwithstanding the levels of PM-10 and PM-2.5 being below the
10 SCAQMD thresholds, mitigation measure MM Air 3e has been incorporated for
11 phasing the grading operations during construction, as indicated in the Final EIR.
12 (Final EIR, p. 1.0-15, see *infra* discussion of MM Air 3e.) This mitigation
13 measure will help further reduce the already less-than-significant levels of PM-10
14 and PM-2.5 further below SCAQMD's threshold levels. (Final EIR, pp.1.0-6.)
15 Mitigation measure MM Air 3e, and the other mitigation measures added and
16 amended by the Final EIR, will not result in any change in the level of
17 significance for these criteria pollutants. (Id.)

18 Also on a regional level, long-term emissions are evaluated for the completed
19 Project at the end of construction for on-road motor vehicle emissions and Area
20 Source emissions including stationary combustion emissions of natural gas used
21 for space and water heating, and yard and landscape maintenance. On a regional
22 level, long-term emissions from the daily operations of the Project will exceed the
23 daily regional thresholds set by SCAQMD for ROG, NO_x, and CO in both
24 summer and winter. Therefore, using the regional significance threshold, the
25 Project is expected to exceed SCAQMD standards, and therefore will have a
26 significant impact during long-term operations. (Draft EIR, p. 4.3-42.)

27 For localized short-term construction emissions, the Project involves the
28

1 individual grading of plot plans one at a time. (Final EIR, p. 1.0-6.) The
2 maximum daily on-site construction emissions estimated from URBEMIS were
3 used in this analysis (See Table 4.3-H on pages 1.0-7 to 1.0-8 of the Final EIR),
4 and SCAQMD LST lookup tables. (Final EIR, pp. 1.0-6 to 1.0-7.) According to
5 Table 4.3-H of the Final EIR, construction of PP16979, PP18876, PP18877, and
6 PP18877 will result in localized PM-10 and PM-2.5 impacts to sensitive receptors
7 in the Project vicinity, namely the neighborhoods of Mira Loma Village and
8 Country Village. Construction of PP17788 will result in localized PM-10 impacts
9 to the sensitive receptors within the Country Village. Construction of PP18875
10 will not result in any localized impacts to sensitive receptors in the Project
11 vicinity. Looking at the entire Project as a whole, construction activities resulting
12 from site grading will result in localized PM-10 and PM-2.5 impacts to sensitive
13 receptors in the Project vicinity. (Final EIR, p. 1.0-8.) A detailed dispersion
14 analysis (using ISCST3 (Industrial Source Complex Short Term Version 3)) was
15 completed for PM-10 and PM-2.5 emissions to determine if these thresholds
16 would still be exceeded for construction of each plot plan individually, as well as
17 for concurrent construction of all six plot plans because the maximum emissions
18 of construction-related PM-10 and PM-2.5 occur during grading operations.
19 (Final EIR, p. 1.0-8.)

20 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the PM-10
21 LST, and when all plot plans are graded concurrently, the PM-10 LST is
22 exceeded. The results of the detailed dispersion modeling indicate an
23 improvement in findings which show that PP17788, PP1 8875, and PP18879 will
24 not exceed the LST. These results are better than Table 4.3-H because PP17788
25 and PP18879 will not exceed the LST; however, significant short-term impacts
26 will nonetheless remain because other plot plans will still exceed the PM-10
27 localized significant threshold. (Final EIR, p. 1.0-10.)
28

1 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the PM-2.5
2 LST, and when all plot plans are graded concurrently, the PM-2.5 LST is
3 exceeded. The results of the detailed dispersion modeling indicate that PP17788,
4 PP18875, and PP18879 will not exceed the PM-2.5 LST. These results are better
5 than those depicted in Table 4.3-H using the LST look-up tables because PP18879
6 will not exceed the LST; however, significant impacts nonetheless remain because
7 short-term emissions from other plot plans will still exceed the PM-2.5 localized
8 significance threshold. (Final EIR, p. 1.0-11.)

9 On a localized level, short-term emissions from construction activities will result
10 in PM-10 and PM-2.5 levels that exceed SCAQMD's recommended thresholds,
11 and therefore will result in significant localized impacts to sensitive receptors in
12 the Project vicinity. (Final EIR, pp. 1.0-6 to 1.0-11.) A revised analysis was
13 reported in the Final EIR to account for the Project proponent's plan to grade each
14 site separately, which indicates that PM-10 and PM-2.5 emissions will still exceed
15 SCAQMD's localized significance thresholds. (*Id.*) Based on these findings,
16 localized air quality impacts related to PM-10 and PM-2.5 emissions from the
17 short-term construction of the Project are considered significant. (Draft EIR, p.
18 4.3-7; Final EIR, pp. 1.0-6 to 1.0-11.)

19 For localized long-term emissions from stationary sources or from attracting
20 mobile sources that may spend long periods queuing and idling at the site, such as
21 at warehouse/transfer facilities, SCAQMD LST methodology was applied. (Final
22 EIR, p. 1.0-11.) Computer modeling was conducted under worse-case scenarios
23 for this Project to overestimate Project impacts. (Final EIR, p. 1.0-12.) Localized
24 long-term emissions from operational activities will not result in exceedances of
25 the SCAQMD's localized significance thresholds for the criteria pollutants.
26 (Draft EIR, p. 4.3-47.)

27 The following mitigation measures were considered in the Draft EIR, are
28

1 considered infeasible, and will not be incorporated into the Project:

2 Proposed Mitigation Measure Air 1: Provide a minimum 300 meter setback from
3 truck traffic to sensitive receptors/homes. All of the proposed plot plans are closer
4 than 300 meters from sensitive receptors. In order to meet the SCAQMD's
5 recommended 300 meter distance from sensitive receptors, the proposed plot
6 plans would have to be relocated outside the Mira Loma Commerce Center
7 (MLCC) complex. The area generally surrounding the MLCC complex is
8 generally developed with other similar industrial uses or with residential uses.
9 There are limited areas left other than the proposed plot plan sites, for which the
10 Project could be relocated and they may or may not be able to be located 300
11 meters away from residences at another site. (Draft EIR, p. 4.3-68.)

12 Proposed Mitigation Measure Air 2: Use "clean" street sweepers. The County of
13 Riverside is responsible for street sweeping on County maintained roads. Street
14 sweeping within vicinity of the proposed Project is performed by Burtec and
15 administered by the Riverside County Environmental Health Department.
16 Individual developers are not parties to and do not control the administration of
17 County contracts for street sweeping. Therefore, this mitigation measure is not
18 feasible. Additionally, street sweeping operations are required to comply with
19 SCAQMD Rules 1186 and 1186.1. Rule 1186 includes provisions for street
20 sweeper testing and certification to meet SCAQMD requirements. Rule 1186.1
21 applies to any federal, state, county, city or governmental department or agency,
22 any special district such as water, air, sanitation, transit, and school districts, or
23 private individual firm, association, franchise, contractor, user or owner who
24 provides sweeping services to a governmental agency that owns or leases 15 or
25 more vehicles, including passenger cars, light-duty trucks, and medium- and
26 heavy-duty on-road vehicles. It requires governmental agencies to contract with
27 sweeping services that use alternative-fuel sweepers or solicit bids for sweeping
28

1 operations using alternative-fuel sweepers. (Draft EIR, p. 4.3-68.)

2 Proposed Mitigation Measure Air 3: Provide on-site services to minimize truck
3 traffic such as: meal or cafeteria service, ATMs, convenience stores with basic
4 amenities. The proposed Project is in an industrially zoned area and are industrial
5 facilities; not commercial facilities. Additionally, the Project does not include the
6 parking requirements for commercial/service facilities. Additionally, this
7 mitigation measure is not needed because there already is a currently operating
8 commercial facility along Etiwanda Avenue in close proximity to the proposed
9 plot plans that would serve the same purpose as this mitigation measure offered
10 up by the SCAQMD. (Draft EIR, p. 4.3-68 to 69.)

11 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(2), and as
12 further discussed above, changes or alternatives that would avoid or substantially
13 lessen the significant environmental effect identified in the Final EIR are within
14 the responsibility and jurisdiction of another public agency and not the agency
15 making the finding, as related to the use of "clean" street sweepers. Such changes
16 have been adopted by such other agency or can and should be adopted by such
17 other agency. (*Id.*) Also, pursuant to State CEQA Guidelines Section 15091,
18 subdivision (a)(3), specific economic, legal, social, technological or other
19 considerations, including provision of employment opportunities for highly
20 trained workers, make infeasible the mitigation measures or Project alternatives
21 identified in the Final EIR. Although implementation of the above-listed
22 mitigation measures will reduce Project-generated emissions, there is no
23 quantitative reduction associated with them; therefore, there is no change in the
24 estimated emissions of the Project. (Draft EIR, p. 4.3-69.)

25 The proposed Project would result in a cumulatively considerable net increase of
26 criteria pollutants for which the Project region is non-attainment under an
27 applicable federal or state ambient air quality standard. (Draft EIR, p. 4.3-50.)
28

1 In evaluating the cumulative effects of the Project, Section 21100(e) of CEQA
2 states that “previously approved land use documents including, but not limited to,
3 general plans, specific plans, and local coastal plans, may be used in cumulative
4 impact analysis.” In addressing cumulative effects for air quality, the AQMP
5 utilizes approved general plans and, therefore, is the most appropriate document
6 to use to evaluate cumulative impacts of the subject Project. (Draft EIR, p. 4.3-
7 50.) The portion of the SCAB within which the proposed Project is located is
8 designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state
9 and federal standards. (Draft EIR, p. 4.3-50.)

10 On a regional level, in the Draft EIR, PM-10 emissions were initially reported to
11 be significant, based on the initial finding that the PM-10 emissions would exceed
12 the SCAQMD regional significance thresholds for short-term construction
13 emissions. (Draft EIR, pp. 4.3-50, 4.3-40 to 4.3-41; See supra discussion
14 regarding SCAQMD criteria pollutants.) However, upon further review of the air
15 quality analyses, it was found that short-term PM-10 emissions would not exceed
16 the SCAQMD regional threshold prior to mitigation, and therefore should not
17 have been considered as a significant impact. (Final EIR, pp. 1.0-5 to 1.0-6; see
18 supra discussion regarding SCAQMD criteria pollutants.) MM Air 3e was added
19 to ensure that the regionally less-than-significant PM-10 and PM-2.5 emissions
20 remain less than significant; however, no change in the level of significance
21 would occur as a result of implementing this mitigation measure. (Final EIR, p.
22 1.0-45.) Accordingly, the Final EIR indicates that only ROG and NOX would
23 exceed the SCAQMD regional significance thresholds for short-term construction
24 emissions. (Final EIR, p. 1.0-45.)

25 Also on a regional level, long-term emissions from the concurrent operation of all
26 six plot plans exceed the daily regional thresholds for ROG, NOX, and CO in
27 both summer and winter. (Draft EIR, pp. 4.3-50.) The operational emissions
28

1 from the cumulative Projects in the region will additionally exceed all criteria
2 pollutant thresholds, except for SO₂ in both summer and winter. (Draft EIR, pp.
3 4.3-50, 4.3-74.) Since the Project's operational emissions already exceed the
4 SCAQMD regional thresholds, when this is combined with the cumulative Project
5 emissions, the Project will result in a significant contribution to cumulative air
6 quality impacts. (Draft EIR, pp. 4.3-50.)

7 The Project can be considered to be in compliance with the AQMP based on land
8 use compatibility. However, both short-term and long-term Project-generated
9 emissions have been shown to be significant on a regional level, which in turn
10 would mean the Project would have significant cumulative impacts. (Draft EIR,
11 p. 4.3-50; Final EIR, p. 1.0-45.) As a result, the proposed Project will contribute
12 to cumulatively considerable net increases of criteria pollutants. (Draft EIR, p.
13 4.3-50.)

14 Changes or alterations have been required in, or incorporated into, the Project that
15 help reduce the potential impacts, but impacts will remain significant and
16 unavoidable. (Draft EIR, pp. 4.3 73 to 4.3-74, 4.3-69; Final EIR, p. 1.0-45.)
17 Mitigation measures MM Air 1 through MM Air 13 from the Draft EIR will be
18 implemented, and several mitigation measures were added and amended by the
19 Final EIR, and will be implemented, as follows: MM Air 3a, MM Air 3b, MM Air
20 3c, MM Air 3d, MM Air 3e, MM Air 8, MM Air 14, and MM Air 15. These
21 measures will be implemented to reduce emissions during construction and
22 operations. (See *infra* discussion of mitigation) The measures added and
23 amended by the Final EIR will not result in a change in the level of significance
24 related to this potential impact. After mitigation, Project-generated emissions
25 would be reduced; however, there would be no quantitative reduction associated
26 with the imposed mitigation measures. (Draft EIR, p. 4.3-69.) Therefore, there
27 would be no change in the estimated criteria pollutant emissions for the Project.
28

1 (Draft EIR, p. 4.3-69; Final EIR, p. 1.0-45; see Draft EIR, Section 6.0 [further
2 discussing cumulative impacts related to Air Quality]; see infra discussion of
3 cumulative impacts in Section VI.) Pursuant to State CEQA Guidelines section
4 15091, specific economic, legal, social, technological or other considerations,
5 including provision of employment opportunities for highly trained workers,
6 make infeasible the mitigation measures or Project alternatives identified in the
7 Final EIR. (Subd. (a)(3).)

8 The proposed Project includes specific design considerations and mitigation
9 measures to reduce potential impacts related to greenhouse gas emissions and
10 climate change. Based on the EIR, short-term emissions related to construction
11 activities will not be cumulatively considerable. (Draft EIR, p. 4.3-52 to 4.3-53.)
12 However, with no regulatory guidance or actual threshold of significance for
13 global warming or climate change, the proposed Project's emissions will result in
14 a cumulatively considerable net increase of greenhouse gas pollutants that may
15 further lead to climate change or global warming impacts and the Project will
16 have a potentially significant cumulative impact related to greenhouse gases.
17 (Draft EIR, p. 4.3-57; Draft EIR, p. 4.3-75.)

18 The following energy and environmental design features have been incorporated
19 into the proposed Project in order to increase the energy efficiency and reduce
20 potential long-term air quality impacts, including Project-related greenhouse gas
21 emissions: the Project shall be constructed in accordance with the California's
22 Energy Efficiency Standards for Residential and Nonresidential Buildings, as set
23 forth in Title 24, Part 6, of the California Code of Regulations; use of skylights to
24 allow more natural light; be painted white on the interior to create brighter interior
25 conditions; use a 4-ply roof system with a light grey color reflective cap sheet to
26 reduce the transference of heat; use roof insulation to creating higher light
27 reflection; use tankless water heaters for improved energy efficiency; use 3-phase
28

1 4-wire electrical service to allow the use of more energy efficient motors and
2 drive devices than single-phase, with spare electrical conduits under the floor slab
3 to minimize the energy use for future tenant improvements; use reclaimed water
4 for irrigation, where available; use drought-tolerant plants for landscaping and use
5 wood chips in planting beds to retain moisture content; use energy efficient
6 compact fluorescent bulbs or fluorescent tube lighting; use low-E (low-emissivity)
7 reflective coatings/glazing on windows; shield lighting to not cause glare or
8 excessive light spillage; recycle construction and demolition waste generated
9 during construction activities; obtain coverage under the appropriate NPDES
10 General Construction Permit for Storm Water Discharges Associated with
11 Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002 prior to
12 obtaining the grading permits and shall implement Best Management Practices as
13 set forth in their Storm Water Pollution Prevention Plans. (See Draft EIR, pp.
14 4.3-34 to 4.3-36 [further discussing the Project's design considerations].)

15 Additionally, mitigation measures MM Air 1 through MM Air 13 will be
16 implemented, pursuant to the Draft EIR. (See *infra* discussion of mitigation
17 measures.) As previously noted, several mitigation measures were added and
18 amended by the Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM
19 Air 3d, MM Air 3e, MM Air 8, MM Air 14, and MM Air 15. These added and
20 amended mitigation measures, as implemented, will not result in a change in the
21 level of significance related to this potential impact. The measures will be
22 implemented to reduce emissions related to construction and operations activities.

23 The Final EIR discussed Greenhouse Gas reduction measures and
24 guidelines that were recommended by the California Attorney General's Office
25 CEQA Guidance, the California Air Pollution Control Officer's Association
26 (CAPCOA) CEQA and Climate Change Guidelines, the proposed amendments to
27 CEQA Guidelines Appendix G Thresholds, and the California Climate Action
28

1 Team Report. (See Final EIR, pp. 1.0-16 to 1.0-44.) Assessment of these
2 measures and guidelines in the Final EIR does not result in changes to the level of
3 significance of Greenhouse Gas-related impacts. As addressed in the Final EIR,
4 some of the measures were inapplicable to the Project, while others were already
5 addressed in the Project's design features and mitigation measures, as described
6 above.

7 The analysis estimates of the Project's GHG emissions during construction and at
8 build-out were primarily performed through the quantification of carbon dioxide
9 (CO₂) emissions. Carbon dioxide emissions accounted for approximately 84
10 percent of the state's total GHG emissions in 2004. Methane and NO_x accounted
11 for 5.7 and 6.8 percent, respectively. Therefore, while not intended to be an all-
12 inclusion inventory of overall GHG emissions from the Project; the estimation of
13 CO₂ from several sources of everyday Project operations is illustrative of much of
14 the Project's potential contribution to GHG. (Draft EIR, p. 4.3-50 to 51.)

15 It should be noted that the emission of GHG in general and CO₂ specifically into
16 the atmosphere is not of itself an adverse environmental impact. It is the impact
17 that increased concentrations of GHG in the atmosphere has upon the Earth's
18 climate (*i.e.*, climate change) and the associated consequences of climate change
19 that results in adverse environmental impacts (*e.g.*, sea level rise, loss of
20 snowpack, severe weather events). (Draft EIR, p. 4.3-50 to 51.)

21 For short-term emissions related to construction activities, the Final EIR
22 summarized the output results and presented emissions estimates in metric tonnes
23 (Mt) of CO₂ per year. (Final EIR, p. 1.0-13.) Based on the analyses, emissions
24 are anticipated to be approximately 0.00002 percent of global CO₂ emissions from
25 fossil fuels, 0.00008 percent of the United States' CO₂ equivalent emissions per
26 year, and 0.0012 percent of California's CO₂ emissions per year. (Final EIR, p.
27 1.0-14.) Given the global nature of greenhouse gases, the short-term nature of
28

1 construction activities, and the Project's infinitesimal contribution to annual
2 greenhouse gas emissions, the resulting impacts on global climate change are not
3 cumulatively considerable. (Draft EIR, pp. 4.3-52 to 53, Final EIR, p. 1.0-14.)
4 For long-term emissions, the EIR analyzed emissions from electricity generation
5 from in-state and imported electricity, with average carbon intensity for electricity
6 supplied to the California grid equal to 342.12 Mt/GWh. (Draft EIR, p. 4.3-53.)
7 A conservative estimate was used, as actual emissions will likely be smaller due
8 to implementation of SB 1368 which will phase-out the use of out-of-state coal-
9 fired power plants, and implementation of AB 32 which will likely reduce carbon
10 intensity throughout the state. (Draft EIR, pp. 4.3-53.) GHG emissions associated
11 with the combustion of natural gas used by the Project were estimated using the
12 current URBEMIS model, which showed that the estimated emissions annually
13 are approximately 960 Mt/year. (Draft EIR, p. 4.3-54.) Landscape equipment
14 servicing the Project site was also analyzed using the current URBEMIS model,
15 which estimated the Project's annual landscape equipment emissions to be 2.72
16 Mt. (Draft EIR, pp. 4.3-54.) URBEMIS was also used to calculate the CO₂
17 emissions from Project-related vehicle usage as approximately 14,776 Mt
18 annually. Future reductions can be expected as a result of AB 1493 (2002), which
19 requires emissions reductions in California's new light duty vehicle fleet, starting
20 in model year 2009, which could reduce vehicle emissions by 27% by 2030.
21 (Draft EIR, p. 4.3-55.) The total carbon dioxide emissions generated from Project
22 operation is 17,954.72 Mt per year, primarily from vehicle use followed by
23 electricity consumption at 82 and 12 percent. Not included in this estimate are
24 emissions from construction related electricity, natural gas, and mobile sources
25 nor are emissions from wastewater treatment and landfill of solid waste during
26 Project operation. Given the global nature of GHG and their ability to alter the
27 Earth's climate, it is not anticipated that a single development Project, even one
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1 this size, would have an effect on global climate conditions. It is, however,
2 reasonably foreseeable that emissions resulting from this Project in combination
3 with statewide, national, and international emissions could cumulatively
4 contribute to a change in Earth's climate, i.e., global warming. (Draft EIR, p. 4.3-
5 56 to 57.)

6 To lessen the impacts related to global warming and GHG production, the Project
7 will be implementing the above-noted measures. However, there are no
8 quantitative reductions associated with them. Therefore, it can be concluded that
9 the Project's resulting impacts on global climate change are considered to be
10 cumulatively considerable when considered in combination with other statewide,
11 national and international emissions, and the proposed Project will have a
12 potentially significant impact related to greenhouse gases. (Draft EIR, p. 4.3-57.)

13 Pursuant to State CEQA Guidelines section 15091, specific economic, legal,
14 social, technological or other considerations, including provision of employment
15 opportunities for highly trained workers, make infeasible the mitigation measures
16 or Project alternatives identified in the Final EIR. (Subd. (a)(3).)

17 The Project could expose sensitive receptors to substantial pollutant
18 concentrations on a regional level. Therefore, impacts are considered significant.
19 (Draft EIR, p. 4.3-58.) Changes or alterations have been required in, or
20 incorporated into, the Project that help reduce the potential impacts, but impacts
21 will remain significant and unavoidable. (Draft EIR, p. 4.3-67 to 68.)

22 Additionally, mitigation measures will be implemented to reduce emissions
23 during construction and operations activities. (See *infra* discussion of mitigation
24 measures.) MM Air 1 through MM Air 13 will be implemented. However, as
25 previously noted, several mitigation measures were added and amended by the
26 Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM Air 3d, MM Air
27 3e, MM Air 8, MM Air 14, and MM Air 15. These added and amended
28

1 mitigation measures, as implemented, will not result in a change in the level of
2 significance related to this potential impact.

3 Several sensitive receptors are located immediately adjacent to Plot Plans 18876,
4 18877, and 16979 (see Figure 4.3-2 of the EIR). Plot Plan 16979 is adjacent to
5 the senior community of Country Village, and Plot Plans 18876 and 18877 are
6 adjacent to Mira Loma Village. Although the Project does not contribute to
7 exceeding the localized significance thresholds on a long-term basis, as discussed
8 in the Draft EIR (Draft EIR, p. 4.3-47) and the findings within this section, above,
9 the Project's emissions would exceed the long-term and short-term regional
10 significance thresholds. (Draft EIR, pp. 4.3-32, 58.) Therefore, on a regional
11 level, the Project could result in the exposure of sensitive receptors to substantial
12 pollutant concentrations. Therefore, impacts are considered significant despite
13 mitigation. (Draft EIR, p. 4.3-58.)

14 As previously indicated, emissions of ROG, NOX, and CO will be significant
15 based on SCAQMD's regional significance threshold. (See *supra* discussion of
16 criteria pollutants; Draft EIR, pp. 4.3-41, 4.3-42; Final EIR, pp. 1.0-6, 1.0-45.)
17 Additionally, short-term emissions of PM-10 and PM-2.5 will be significant based
18 on SCAQMD's localized significance thresholds. (Draft EIR, p. 4.3-44; Final
19 EIR, pp. 1.0-8 to 1.0-11; see *supra* discussion of criteria pollutants.)

20 In high concentrations, CO can cause serious health problems in humans by
21 limiting the red blood cells' ability to carry oxygen. The health threat from lower
22 levels of CO is most serious for those who suffer from heart disease, like angina,
23 clogged arteries, or congestive heart failure. In those persons, a single exposure
24 of CO at low levels may cause chest pain and reduce the ability to exercise;
25 repeated exposures may contribute to other cardiovascular effects. In healthy
26 people, breathing high levels of CO may result in vision problems, reduced ability
27 to work or learn reduced manual dexterity, and difficulty performing complex
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1 tasks. At extremely high levels, CO is poisonous and can cause death. CO also
2 contributes to the formation of smog ground-level ozone, which can trigger
3 serious respiratory problems. (Draft EIR, p. 4.3-7 [citing SCAQMD 1993].)

4 NO_x's most important oxides in air pollution are nitric oxide (NO) and nitrogen
5 dioxide (NO₂). NO₂ at atmospheric concentrations is a potential irritant and can
6 cause coughing in healthy persons, due to increase resistance to air flow and
7 airway contraction. Larger decreases in lung functions are observed in
8 individuals with preexisting respiratory illness. Long-term exposure to NO₂ can
9 potentially lead to increased levels of respiratory illness in children. NO_x is one of
10 the main ingredients involved in the formation of ground-level ozone, which can
11 trigger serious respiratory problems. (Draft EIR, p. 4.3-7.)

12 Although health-based standards have not been established for Reactive Organic
13 Gases/Volatile Organic Compounds (ROG/VOCs), health effects can occur from
14 exposures to high concentrations because of interference with oxygen uptake. In
15 general, ambient concentrations in the atmosphere are suspected to cause
16 coughing, sneezing, headaches, weakness, laryngitis, and bronchitis, even at low
17 concentrations. Some hydrocarbon components are thought or known to be
18 hazardous. Benzene, for example, is a hydrocarbon component of VOC
19 emissions that is known to be a human carcinogen. (Draft EIR, p. 4.3-9.)

20 Both PM-10 and PM-2.5 can be inhaled into the deepest part of the lung,
21 attributing to health effects. The presence of these fine particles by themselves
22 causes lung damage and interfere with the body's ability to clear its respiratory
23 tract. Said particles can also act as a carrier of other toxic substances (SCAQMD
24 1993). Several studies have assessed the effects of long-term particulate matter
25 exposure and have found it associated with symptoms of chronic bronchitis and
26 decreased lung function. A lower rate of growth in lung function has been
27 found in children living in areas with higher levels of particulate pollution. The
28

1 sources contributing to particulate matter pollution include road dust, windblown
2 dust, agriculture, construction, fireplaces and wood burning stoves, and vehicle
3 exhaust. (Draft EIR, p. 4.3-8.)

4 As shown in Figure 2.0-1 of the Final EIR, a setback of 1,000 feet (300 meters)
5 from the boundaries of nearby residential development, as recommended in one of
6 the comment letters, would encompass the entirety of three of the proposed plot
7 plan sites (PP18876, PP18877 and PP18879) and most of the other three plot plan
8 sites (PP16979, PP17788 and PP18879). (Final EIR, pp. 2.0-96, 2.0-98.) A
9 1,500-foot setback would encompass the entire Project site. (*Id.*) Thus, either
10 setback would prevent development of the Project site in accordance with the
11 current land use designation as Community Development-Light Industrial and
12 zoning as Medium Manufacturing (M-M) and Industrial Park (I-P). (Final EIR, p.
13 2.0-96.)

14 These setbacks are equivalent to the Draft EIR's "No Project Alternative," which
15 is evaluated in the "Alternatives to the Proposed Project" discussion beginning on
16 page 6.0-31 of the Draft EIR. As discussed, therein, the "No Project Alternative"
17 fails to meet any of the Project Objectives listed in the Draft EIR (Draft EIR, pp.
18 6.0-31, 6.0-32). Accordingly, and consistent with both the Handbook and Draft
19 EIR's explanation, such a setback requirement is infeasible. (See *infra* discussion
20 of buffers for exposure of sensitive receptors to diesel exhaust and related health
21 effects.) Pursuant to State CEQA Guidelines, section 15091, specific economic,
22 legal, social, technological or other considerations, including provision of
23 employment opportunities for highly trained workers, make infeasible the
24 mitigation measures or Project alternatives identified in the Final EIR. (Subd.
25 (a)(3).)

26 The proposed Project would expose sensitive receptors to diesel exhaust, a toxic
27 air contaminant, at a level that exceeds 10 excess cancer cases per one million
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1 people. (Draft EIR, pp. 4.3-66; 4.3-72.) Changes or alterations have been
2 required in, or incorporated into, the Project that help reduce the potential
3 impacts, but impacts will remain significant and unavoidable. (Draft EIR, pp. 4.3-
4 67, 4.3-72.)

5 The Mira Loma Village neighborhood is located adjacent to Plot Plans 18876 and
6 18877, and the retirement community of Country Village is located directly east
7 of Plot Plan 16979. The nearest schools to the Project site are Mission Bell
8 Elementary School located approximately $\frac{3}{4}$ mile southeast of the Project site,
9 Granite Hill Elementary School located approximately $1\frac{1}{4}$ mile east of the Project
10 site and Jurupa Valley High School located approximately $1\frac{1}{4}$ mile south of the
11 Project site. (Draft EIR, p. 4.3-58.) Therefore, there are no schools located
12 within $\frac{1}{4}$ mile of the Project site.

13 The proposed Project includes distribution center warehouses, which will result in
14 DPM emissions from Project-generated vehicles. Because a primary component
15 of the Project's emissions will be diesel exhaust and diesel has been determined to
16 be a carcinogen by the State of California, a mobile source diesel emissions
17 Health Risk Assessment (HRA) was prepared for the proposed Project using the
18 mobile source HRA guidelines established by SCAQMD, and was designed to
19 produce conservatively high estimates of the risks posed by DPM. The HRA is
20 contained in its entirety in Appendix B of the Draft EIR. (Draft EIR, p. 4.3-58.)

21 Cancer risks are based upon mathematical calculations which estimate the
22 probability of the number of people who will develop cancer after 24-hour-a-day,
23 365-days-a-year exposure to DPM at the same concentration for a period of 70
24 years. The cancer risks from DPM occur exclusively through the inhalation
25 pathway. (Draft EIR, pp. 4.3-58 to 59.) Cancer risk represents the probability
26 that a person develops some form of cancer; the estimated risk does not represent
27 actual mortality rates. (Draft EIR, p. 4.3-59.)
28

1 The existing cancer risks from DPM emissions were modeled and indicated that,
2 without the proposed Project, the sensitive receptors in the Mira Loma Village
3 and Rancho Mira Loma are already exposed to cancer risks from DPM exceeding
4 10 in one million, and 25 of the 40 receptors are exposed to cancer risks from
5 DPM, which exceed the SCAQMD threshold of 10 in one million. (Draft EIR,
6 pp. 4.3-61 to 63.) There exists a strong relationship between cancer risk from
7 DPM and proximity to Etiwanda Avenue, Philadelphia Street, Jurupa Street, and
8 Mission Boulevard/Van Buren Boulevard (all roadways are used heavily by diesel
9 trucks). (Draft EIR, p. 4.3-63.)

10 The Project's DPM emissions will result in cancer risks greater than 10 in one
11 million to the mapped sensitive receptors in the Mira Loma Village development
12 east of Etiwanda Avenue and north of SR-60. (Draft EIR, pp. 4.3-63 to 4.3-65.)

13 The cancer risk faced by sensitive receptors (residences) in the Project vicinity
14 from DPM emissions from Project-generated traffic ranges from 0.4 in one
15 million to 22.2 in one million, which will exceed the SCAQMD recommended
16 threshold of significance of 10 in one million. Therefore, cancer risks from
17 Project-generated DPM emissions without implementing any mitigation measures
18 are considered significant. (Draft EIR, p. 4.3-66.)

19 Implementation of mitigation measures MM Air 4, MM Air 5 and MM Air 7 will
20 reduce DPM emissions from Project-generated traffic, with only MM Air 7
21 producing a quantifiable reduction. The implementation of these mitigation
22 measures will not reduce DPM-related cancer risk to a level of less than
23 significant. (Draft EIR, pp. 4.3-70 to 4.3-71.) Even when mitigated, the Project's
24 DPM emissions will result in cancer risks of greater than 10 in one million in the
25 Mira Loma Village development east of Etiwanda Avenue and north of SR-60.
26 (Draft EIR, pp. 4.3-70 to 4.3-72.) Additionally, the cancer risk faced by sensitive
27 receptors (residences) in the Project vicinity from DPM emissions from Project-
28

1 generated traffic will range from 0.4 in one million to 21.5 in one million, and
2 thus will still exceed the SCAQMD recommended threshold of significance of 10
3 in one million and are still considered significant. (Draft EIR, p. 4.3-72.)

4 Regarding the use of setbacks from diesel sources, the Draft EIR identifies the
5 provision of a minimum 300 meter setback (1,000 feet) from truck traffic to
6 sensitive receptors/homes as a potential mitigation measure. However, this
7 potential mitigation measure and other set-backs like it are considered infeasible
8 because in order to meet the SCAQMD's recommended 300 meter distance from
9 sensitive receptors, the proposed plot plans would have to be relocated outside the
10 Mira Loma Commerce Center (MLCC) complex, the area surrounding the MLCC
11 complex is generally developed with other similar industrial uses or with
12 residential uses, and there are limited areas left other than the proposed plot plan
13 sites, for which the Project could be relocated and they may or may not be able to
14 be located 300 meters away from residences at another site. (Draft EIR, p. 4.3-
15 68.)

16 The California Environmental Protection Agency and the California Air
17 Resources Board recommends that setbacks should be considered when siting
18 sensitive land uses near particular uses, such as freeways and distribution centers,
19 but this is not mandatory. This Project encompasses approximately 60 acres
20 within the already existing 288-acre Mira Loma Commerce Center, which is
21 already largely developed with other uses. (Final EIR, p. 2.0-96.) Accordingly,
22 imposing setback requirements would introduce conflicts within the existing land
23 uses. (Final EIR, p. 2.0-96.)

24 A setback of 1,000 feet (300 meters) from residential development would
25 encompass the entirety of three of the proposed plot plan sites (PP18876,
26 PP18877 and PP18879) and most of the other three plot plan sites (PP16979,
27 PP17788 and PP18879). (Final EIR, pp. 2.0-96, 2.0-98.) A 1,500-foot setback
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1 would encompass the entire Project site. (*Id.*) Thus, either setback would prevent
2 development of any portion of the Project site in accordance with the current land
3 use designation and zoning. (Final EIR, p. 2.0-96.) The setbacks are equivalent
4 to the Draft EIR's "No Project Alternative," which was evaluated in the EIR and
5 fails to meet the Project Objectives listed in the Draft EIR (Draft EIR, pp. 6.0-31,
6 6.0-32). Accordingly, a setback requirement is infeasible.

7 The Project is located in an area where the existing background DPM
8 concentrations currently cause sensitive receptors in the Project vicinity to be
9 exposed to cancer risks from DPM of greater than 10 in one million. Therefore,
10 the Project's contribution to this pre-existing problem is considered a significant
11 cumulative impact. (p. 4.3-75 of Draft EIR) The proposed Project's impacts
12 related to DPM are unavoidable adverse impacts, as the Project- related and
13 cumulative impacts to air quality cannot be successfully mitigated to a level
14 below significance, and therefore unavoidable adverse impacts remain. (p. 6.0-28
15 of Draft EIR.) Pursuant to State CEQA Guidelines, section 15091, specific
16 economic, legal, social, technological or other considerations, including provision
17 of employment opportunities for highly trained workers, make infeasible the
18 mitigation measures or Project alternatives identified in the Final EIR. (Subd.
19 (a)(3).)

20 Regarding cumulative impacts, air pollutant emissions associated with RCIP
21 General Plan build-out would occur over the short-term from individual
22 construction activities, such as fugitive dust from site preparation and grading and
23 emissions from equipment exhaust. Long-term local CO emissions at
24 intersections in the County would be affected by Project traffic. Future sources
25 and types of air pollutants generated at build-out of the RCIP General Plan will be
26 similar to those presently produced although the amounts generated will be
27 greater. The vast majority of long-term pollutants at build-out of the RCIP
28

1 General Plan will be from vehicular traffic, with the rest generated from stationary
2 sources such as power plants and industrial facilities. Although implementation
3 of the RCIP General Plan's policies will mitigate air quality impacts, even after
4 implementation of all feasible mitigation measures, the RCIP General Plan EIR
5 concludes that air quality impacts caused by construction and long-term stationary
6 and mobile emissions remain significant. Air quality impacts on sensitive
7 receptors, however, would be mitigated to below the level of significance through
8 implementation of the RCIP General Plan's policies. (Draft EIR, p. 6.0-11.) The
9 Riverside County General Plan would contribute to the regional air pollutant
10 emissions during construction periods and at build-out, and thus the RCIP General
11 Plan will have significant and unavoidable cumulative air quality impacts. (Draft
12 EIR, p. 6.0-11.)

13 The Project site is located within a non-attainment region of the South Coast Air
14 Basin (SCAB) and any new contribution of emissions would be considered
15 significant and adverse. Locally, the Project's traffic would be added to
16 surrounding roadways and may potentially create micro-scale impacts to sensitive
17 receptors adjacent to traveled roadways. Continued local and regional growth not
18 only contributes vehicle emissions, but often creates a slowing of all other cars to
19 less pollution efficient speeds as roadways reach their capacity. A number of
20 small secondary sources may contribute pollutants to the regional burden such as
21 temporary construction activity emissions, off-site or non-basin emission from
22 power plants supplying electricity, natural gas combustion, or the use of gas-
23 powered landscape utility equipment. Air quality impacts of Project
24 implementation, when considered in concert with other existing, approved and
25 planned and not yet built Projects, would therefore, result in an incremental
26 contribution to the degradation of air quality in the SCAB. (Draft EIR, p. 6.0-
27 12.)
28

1 The Air Quality Management Plan (AQMP) for the SCAB sets forth a
2 comprehensive program that will lead compliance with all federal and state air
3 quality standards. Conformance with the AQMP for development Projects is
4 determined by demonstrating compliance with local land use plans and/or
5 population Projections or evaluation of assumed emissions. (Draft EIR, p. 6.0-
6 12.)

7 The proposed Project is within Riverside County located in the community of
8 Mira Loma. The proposed Project consists of vacant in-fill lots within a land use
9 designation of "Light Industrial," which is limited to warehousing/distribution,
10 assembly and light manufacturing, and repair facilities. The plot plans located
11 closest to existing residences have been zoned "Industrial Park" while the other
12 three plot plans have been zoned "Medium-Manufacturing." The Project is
13 consistent with the land use designation, will not conflict with the implementation
14 of the AQMP, and therefore, impacts can be considered less than significant.
15 (Draft EIR, pp. 6.0-12 to 6.0-13.)

16 As discussed in the Air Quality Section of the Draft EIR, operational emissions
17 from the cumulative Projects will exceed the regional thresholds for ROG, NO_x,
18 CO, PM-10, and PM-2.5 in both summer and winter. (Draft EIR, p. 6.0-13; Draft
19 EIR, p. 4.3-74 [indicating that SO₂ was only criteria pollutant of which the
20 threshold was not exceeded in both summer and winter].) Since the Project's
21 operational emissions already exceed the SCAQMD regional thresholds for ROG,
22 NO_x, and CO in both summer and winter; when this is combined with the
23 cumulative Project emissions, the Project will result in a significant contribution
24 to cumulative air quality impacts. (Draft EIR, p. 6.0-13.) Since the Project area is
25 non-attainment area for ozone, PM-10, and PM-2.5 under state and federal
26 standards, emissions of any criteria pollutant, will result in cumulative impacts.
27 Therefore, the Project will result in cumulative impacts to air quality. (Draft EIR,
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1 p. 6.0-13.)

2 In addition to the analysis of Project-related air quality impacts, the Air Quality
3 Study and the health risk assessment analyzed the cumulative impacts associated
4 with diesel exhaust attributed to the proposed Project, RCIP General Plan build-
5 out, and other reasonably foreseeable Projects in the area. (Draft EIR, p. 6.0-13.)

6 In 2006, the background diesel PM cancer risks exceed the threshold of
7 significance at 25 of the 40 receptor locations. When other Projects are
8 considered, the background diesel PM concentrations and cancer risks will exceed
9 the SCAQMD threshold. Therefore, by adding more sources of diesel PM in the
10 Project vicinity, the Project will result in a cumulatively significant impact.
11 (Draft EIR, p. 6.0-13.)

12 Regarding global warming and GHG emissions, implementation of the Project
13 design features will help reduce the intensity of Project-related emissions. It is
14 reasonably foreseeable that emissions resulting from this Project in combination
15 with statewide, national, and international emissions could cumulatively
16 contribute to a change in Earth's climate. Although implementation of the
17 Project's design features will reduce Project-generated GHG emissions, there are
18 no quantitative reductions in GHG emissions associated with them; therefore, it
19 can be concluded that the proposed Project's resulting impacts on global climate
20 change are considered to be cumulatively considerable when considered in
21 combination with other statewide, national and international emissions, and the
22 proposed Project will have a potentially significant cumulative impact related to
23 greenhouse gases. (Draft EIR, pp. 6.0-13 to 6.0-14.)

24 Mitigation measures MM Air 1 through MM Air 15, addressing construction and
25 operations activities, have been incorporated into the Project to reduce Project-
26 level impacts. (See *infra* discussion of mitigation; Draft EIR, p. 6.0-14.)
27 However, the Project will contribute incrementally to an existing air quality
28

1 problem. The cumulative air impacts cannot be avoided and will remain
2 significant and unavoidable. Adoption of a Statement of Overriding
3 Considerations will be required prior to Project approval. (Draft EIR, p. 6.0-14.)
4 It can be concluded that the proposed Project's resulting impacts on global
5 climate change are cumulatively considerable when considered in combination
6 with other statewide, national and international emissions, and will be potentially
7 significant. (Draft EIR, p. 6.0-14.) Pursuant to State CEQA Guidelines, section
8 15091, specific economic, legal, social, technological or other considerations,
9 including provision of employment opportunities for highly trained workers,
10 make infeasible the mitigation measures or Project alternatives identified in the
11 Final EIR. (Subd. (a)(3).)

12 2. Mitigation:

13 The proposed Project has been modified to partially avoid or lessen significant
14 impacts; however impacts cannot be fully mitigated below a level of significance.
15 Mitigation measures are hereby adopted and will be implemented as provided in
16 the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Air 1: During construction, mobile construction equipment
18 will be properly maintained at an off-site location, which includes proper tuning
19 and timing of engines. Equipment maintenance records and equipment design
20 specification data sheets shall be kept on-site during construction. (Draft EIR, p.
21 4.3-67.)

22 Mitigation Measure Air 2: The Project proponent shall assure that the following
23 requirement be incorporated into all relevant construction drawings and the
24 contract between the Project proponent and the general contractor: Construction
25 vehicles shall be prohibited from idling for a period in excess of 5 minutes both
26 on-site and off-site. Each subcontractor or material supplier shall be responsible
27 for compliance with this provision and the general contractor will have
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1 responsibility to oversee implementation. Further, the general contractor shall
2 place a sign at each building driveway notifying equipment operators that idling
3 times shall not exceed five minutes. (Draft EIR, p. 4.3-67.)

4 Mitigation Measure Air 3: Configure construction parking to minimize traffic
5 interference. (Draft EIR, p. 4.3-67.)

6 Mitigation measures were added or amended by the Final EIR. However, there is
7 no change in the level of significance for the above-noted potential impacts
8 relative to that indicated in the Draft EIR. Additions and amendments were made,
9 as follows:

10 Mitigation Measure Air 3a: The Project developer shall require, by contract
11 specification, that, low sulfur diesel powered vehicles with Tier 4 engines(once
12 available on the market) or retrofitted/repowered—to meet equivalent emissions
13 standards as Tier 4 engines—be used in construction equipment. Contract
14 specifications shall be included in Project construction documents, which shall be
15 reviewed by the Department of Building and Safety’s Grading Division prior to
16 issuance of a grading permit. (Final EIR, p. 3.0-4.)

17 Mitigation Measure Air 3b: Prior to issuance of grading permits, the Project
18 developer shall submit a traffic control plan that will provide temporary traffic
19 control (e.g., flag person) during construction activities. To reduce traffic
20 congestion, and therefore NOx, this plan shall include, any or all of the following
21 measures, as may be needed to achieve the requirement that during construction
22 activities both construction and on-street traffic will have idling times of five
23 minutes or less: dedicated turn lanes for movement of construction trucks and
24 equipment on- and off-site, scheduling of construction activities that affect traffic
25 flow on the arterial system to off-peak hour, and/or signal synchronization to
26 improve traffic flow. (Final EIR, pp. 1.0-14 to 1.0-15.)

27 Mitigation Measure Air 3c: Electricity from power poles shall be used instead of
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1 temporary diesel- or gasoline-powered generators to reduce the associated
2 emissions. Approval will be required by the Department of Building and Safety's
3 Grading Division prior to issuance of a grading permit. (Final EIR, p. 1.0-15.)

4 Mitigation Measure Air 3d: The Project developer will implement the following
5 dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during
6 construction phases of the proposed Project: Application of water and/or
7 approved nontoxic chemical soil stabilizers according to manufacturer's
8 specification to all inactive construction areas (previously graded areas that have
9 been inactive for 10 or more days). (Final EIR, p. 1.0-15.) Periodic watering for
10 short-term stabilization of disturbed surface areas and haul roads to minimize
11 visible fugitive dust emissions. Watering, with complete coverage, shall occur at
12 least three times a day, preferably in the mid-morning, afternoon and after work is
13 done for the day. (Final EIR, p. 1.0-15.) Suspension of all excavation and
14 grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per
15 hour over a 30-minute period. (Final EIR, p. 1.0-15.) Requiring all trucks
16 hauling dirt, sand, soil, or other loose materials are to be covered. (Final EIR, p.
17 3.0-7.) Sweeping of streets at the end of the day if visible soil material is carried
18 over to adjacent roads. (Final EIR, p. 1.0-15.) Installation of wheel washers or
19 gravel construction entrances where vehicles enter and exit unpaved roads onto
20 paved roads, or wash off trucks and any equipment leaving the site each trip.
21 (Final EIR, p. 1.0-15.) Posting and enforcement of traffic speed limits of 25 miles
22 per hour or less on all unpaved roads. (Final EIR, p. 1.0-15.)

23 Mitigation Measure Air 3e: No more than one plot plan site (Plot Plan 16979,
24 Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877, and Plot Plan
25 18879) shall be graded at one time in order to reduce the total daily emission of
26 fugitive dust. Approval of a grading schedule shall be submitted to the
27 Department of Building and Safety's Grading Division prior to issuance of a
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1 grading permit. (Final EIR, p. 1.0-15.)

2 Mitigation Measure Air 4: Project-generated trucks shall be instructed to avoid
3 residential areas and schools. (Draft EIR, p. 4.3-67.)

4 Mitigation Measure Air 5: Where transport refrigeration units (TRUs) are in use,
5 electrical hookups will be installed at all loading and unloading stalls in order to
6 allow TRUs with electric standby capabilities to use them. Trucks shall be
7 equipped to connect with the electrical hookups provided and be prohibited from
8 running TRUs when the truck is not in use. (Final EIR, p. 3.0-9.)

9 Mitigation Measure Air 6: Service equipment at the facilities will be either low-
10 emission propane powered or electric. (i.e., forklifts). (Draft EIR, p. 4.3-67.)

11 Mitigation Measure Air 7: Prohibit all vehicles from idling in excess of five
12 minutes. (Draft EIR, p. 4.3-67.)

13 Mitigation Measure Air 8: In order to promote alternative fuels, and help support
14 “clean” truck fleets, the developer/successor-in-interest shall provide building
15 occupants and businesses with information related to SCAQMD’s Carl Moyer
16 Program, or other State programs that restrict the operation to “clean” trucks, such
17 as 2007 or newer model year or 2010 compliant vehicles. (Draft EIR, p. 4.3-67.)

18 Mitigation Measure Air 9: Provide specific entrances and exits that minimize
19 truck emissions to homes. (Draft EIR, p. 4.3-67.)

20 Mitigation Measure Air 10: Implement signal synchronization to improve track
21 flow. (Draft EIR, p. 4.3-68.)

22 Mitigation Measure Air 11: Each plot plan proponent shall be responsible for
23 providing information about park-and-ride programs for employees. (Draft EIR,
24 p. 4.3-68.)

25 Mitigation Measure Air 12: The Project developer on each plot plan shall provide
26 information to building occupants on incentives and programs related to low-
27 sulfur fuels and particulate traps, as well as other technologies available to
28

1 business or truck fleets that reduce diesel particulate matter created by the
2 SCAQMD. (Draft EIR, p. 4.3-68.)

3 Mitigation Measure Air 13: Although the nature of the Project does not include
4 the use of many appliances, if appliances are installed, they will be new; and
5 therefore, in compliance with the most current energy usage standards. (Draft
6 EIR, p. 4.3-68.)

7 Mitigation Measure Air 14: In order to promote energy efficiency and reduce
8 energy consumption, the developer/successor-in-interest shall supply building
9 occupants and businesses with information on energy efficiency and/or Energy
10 Services Companies. (Final EIR, p. 1.0-16.)

11 Mitigation Measure Air 15: The Project developer of each plot plan shall
12 designate parking spaces for high-occupancy vehicles and provide larger parking
13 spaces to accommodate vans used for ride sharing. Proof of compliance will be
14 required prior to the issuance of occupancy permits. (Final EIR, p. 1.0-16.)

15 U. Noise

16 1. Impacts:

17 The proposed Project would not expose people residing or working in the Project
18 area to excessive noise levels from a public airport or public use airport within
19 two miles of the Project site or a private airstrip within vicinity of the Project site,
20 as none are present. (Draft EIR, p. 4.11-8.) The proposed Project is not located
21 within two miles of a public airport or public use airport and is not in the vicinity
22 of a private airstrip. Therefore, the Project will not expose people residing or
23 working in the Project area to excessive airport-related noise levels, there will be
24 no impact, and no Project-specific mitigation measures are required since no
25 significant adverse impacts are anticipated.

26 The proposed Project would not expose people residing or working in the Project
27 area to excessive railroad noise levels, as railroad noise levels will be less than
28

1 significant. (Draft EIR, p. 4.11-8.) There are existing rail spurs within the Project
2 site, and trains create intermittent noise impacts, but the distance and the quantity
3 of existing structures between the Project site and the railroad are expected to
4 provide adequate noise attenuation to the Project site for railroad noise. Potential
5 impacts from railroad noise will be less than significant, and no Project-specific
6 mitigation measures are required since no significant adverse impacts are
7 anticipated.

8 The proposed Project would not result in a substantial permanent increase in
9 ambient noise levels in the Project vicinity above levels existing without the
10 Project. (Draft EIR, p. 4.11-9.) The RCIP General Plan utilizes a threshold of 5
11 dBA as criterion for substantial change in noise. Off-site noise impacts would
12 derive primarily from traffic, which would be superimposed upon an existing
13 elevated baseline at locations away from the Project site. Impacts would therefore
14 be primarily cumulative in nature. Traffic noise was calculated along 23 area
15 roadways, with the maximum Project-related noise increase is +8 dB along
16 Hopkins Street east of Etiwanda Avenue, along industrial property where the
17 noise/land use standard is 75 dB(A) CNEL. There are no sensitive receptors
18 along Hopkins Street. Since the "with Project" traffic noise level of 68 dB(A)
19 CNEL at 100 feet from the centerline will only be experienced by industrial uses
20 rather than sensitive receptors and the noise level falls within acceptable ranges
21 and will not significantly impact any adjacent land uses. Near Mira Loma
22 Village, the Project-related noise contribution is 0 to 1 dB(A) CNEL, which is
23 undetectable for humans, and thus Project-related traffic noise impacts at noise-
24 sensitive land uses are less than significant, and no Project-specific mitigation
25 measures are required.

26 Without mitigation, the proposed Project was determined to not result in a
27 substantial temporary or periodic increase in ambient noise levels above levels
28

1 existing without the Project. Therefore, construction-related noise impacts will be
2 less than significant. (Draft EIR, pp. 4.11-13; see also Final EIR, p. 1.0-56
3 [noting less than significant prior to mitigation].) Construction noise generates
4 temporary ambient noise from transport of workers and construction equipment to
5 the Project area and operation of equipment. Transportation will increase noise
6 on access roads in high single-event noise exposure potential from passing trucks
7 (*i.e.*, to 87 L_{max} dBA at 50 feet). Truck traffic on public roads is regulated by
8 federal and state governments and exempt from local government regulations.
9 Therefore, short-term construction-related noise associated with worker commute
10 and equipment transport to the Project site will be less than significant. (Draft
11 EIR, p. 4.11-11.) Excavation, grading and building erection on the Project site is
12 performed in discrete steps, each with its own noise characteristics and levels.
13 The worse-case combined noise level at the sensitive receptors during this phase
14 of construction would be 91 dBA L_{max} at a distance of 50 feet from an active
15 construction area. (Draft EIR, p. 4.11-12.) Actual construction noise levels at
16 each sensitive receptor may be somewhat less depending upon several factors: 1)
17 the distance between construction activity and the sensitive receptors, 2) the types
18 of equipment used, and 3) the hours of construction operations, among others.
19 (Draft EIR, pp. 4.11-12 to 13.) At the nearest residence from the center of the
20 Project site (around 1,000 feet) peak noise levels during construction will be
21 around 64 dB(A). Such levels will be noticeable above the background, but
22 comparable to existing single-event noise from trucks, aircraft, etc. For three of
23 the Project developments (Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879),
24 the distance between the nearest construction activities and occupied residences
25 may be less than 100 feet, with peak noise levels as high as 85 dB(A, which
26 would adversely affect both outdoor uses of yards or patios, or indoor uses such as
27 sleeping, reading or having a quiet conversation. Noise impacts would be
28

1 significant if they caused a violation of any adopted standards. However,
2 Riverside County Ordinance No. 847, Section 2 specifically exempts motor
3 vehicles (other than off-highway vehicles) and private construction Projects
4 located within one-quarter of a mile from an inhabited dwelling provided that
5 construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during
6 the months of June through September or between the hours of 6:00 p.m. and 7:00
7 a.m. during the months of October through May. Riverside County Community
8 Health Agency, Department of Public Health concluded that based upon their
9 calculations, the recommendations should provide sufficient attenuation to reduce
10 the exterior noise levels to below 65 dB(A) during the day and 45 dB(A) at night.
11 (See Draft EIR, Appendix I.) Due to compliance with the ordinance,
12 construction-related noise impacts will be less than significant. Nonetheless, the
13 recommendations of the Department of Public Health are further included as
14 mitigation measures MM Noise 1, MM Noise 5, MM Noise 6, and MM Noise 7.
15 (Draft EIR, p. 4.11-13; see *infra* discussion of Mitigation.) MM Noise 1 pertains
16 to construction noise and highlights the requirements imposed by Section 1.G.1 of
17 Riverside County Ordinance No. 457. Although the impacts are already less than
18 significant, additional mitigation measures have been added to further reduce
19 construction-related noise through MM Noise 2 requiring maintenance of proper
20 mufflers on equipment, and MM Noise 3 and MM Noise 4, assuring that
21 construction staging and equipment operation areas are not located close to
22 existing sensitive receptors. (Draft EIR, p. 4.11-13.)

23 Even without mitigation, the Project would not likely expose persons to an
24 excessive amount of vibration or groundborne noise impacts. Construction
25 activity can result in varying degrees of ground vibration that spread through the
26 ground and diminish in strength with distance. Sensitive receptors that may be
27 affected by construction-related vibration associated with the proposed Project
28

1 include residences located to the east and south of the Project boundary. The use
2 of heavy construction equipment generates vibration levels that would not exceed
3 the annoyance threshold of 80 Vdb. The nearest sensitive receptor is the Mira
4 Loma Village residential development located south and west of the Project site.
5 Vibration levels at these receptors would not exceed the potential building
6 damage threshold of 0.5 PPV. (Draft EIR, p. 4.11-19.) The majority of
7 construction activity would be more than 60 feet from these residential structures
8 and would not be considered annoying and would comply with Riverside County
9 Ordinance No. 457, Section 1.G.1, which requires that whenever a construction
10 site is within one-quarter mile of an occupied residence or residences, no
11 construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m.
12 during the months of June through September and between the hours of 6 p.m.
13 and 7 a.m. during the months of October through May. Compliance with this
14 regulatory requirement would further minimize potential impacts due to
15 construction-related vibration. Therefore, potential impacts upon persons or
16 structures due to construction-related vibration will be considered less than
17 significant. (Draft EIR, p. 4.11-18.) Although the impacts will be less than
18 significant, the incorporation of MM Noise 1 further ensure that impacts remain
19 less than significant by highlighting the requirement for complying with Riverside
20 County Ordinance No. 457. (Draft EIR, p. 4.11-18.)

21 Without mitigation, the Project may expose persons to or generate noise levels in
22 excess of standards established in the local general plan or noise ordinance, or
23 applicable standards of other agencies. The baseline noise levels are under the
24 required 75 dB(A) CNEL threshold and are acceptable for the proposed Project.
25 The presence of State Route 60 and adjacent existing industrial uses are
26 anticipated to act as a buffer to mask any of the noise effects from the Project site.
27 Near any Mira Loma Village residences along site access roads, the Project-

1 related noise contribution of 0 to 1 dB(A) CNEL is undetectable for humans.
2 Project-related traffic noise impacts at any noise-sensitive land uses are therefore
3 less than significant. (Draft EIR, p. 4.11-16.) Operations have potential to create
4 adverse noise impacts from loading operations or truck movements. Nighttime
5 dock operations would be sufficient for the impact to be significant, unless
6 mitigated and exacerbated if trailers are delivered or picked up at night. Daytime
7 operational noise is not considered a source of significant impact if a barrier
8 shields the visibility of the loading activity from any ground-floor observers.
9 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
10 alternatives have been required in, or incorporated into, the Project which avoid or
11 substantially lessen the significant environmental effect identified in the Final
12 EIR. (Draft EIR, pp. 4.11-16 to 17.) Mitigation measures MM Noise 5, MM
13 Noise 6, MM Noise 7, MM Noise 8, and MM Noise 9 would reduce or eliminate
14 impacts related to the Project exceeding Riverside County General Plan standards.
15 Mitigation Measure MM Noise 9 requires no nocturnal activities at Plot Plans
16 18876 and 18877, near the residences. (Draft EIR, p. 4.11-17; see *infra*
17 discussion of MM Noise 9.) Due to building orientation, intervening land uses
18 and the orientation of the nearest residences, the noise impacts from potential
19 nocturnal operations associated with Plot Plan 18879, Plot Plan 17788 and Plot
20 Plan 16979 will be mitigated to below the level of significance through
21 implementation of the remaining mitigation measures. MM Noise 5 indicates the
22 county's nighttime/daytime noise standards, MM Noise 6 requires the placement
23 of an 8-foot noise barrier for certain activities and distances from residences, MM
24 Noise 7 requires further acoustic analysis to evaluate the effectiveness of
25 mitigation measures, and MM Noise 8 prohibits nocturnal loading activities
26 within certain distances from residences. (Draft EIR, p. 4.11-17; Final EIR, p.
27 1.0-57.) Implementation of the above-listed mitigation measures will reduce these
28

1 potential operational noise effects to below the level of significance. (Draft EIR,
2 pp. 4.11-17, 4.11-20; see *supra* discussion regarding mitigation measures.)

3 Although mitigation measures MM Noise 1 through MM Noise 9 would help
4 reduce noise impacts from the proposed Project, but not to a level of less than
5 significant, (see *infra* discussion of MM Noise 1 through MM Noise 9; Draft EIR,
6 pp. 4.11-19 to 4.11-20), the Project will have cumulative impacts associated with
7 noise because the existing noise environment already exceeds County standards
8 without incorporation of the proposed Project and the Project will be adding to
9 that noise environment. While mitigation measures have been incorporated which
10 will reduce Project-related noise impacts to less than significant levels, no
11 mitigation measures have been included in the Project that can reduce the
12 proposed Project's contribution to a cumulative impact related to the already
13 noisy environment. (Draft EIR, pp. 6.0-22 to 6.0-23.)

14 Implementation of the Riverside County General Plan would result in potential
15 Project-related long-term vehicular noise that would affect sensitive land uses
16 along roads. New development, particularly residential uses along and adjacent to
17 major transit corridors, could be exposed to excessive traffic-related and railroad
18 noise levels. RCIP General Plan build-out could also expose sensitive receptors
19 to stationary noise sources such as industrial and/or commercial uses. However,
20 implementation of RCIP General Plan policies and RCIP General Plan EIR
21 mitigation measures would reduce these impacts to less than significant levels.
22 Implementation of the RCIP General Plan would not result in significant
23 unmitigated cumulative noise levels, and thus would not substantially contribute
24 to cumulative noise impacts. (Draft EIR, p. 6.0-22.)

25 Construction of the proposed Project would result in short-term noise impacts that
26 can be mitigated to less than significant with controls on construction time periods
27 and equipment use. These noise impacts are not regarded as cumulatively
28

1 significant. (Draft EIR, p. 6.0-22.)

2 Impacts associated with vehicles coming to and leaving the proposed Project
3 include increases in noise levels along roadways in the Project vicinity. This
4 would affect land uses along specific streets and could be adverse for sensitive
5 land uses. However, the County requires that noise impacts and mitigation be
6 analyzed at full capacity of the roadways. Thus, individual Projects would
7 provide noise control beyond existing noise levels in anticipation for future
8 development. As such, individual Project mitigation would serve to reduce
9 Project related noise impacts to less than significant levels. (Draft EIR, p. 6.0-22.)

10 However, because the existing noise environment already exceeds County
11 standards without incorporation of the proposed Project, and since the Project will
12 be adding to that noise environment, the Project will have cumulative impacts
13 associated with noise. (Draft EIR, p. 6.0-22.)

14 Mitigation measures have been incorporated which will reduce Project-related
15 noise impacts to less than significant levels. No mitigation measures have been
16 included in the Project that can reduce the Project's contribution to a cumulative
17 impact related to the already noisy environment. (Draft EIR, p. 6.0-22.) After
18 incorporation of mitigation measures, the Project noise impacts will be reduced to
19 levels below significance. However, cumulative impacts remain, and a Statement
20 of Overriding Considerations will be required prior to Project approval. (Draft
21 EIR, p. 6.0-23.) Pursuant to State CEQA Guidelines section 15091, subdivision
22 (a)(3), specific economic, legal, social, technological or other considerations,
23 including provision of employment opportunities for highly trained workers,
24 make infeasible the mitigation measures or Project alternatives identified in the
25 Final EIR.

26 2. Mitigation:

27 The proposed Project has been modified to partially avoid or lessen significant
28

1 impacts; however impacts cannot be fully mitigated below a level of significance.
2 Mitigation measures are hereby adopted and will be implemented as provided in
3 the Mitigation, Monitoring, and Reporting Program.

4 Mitigation Measure Noise 1: To reduce construction-related noise, site
5 preparation, grading and construction activities within one-quarter mile of
6 occupied residences shall be limited to those hours as set forth in Section 1.G.1 of
7 Riverside County Ordinance No. 457. (Draft EIR, pp. 4.11-19.)

8 Mitigation Measure Noise 2: All construction equipment, fixed or mobile, shall
9 be equipped with properly operating and maintained mufflers. (Draft EIR, pp.
10 4.11-19.)

11 Mitigation Measure Noise 3: Construction staging areas shall not be located
12 within 200 feet of any occupied residence. (Draft EIR, pp. 4.11-19.)

13 Mitigation Measure Noise 4: No combustion powered equipment, such as pumps
14 or generators, shall be allowed to operate within 500 feet of any occupied
15 residence unless the equipment is surrounded by a noise protection barrier. (Draft
16 EIR, pp. 4.11-19.)

17 Mitigation Measure Noise 5: Facility-related noise must not exceed the following
18 worst-case noise levels 45dB(A) – 10 minute noise equivalent level ("leq"),
19 between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10
20 minute leq, between 7 a.m. and 10 p.m. (daytime standard) as measured at any
21 habitable dwelling, hospital, school, library, nursing home or other similar noise
22 sensitive land use. (Draft EIR, p. 4.11-20.)

23 Mitigation Measure Noise 6: An 8-foot high perimeter barrier shall be required if
24 nocturnal (10 p.m. to 7 a.m.) loading dock materials handling activities are
25 conducted within 300 feet of any residence. If nocturnal trucking activities are
26 conducted simultaneously with the operation of the warehouse/loading dock, the
27 8-foot-high barrier shall be required if such combined activities occur within 600
28

1 feet of an existing home. These wall heights can be reduced by performing a
2 subsequent acoustical analysis after the final grading plan is complete. (Draft
3 EIR, p. 4.11-20.)

4 Mitigation Measure Noise 7: Prior to the issuance of building permits for Plot
5 Plan 16979 and Plot Plan 18879, an acoustical analysis shall be submitted for the
6 Plot Plan for which a building permit is being requested to the Riverside County
7 Planning Department and the Riverside County Department of Public Health,
8 Office of Industrial Hygiene verifying that the perimeter barrier required by
9 mitigation measure MM Noise 6, above, reduces potential nocturnal (10 p.m. to 7
10 a.m.) noise impacts for that Plot Plan to noise levels mandated by Riverside
11 County Ordinance No. 847. If the acoustical analysis determines that a higher
12 perimeter barrier is required to bring nocturnal noise impacts to Ordinance No.
13 847 levels, the required perimeter barrier shall be raised, as required by the
14 acoustical analysis, to a maximum height of 12 feet to reduce potential noise
15 impacts to Ordinance No. 847 levels. (Draft EIR, p. 4.11-20.)

16 Mitigation Measure Noise 8: No nocturnal loading/unloading shall occur within
17 100 feet of any residence. No combined trucking movements and
18 unloading/loading shall occur within 200 feet of any residence from 10 p.m. to 7
19 a.m. (Draft EIR, p. 4.11-20.)

20 Mitigation Measure Noise 9: No nocturnal operations within Plot Plan 18876 and
21 Plot Plan 18877 shall take place between the hours of 10 p.m. and 7 a.m. (Draft
22 EIR, p. 4.11-20.)

23 V. Transportation and Traffic

24 1. Impacts:

25 The proposed Project would not result in a change in air traffic patterns, including
26 either an increase in traffic levels or a change in location that results in substantial
27 safety risks (Draft EIR, p. 4.15-17.) The Project site is located approximately 8
28

1 miles from the nearest airport, Ontario International Airport, and does not fall
2 within any airport influence area. The proposed Project does not include any
3 components that could alter air traffic patterns at Ontario or any other airport.
4 This issue is considered to be less than significant and no mitigation measures are
5 required.

6 The proposed Project would not result in inadequate emergency access. (Draft
7 EIR, p. 4.15-18.) The proposed Project is the construction and operation of
8 industrial buildings, roadways are already developed and provide adequate
9 emergency access, and the Project site will be developed pursuant to all County of
10 Riverside conditions of approval and permits related to emergency access. This
11 issue is considered to be less than significant and no mitigation measures are
12 required.

13 The proposed Project would not result in inadequate parking. (Draft EIR, p. 4.15-
14 18.) The proposed Project requires parking spaces in accordance with the parking
15 requirements contained in Riverside County's Zoning Ordinance No. 348 and will
16 meet these standards by providing the 1,158 required parking spaces. As
17 currently proposed on the plot plans, 1,417 spaces will be provided, exceeding the
18 amount of required parking spaces by approximately 259 spaces. This issue is
19 considered to be less than significant, and no mitigation measures are required.

20 The proposed Project would not conflict with adopted policies, plans, or programs
21 supporting alternative transportation. (Draft EIR, pp. 4.15-18 to 4.15-20.) The
22 proposed Project is in an industrial park, and the Project will increase truck traffic.
23 One proposed plot plan provides bike racks, promoting the use of an alternative
24 mode of transportation for future employees. The County of Riverside also
25 provides park and ride facilities within the County, to promote carpooling. The
26 Project site currently is not serviced by the RTA. The RTA has determined that
27 based upon existing and future transit plans for the proposed Project's service
28

1 area; no additional developer-installed transit amenities are required. Impacts
2 related to adopted policies, plans, or programs supporting alternative forms of
3 transportation are therefore considered less than significant, and no Project-
4 specific mitigation measures are required. Regardless, additional mitigation
5 measure MM Trans 8 is provided to include bicycle racks promoting alternative
6 transportation. This mitigation measure will help ensure that this potential impact
7 threshold remains below the level of significance. (See *infra* discussion regarding
8 MM Trans 8; Draft EIR, p. 4.15-20.)

9 The proposed Project would not alter waterborne, rail or air traffic. (Draft EIR, p.
10 4.15-19.) It does not include any waterborne, rail or air traffic, and will not
11 require the alteration of such traffic. Therefore, there will be no impacts, and no
12 Project-specific mitigation measures are required.

13 The proposed Project would not cause an effect upon, or a need for new or altered
14 maintenance of roads. (Draft EIR, p. 4.15-19.) It will not involve the
15 construction of public roadways. There may be potential impacts to existing
16 roadways resulting in the need for increased road maintenance from increased
17 truck traffic, but this is addressed through County conditions of approval, plan
18 check and permit procedures, and code enforcement practices, therefore impacts
19 upon public facilities, such as roads, will be less than significant, and no Project-
20 specific mitigation measures are required.

21 The proposed Project would not cause an effect upon circulation during the
22 Project's construction. (Draft EIR, p. 4.15-19.) Considering the temporary nature
23 of construction activity, the nature of traffic circulation in the Project area, and
24 established County requirements for traffic control on public roadways during
25 construction, there will be no impacts upon circulation during the Project's
26 construction, and no Project-specific mitigation measures are required.

27 The proposed Project would not significantly impact planned or existing bike
28

1 trails in the study area. (Draft EIR, p. 4.15-19.) RCIP General Plan identifies the
2 location of trails and bikeways. There are no existing or planned bike trails in the
3 area. Therefore, no impact will occur to bike trails due to the development of the
4 Project, and no Project-specific mitigation measures are required.

5 Without mitigation, the proposed Project may exceed, either individually or
6 cumulatively, a level of service standard established by the county congestion
7 management agency for designated roads or highways. When all six plot plans
8 are implemented, the proposed Project is expected to generate 8,540 total daily
9 trip-ends, including 1,018 trip-ends during the AM Peak hour and 933 trip-ends
10 during the PM Peak hour. When the Project is added to the other Projects, four
11 additional intersections fail the LOS standards, without improvements. (Draft
12 EIR, pp. 4.15-16 to 17.) All Project study intersections experience some LOS
13 degradation with the implementation of the Project as compared to existing
14 conditions. (Draft EIR, p. 4.15-17.) Pursuant to State CEQA Guidelines section
15 15091, subdivision (a)(1), changes or alternatives have been required in, or
16 incorporated into, the Project which avoid or substantially lessen the significant
17 environmental effect identified in the Final EIR. Mitigation measures MM Trans
18 1 through MM Trans 8 will be required to reduce the significant impacts through
19 improvements from installation of signs and signals, and the alteration of
20 intersections, as well as the payment of mitigation fees for assisting with off-site
21 improvements and through installing bike racks to facilitate alternative modes of
22 transportation. (See *infra* discussion regarding mitigation.) Once these mitigation
23 measures are implemented, impacts will be reduced to less than significant.
24 (Draft EIR, p. 4.15-17.) After the implementation of the mitigation measures, the
25 potential significant adverse environmental impacts are reduced to below the
26 threshold of significance. (Draft EIR, p. 4.15-21.)

27 Without mitigation, the Project may cause an increase in traffic which is
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1 substantial in relation to the existing traffic load and capacity of the street system.
2 The Project will contribute to the overall violation of County LOS standards in
3 ten of the nineteen study area intersections. However, six of the intersections will
4 violate the LOS standards even without the construction of the Project. Pursuant
5 to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
6 alternatives have been required in, or incorporated into, the Project which avoid or
7 substantially lessen the significant environmental effect identified in the Final
8 EIR. Mitigation measures MM Trans 1 through MM Trans 8 will be required to
9 reduce the significant impacts by improvement of signs, signals, and intersections,
10 as well as the payment of mitigation fees for assisting with off-site improvements
11 and through installing bike racks to facilitate alternative modes of transportation.
12 (See *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-17; 4.15-19 to 20.)
13 The Project will be required to pay development and impact fees (*i.e.*, TUMF and
14 RBBB) to fund improvements cumulatively necessitated by area development .
15 Once mitigation measures are implemented, impacts will be reduced to less than
16 significant. (Draft EIR, pp. 4.15-17; 4.15-19 to 4.15-20.)

17 Without mitigation, the Project may substantially increase hazards due to a design
18 feature or incompatible uses related to the residential traffic associated with the
19 Mira Loma Village neighborhood. The proposed six plot plans will be similar
20 and compatible with uses within the existing development, as well as with the
21 other existing industrial development to the north and west. The increased truck
22 traffic generated by the Project may create a hazard or increase incompatible uses
23 related to the residential traffic associated with the Mira Loma Village
24 neighborhood. (Draft EIR, p. 4.15-17.) The proposed Project will be conditioned
25 to improve various segments of surrounding roadways, which will lessen hazards
26 related to trucks traveling on roadways near smaller vehicles. Pursuant to State
27 CEQA Guidelines section 15091, subdivision (a)(1), changes or alternatives have
28

1 been required in, or incorporated into, the Project which avoid or substantially
2 lessen the significant environmental effect identified in the Final EIR. Mitigation
3 measures MM Trans 1 through MM Trans 8 will be required to reduce the
4 significant impacts by improvement of signs, signals, and intersections, as well as
5 the payment of mitigation fees for assisting with off-site improvements and
6 through installing bike racks to facilitate alternative modes of transportation. (See
7 *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-18 to 4.15-20.) After
8 the implementation of the mitigation measures, the potential significant adverse
9 environmental impacts are reduced to below the threshold of significance. (Draft
10 EIR, p. 4.15-21.)

11 The proposed Project will pay fees to mitigate the Project's impact on cumulative
12 traffic levels; however, the actual construction schedule for required off-site
13 improvements is unknown, and as a result, the Project's impacts will remain
14 significant and unavoidable. (Draft EIR, p. 6.0-26.) Mitigation measures MM
15 Trans 1 through MM Trans 8 would help reduce traffic impacts from the proposed
16 Project, but will not reduce the cumulative impacts to a level of less than
17 significant. (See *infra* discussion in the findings for MM Trans 1 through MM
18 Trans 8; Draft EIR, pp. 4.15-19 to 20.)

19 Build-out of the RCIP General Plan has the potential to degrade roadway and
20 freeway performance below applicable performance standards. However,
21 implementation of RCIP General Plan policies and RCIP General Plan EIR
22 mitigation measures would reduce a majority of the potential impacts on the
23 County's arterial transportation and circulation system to less than significant.
24 However, at some locations, Level of Service threshold LOS D will not be met
25 and the impact will be considered significant. Cumulative impacts will also
26 remain significant at some locations. (Draft EIR, p. 6.0-24.)

27 Vehicle trips from the Project and related Projects would create or add to traffic
28

1 congestion on State Route 60 and Interstate 15, and selected roadway segments
2 and intersections. Adverse impacts to the circulation network would occur if
3 roadway improvements and trip reduction measures and programs are not
4 implemented. The existing level of service for the study area intersections vary
5 from LOS A to F. The following intersections currently operate at an
6 unacceptable level of service: SR-60 Westbound On-Ramp/ Mission Boulevard;
7 SR-60 Eastbound Off-Ramp/ Mission Boulevard; Etiwanda Avenue/ Inland
8 Avenue; Etiwanda Avenue/ Airport Drive – Slover Avenue(Draft EIR, p. 6.0-25.).
9 The effect of Project-generated traffic is that all the studied intersections will have
10 longer delay due to the inclusion of traffic-generated traffic, absent the
11 incorporation of off-site improvements. (Draft EIR, p. 6.0-25.)

12 Following implementation of area-wide offsite improvements as required by
13 identified mitigation measures, delays at study area intersections will be
14 substantially reduced and all of the intersections within the study area will operate
15 at LOS D or better. In future conditions, including the cumulative impact of
16 development within the Project area, intersections within the study area will
17 operate at LOS D or better following implementation of area-wide offsite
18 improvements. (Draft EIR, p. 6.0-25.)

19 Mitigation measures have been incorporated which will reduce Project-related
20 traffic impacts to less than significant levels. Increases in traffic brought about by
21 new development can be mitigated through payment of mitigation fees and
22 County-wide and Project-level roadway improvements. (Draft EIR, p. 6.0-26.)

23 The cumulative effects of the Project can be reduced by the payment of fees (*e.g.*,
24 TUMF, DIF). These fees may be used by the County to upgrade intersections and
25 roadway segments. Although the development will pay fees to mitigate
26 cumulative impacts, the actual construction of the required off-site improvements
27 cannot be determined with certainty. Thus, it is possible that the required
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1 improvements will not be constructed in time to mitigate the Project's cumulative
2 impacts to below the level of significance. Therefore, after mitigation, the
3 Project's cumulative traffic impacts will remain significant. Adoption of a
4 Statement of Overriding Considerations will be required prior to Project approval.
5 (Draft EIR, p. 6.0-26.)

6 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(3), specific
7 economic, legal, social, technological or other considerations, including provision
8 of employment opportunities for highly trained workers, make infeasible the
9 mitigation measures or Project alternatives identified in the Final EIR.

10 2. Mitigation:

11 The proposed Project has been modified to partially avoid or lessen significant
12 impacts; however impacts cannot be fully mitigated below a level of significance.
13 Mitigation measures are hereby adopted and will be implemented as provided in
14 the Mitigation, Monitoring, and Reporting Program.

15 Mitigation Measure Trans 1: Modify the intersection of Etiwanda Avenue and
16 Hopkins Street to include the following geometrics: Northbound: One left-turn
17 lane, Two through lanes, and One shared through and right-turn lane;
18 Southbound: One left-turn lane, Two through lanes, and One shared through and
19 right-turn lane; Eastbound: One left-turn lane, and One shared through and right-
20 turn lane; and Westbound: One left-turn lane, and One shared through and right-
21 turn lane. (Draft EIR, pp. 4.15-19.)

22 Mitigation Measure Trans 2: Install a traffic signal at the intersection of Etiwanda
23 Avenue and Inland Avenue to include the following geometrics: Northbound: One
24 left-turn lane, Two through lanes, One shared through and right-turn lane;
25 Southbound: One left-turn lane, Two through lanes, and One shared through and
26 right-turn lane; Eastbound: One shared left-turn, through, right-turn lane;
27 Westbound: One shared left-turn, through, and right-turn lane. (Draft EIR, pp.
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1 4.15-20.)

2 Mitigation Measure Trans 3: Install stop signs at all Project driveways exiting
3 onto De Forest Circle, Noble Court, and Dulles Drive. (Draft EIR, pp. 4.15-20.)

4 Mitigation Measure Trans 4: Sight distance at the Project entrance roadway shall
5 be reviewed with respect to standard County of Riverside sight distance standards
6 at the time of preparation of final grading, landscape and street improvement
7 plans. (Draft EIR, pp. 4.15-20.)

8 Mitigation Measure Trans 5: Participate in the phased construction of off-site
9 traffic signals through payment of traffic signal mitigation fees. (Draft EIR, pp.
10 4.15-20.)

11 Mitigation Measure Trans 6: Signing/stripping should be implemented in
12 conjunction with detailed construction plans for the Project site. (Draft EIR, pp.
13 4.15-20.)

14 Mitigation Measure Trans 7: The Project will participate in the cost of off-site
15 improvements through payment of the Transportation Uniform Mitigation Fee
16 (TUMF), the Traffic Signal Mitigation Fee, the Mira Loma Road and Bridge
17 Benefit District (RBBB), Zone A, and site development impact fees. These fees
18 shall be collected and utilized as needed by the County of Riverside to construct
19 the improvements necessary in the Project influence area to maintain the required
20 level of service and build roads to the general plan build-out level. (Draft EIR,
21 pp. 4.15-20.)

22 Mitigation Measure Trans 8: Install bike racks on all six of the plot plans. (Draft
23 EIR, pp. 4.15-20.)

24 **BE IT FURTHER RESOLVED** by the Planning Director that the following Mandatory
25 Findings of Significance associated with the Project were analyzed :

- 26 A. Mandatory Findings of Significance Number 1: Does the Project have the potential to
27 degrade the quality of the environment, substantially reduce the habitat of a fish or
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1 wildlife species, cause a fish or wildlife species population to drop below self-sustaining
2 levels, threaten to eliminate a plant or animal community, reduce the number or restrict
3 the range of a rare or endangered plant or animal or eliminate important examples of the
4 major periods of California history or prehistory? For a full analysis of degradation of
5 environmental quality, see the portion of this resolution, above, discussing Significant
6 and Unavoidable Impacts. For a full analysis of potential reductions habitat of a fish or
7 wildlife species, drops in plant or wildlife populations, elimination of plant or animal
8 communities, reduction in numbers and restrictions of ranges of rare or endangered plant
9 or animals, see the discussion of Biological Resources within this resolution. For a full
10 analysis regarding potential elimination of important examples of major periods of
11 California history or prehistory, see the discussion of Cultural Resources within this
12 resolution.

13 B. Mandatory Findings of Significance Number 2: Does the Project have impacts that are
14 individually limited, but cumulatively considerable, such that incremental effects of the
15 Project are considerable when viewed in connection with the effects of past Projects, the
16 effects of other current Projects, and the effects of probable future Projects? For a full
17 analysis of cumulative impacts, see *infra*, the portion of this resolution discussing
18 Cumulative Impacts.

19 C. Mandatory Findings of Significance Number 3: Does the Project have environmental
20 effects which will cause substantial adverse effects on human beings, either directly or
21 indirectly? For a full analysis of direct and indirect adverse effects on human beings, see
22 the discussion of Significant and Unavoidable Impacts within portion of this resolution.

23 **BE IT FURTHER RESOLVED** by the Planning Director that she has considered the following
24 significant irreversible environmental changes and commitment of resources associated with the
25 proposed Project:

26 A. Irreversible Commitment of Resources: Implementation of the proposed Project would
27 irreversibly commit approximately 60.37 acres of the site to development of business
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1 park and warehouse/distribution uses. In addition to a commitment of land to specific
2 land uses, the proposed Project would result in a long-term, irreversible change in the
3 visual character of the site. The current vacant land character of the site would be
4 transformed into developed property. These changes to the visual environment are
5 consistent in keeping with the development of the Mira Loma Commerce Center to
6 convert vacant land to light industrial, business park and warehouse/distribution
7 development. Construction and operation of the proposed Project would contribute to the
8 incremental depletion of renewable and non-renewable resources. (Draft EIR, p. 6.0-58.)
9 Construction of the proposed Project will require the use of renewable resources such as
10 lumber and other forest products, which could be expected to be replenished over the
11 lifetime of the Project. Construction of the Project will also result in the use of non-
12 renewable resources including building materials (e.g., asphalt, petrochemical
13 construction materials, steel, copper and other metals, and sand and gravel) and fossil
14 fuels, including the use of fossil fuels for construction equipment, the transport of
15 construction materials to the Project site and the transportation of construction workers to
16 and from the Project site (e.g., natural gas, gasoline, diesel fuel and other petroleum-
17 based products). The Project would also result in an irretrievable commitment of
18 nonrenewable resources, such as energy resources and fossil fuels for heating and cooling
19 of buildings, transportation of people and goods to and from the site, lighting, and other
20 associated energy needs. The magnitude of this use will be offset partially by required
21 compliance with Title 24 and other energy conservation measures, and future increased
22 use of renewable sources of electricity (e.g., solar power, wind power, hydroelectricity,
23 biomass). (Draft EIR, pp. 6.0-58 to 6.0-59.)

- 24 B. Irreversible Environmental Changes: Impacts would occur from the loss of raptor
25 foraging areas and potential burrowing owl habitat on the Project site. Night lighting in
26 the Project vicinity would incrementally increase as a result of the proposed development.
27 (Draft EIR, p. 6.0-59.) An unavoidable significant adverse impact is the degradation of
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1 regional air quality caused by the cumulative effect of numerous Projects in the Jurupa
2 area, including the proposed Project. The proposed Project in combination with
3 statewide, national, and international emissions could cumulatively contribute to a change
4 in Earth's climate, i.e., global warming. Therefore, the Project will have a potentially
5 significant cumulative impact on global climate change. (Draft EIR, p. 6.0-59.) Potential
6 impacts upon Air Quality including cumulative impacts upon climate change (global
7 warming), cumulative Noise impacts and cumulative Transportation/Traffic impacts were
8 found to be significant and cannot be mitigated to below the level of significance. A
9 Statement of Overriding Consideration will be required for these issue areas. (Draft EIR,
10 p. 6.0-59.)

- 11 C. Potential Environmental Damage from Accidents: The Project as proposed will not emit
12 hazardous emissions from non-vehicular sources or handle hazardous materials,
13 substances, or waste. Its operation would not be expected to cause environmental
14 accidents that would affect other areas. The Project site is located within a seismically
15 active region and would be exposed to ground shaking during a seismic event. However,
16 the Project will follow engineering and design parameters in accordance with the most
17 current edition of the UBC and/or the Structural Engineers Association of California
18 parameters, as required by County conditions of approval. (Draft EIR, p. 6.0-59.)

19 **BE IT FURTHER RESOLVED** by the Planning Director that State CEQA Guidelines (Section
20 15126, subdivision (g)), requires an EIR to discuss how a proposed Project could directly or indirectly
21 lead to economic, population, or housing growth. The following growth-inducing impacts were
22 considered in relation to the proposed Project:

- 23 A. Urbanization of the Project site could potentially influence continued development within
24 adjacent properties by providing or extending roadways, extending water and sewer
25 service, or providing utility and energy services to the immediate area. This could
26 eliminate potential constraints for future development in this area. (Draft EIR, p. 6.0-29.)
27 B. If access to the area were limited, improvement of roadways into the area might
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1 encourage development of vacant land. However, the proposed Project site currently has
2 access from existing paved streets within the developed portion of the Mira Loma
3 Commerce Center and adjacent areas. These existing roads currently provide access to
4 various portions of the Project site. No new paved access roads will be constructed to
5 serve the Project vicinity. Since these roads currently provide access to vacant land near
6 the site, they would support the development within vicinity of the Project, with or
7 without the proposed Project. (Draft EIR, p. 6.0-29.)

8 C. Potable water will be provided to the proposed development by the Jurupa Community
9 Services District. A system of water lines was constructed on the site through the
10 development of the Mira Loma Commerce Center in the early 1990s. These facilities
11 will be utilized by the proposed Project for the provision of water throughout the Project.
12 The proposed Project will tie into these existing water lines. Based on the Water Supply
13 Assessment created for the EIR, JCSD has sufficient water supplies for the Project from
14 JCSD's existing and planned entitlements and resource conservation programs. No new
15 or expanded entitlements are expected as a result of the proposed Project. Since potable
16 water pipelines currently exist at the site, there will be no requirement to extend water
17 lines past properties without current potable water service. Therefore, the proposed
18 Project will not increase the number of parcels where water service is currently available.
19 (Draft EIR, p. 6.0-29.)

20 D. Sewer lines were also constructed on the Project site during the development of the Mira
21 Loma Commerce Center in the early 1990s. These facilities will be utilized by the
22 proposed Project for the provision of sewer service throughout the Project. No new or
23 expanded entitlements are expected as a result of the proposed Project. Since sewer lines
24 currently exist at the site, there will be no requirement to extend sewer lines past
25 properties without sewer service. Therefore, the proposed Project will not increase the
26 number of parcels where sewer service is currently available. (Draft EIR, pp. 6.0-29 to
27 6.0-30.)
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- E. As discussed in the Consistency with Regional Plans section of the EIR (Section 5.0 of the Draft EIR) the proposed Project can be Projected to generate between 567 and 1,101 employees. (Draft EIR, p. 6.0-30.) The creation of 567 new employees (*i.e.*, jobs) comprises 0.09% of the forecasted employment for the Subregion in 2015 and 0.07% in 2025. For the unincorporated areas of the Western Riverside County, the Project will constitute 0.29% of the forecasted employment in 2015 and 0.21% in 2025. (Draft EIR, p. 6.0-30.) The creation of 1,101 new employees (*i.e.*, jobs) comprises 0.17% of the forecasted employment for the Subregion in 2015 and 0.13% in 2025. For the unincorporated areas of the Western Riverside County, the Project will constitute 0.56% of the forecasted employment in 2015 and 0.40% in 2025. (Draft EIR, p. 6.0-30.)
- F. The SCAG region as a whole is Projected to have 1.39 jobs per housing unit in 2025 under SCAG's *2004 RTP Growth Forecast*. (Draft EIR, p. 6.0-30.) The jobs/housing ratio for Western Riverside County is Projected to be 1.04 in 2010 and 2015, 1.05 in 2020 and 1.06 in 2025. Therefore, Western Riverside County is Projected to be a jobs/housing balanced area. However, the jobs/housing ratio for the unincorporated portion of the Western Riverside County subarea is Projected to be 0.63 in 2010, 0.67 in 2015, 0.69 in 2020 and 0.71 in 2025. This indicates that the unincorporated portion of Western Riverside County is Projected to be a jobs-poor area. Overall, SCAG's *The New Economy and Jobs/Housing Balance in Southern California* Projects the Jurupa area, within which the proposed Project is located, will be housing-rich in 2025, while the areas immediately south and east (Riverside, Corona, and Norco and Moreno Valley) will be jobs-rich and the areas immediately north and west (San Bernardino County) will be very jobs-rich. According to the RCIP General Plan, the most populated unincorporated area of the County is the Jurupa Area Plan, with approximately 22 percent of the population and 30 percent of the employment. (Draft EIR, p. 6.0-30.)
- G. According to the RCIP General Plan, new employees from commercial and industrial development, and new population from residential development represent direct forms of

1 growth. These direct forms of growth have a secondary effect of expanding the size of
2 local markets and inducing additional economic activity in the areas. (Draft EIR, p. 6.0-
3 30.)

4 H. Due to the economic impacts of the proposed Project, it can be concluded that the Project
5 will have some growth-inducing impacts. However, because the proposed Project is
6 consistent with the Project site's General Plan land use designations; will not require the
7 extension of infrastructure into an area that currently lacks water and sewer lines and
8 roads; and will not require the development of new water sources or the expansion of
9 sewer treatment facilities; these growth inducing impacts are not considered to be
10 significant. (Draft EIR, p. 6.0-31.)

11 **BE IT FURTHER RESOLVED** by the Planning Director that she has considered the Project
12 objectives and the following alternatives identified in the EIR and in light of the environmental impacts
13 which cannot be avoided or substantially lessened and has rejected those alternatives as infeasible for the
14 reasons hereinafter stated:

15 A. The Primary Objectives of the Project:

- 16 1. Establish an industrial manufacturing and warehouse environment of lasting
17 quality and value based upon adopted land use and zoning regulations and
18 anticipated user groups.
 - 19 2. Optimize the economic potential of the undeveloped parcels within the Mira
20 Loma Commerce Center by development in compliance with the site's land use
21 designation.
 - 22 3. Create an array of new employment opportunities to utilize the skilled labor pool
23 within Riverside County.
 - 24 4. Improve the economic development potential of the Mira Loma area by utilizing
25 the site's location and proximity to major interstate transportation corridors
26 pursuant to the Mira Loma Warehouse/Distribution Center policy in the Jurupa
27 Area Plan.
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- 1 5. Implement the RCIP General Plan, and Jurupa Area Plan land use designations
- 2 and policies.
- 3 6. Continue the approved Mira Loma Commerce Center theme and design standard
- 4 qualities as discussed on Draft EIR pages 1.0-14, 3.0-18, 6.0-32, and Draft EIR
- 5 Appendix K.
- 6 7. Create strong Project identity through cohesive architectural style, landscaping,
- 7 site details, and signage, which contribute to the overall design.
- 8 8. Create a safe and aesthetically pleasing environment by providing buffers to
- 9 protect adjacent land uses. (Draft EIR, p. 6.0-31 to 32.)

10 B. Alternatives:

- 11 1. Alternative 1 – No Project: This alternative assumes that no further development
- 12 of the MLCC would occur on the Project site, including the submitted proposals
- 13 for Plot Plan Nos. 17788, 16979, 18875, 18876, 18877, and 18879 within the
- 14 foreseeable future. (Draft EIR, p. 6.0-33.)
- 15 2. Alternative 2 – Di Tommaso Property Alternative Site: This alternative considers
- 16 the development of the proposed Project on an alternative site: the Di Tommaso
- 17 property, in western Riverside County, located in the Mira Loma area, east of
- 18 Interstate 15, north of Galena Street and west of Wineville Road. (Draft EIR, p.
- 19 6.0-39.)
- 20 3. Alternative 3 – March JPA Meridian Specific Plan Alternative Site: This
- 21 alternative considers the development of the proposed Project on an alternative
- 22 site: site in the developing March JPA Meridian Specific Plan, located west of
- 23 Interstate 215 and both north and south of Van Buren Boulevard. (Draft EIR, p.
- 24 6.0-42.)
- 25 4. Alternative 4 – Reduced Project Scope Alternative: This alternative proposes
- 26 development of approximately 58.5 percent of the building square footage
- 27 requested by the proposed Project. Building coverage for Plot Plan No. 17788,
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1 the 20.48 acre parcel would have a 223,027 square foot building rather than the
2 proposed 426,212 square foot building. Plot Plan No. 16979, the 11.01 acre
3 parcel would have an 117,147 square foot building rather than the proposed
4 200,734 square foot building. Plot Plan No. 18879, the 7.99-acre parcel would
5 have an 84,154 square foot industrial building rather than the proposed 155,480
6 square foot building. Plot Plan No. 18877, the 12.75 acre parcel would have
7 123,242 square feet of industrial buildings rather than the proposed 144,594
8 square feet of buildings. Plot Plan No. 18876, the 6.83 acre parcel would have a
9 61,253 square feet of industrial buildings rather than the proposed 97,010 square
10 feet of buildings. Plot Plan No. 18875, the 5.99 acre parcel would have a 54,450
11 square foot industrial building rather than the proposed 104,210 square foot
12 building. The balance of all the parcel sites would be developed as parking,
13 storage, and landscaped area. (Draft EIR, p. 6.0-46.)

14 C. Evaluation of Alternatives Based on Environmental Effects

15 1. As discussed above and as presented in the EIR (see, e.g., Draft EIR, pp. 6.0-52 to 56 and
16 Final EIR, p. 1.0-65), the proposed Project, if approved, may result in environmental impacts,
17 summarized as follows:

- 18 • Aesthetics: The proposed Project will result in the development of vacant parcels with
19 business park and warehouse/ distribution buildings. Potential impacts will be below the
20 level of significance.
- 21 • Air Quality: The proposed Project's impact on air quality is significant. It will exceed
22 SCAQMD regional short-term threshold for ROG and NOx, regional long-term threshold
23 for ROG, NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. It
24 will also exceed significance thresholds for cancer risk due to diesel exhaust. The
25 proposed Project's impact on air quality is also cumulatively significant, as it contributes
26 to exceedance of air quality standards and cumulative cancer risk due to diesel exhaust.
27 The proposed Project in combination with statewide, national, and international
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1 emissions could cumulatively contribute to a change in Earth's climate, i.e., global
2 climate change.

- 3 • Biological Resources: The proposed Project's development will result in potential loss of
4 Burrowing Owl habitat and raptor foraging habitat. No significant effect, with
5 mitigation.
- 6 • Cultural Resources: No known cultural resources will be impacted by Project
7 development. No significant impact upon unknown resources, with mitigation.
- 8 • Geology and Soils: There are no significant geology and soil issues related to the Project
9 site. Standard of conditions of approval and compliance with regulatory requirements
10 will reduce impacts to below the level of significance.
- 11 • Hazards and Hazardous Materials: Hazardous materials, emissions and contaminants for
12 the proposed Project would be approved and monitored by Riverside County Health
13 Department and state and federal agencies. Impacts will be less than significant.
- 14 • Hydrology and Water Quality: The proposed Project will include construction of storm
15 drain facilities and have the potential for runoff from paved parking areas and streets,
16 contaminated with oil and grease, heavy metals and sediment. The impacts are less than
17 significant, with mitigation.
- 18 • Land Use/Planning: The proposed Project is consistent with Jurupa Area Plan land use
19 designation and zoning and surrounding land use designations and zoning.
- 20 • Mineral Resources: There is no mineral resource potential for the Project site and thus no
21 environmental impacts.
- 22 • Noise: The proposed Project's noise impact is cumulatively significant. Existing
23 environment along some road segments are above outdoor noise standards. The proposed
24 Project will contribute to increased noise levels on these roads.
- 25 • Population and Housing: No impact. The proposed Project will not result in the
26 displacement of existing residents. There is a positive impact upon jobs to housing ratio.
- 27 • Public Services: No significant impact upon fire services, sheriff services, libraries and
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1 schools. Fair share mitigation fees will be paid pursuant to Ordinance No. 659 and State-
2 mandated school impact fees.

- 3 • Recreation: The proposed Project will have no impact upon existing recreational
4 facilities. Project will pay fair share mitigation fees for regional parks and trails pursuant
5 to Ordinance No. 659.
- 6 • Transportation/Traffic: The proposed Project will generate 8,540 trips daily. Impacts
7 will be less than significant with implementation of mitigation. Cumulative impacts will
8 be significant due to uncertain timing of required off-site improvements.
- 9 • Utilities: The proposed Project will generate approximately 2,939.78 tons of solid waste
10 annually, but will have no significant impact. There will be no significant effect on water
11 and sewer services.
- 12 • Regional Element: The proposed Project will have a positive impact upon area's
13 job/housing ratio. Thus, there is no significant impact.

14 2. As compared to the proposed Project, Alternative 1 (No Project Alternative), and as
15 summarized at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
16 environmental impacts as follows:

- 17 • Aesthetics: Alternative 1 is better as compared to the proposed Project. No change in
18 visual characteristics of Project site and thus no significant impact.
- 19 • Air Quality: Alternative 1 is better as compared to the proposed Project. No
20 development will result in no increase in ambient air quality conditions.
- 21 • Biological Resources: Alternative 1 is better as compared to the proposed Project. No
22 loss of Burrowing Owl habitat and raptor foraging habitat and thus no significant impact.
- 23 • Cultural Resources: Alternative 1's cultural resources impact is the same as compared to
24 the proposed Project. No loss of known or unknown cultural resource sites. No
25 significant impact.
- 26 • Geology and Soils: Alternative 1's impact is the same as compared to the proposed
27 Project. No significant impact.

- 1 • Hazards and Hazardous Materials: Alternative 1 is better as compared to the proposed
2 Project. No potential for hazardous materials or emissions from the Project site, although
3 the Project site would likely continue to be the location of illegal dumping of debris,
4 household waste, tires and other materials.
- 5 • Hydrology and Water Quality: Alternative 1 is better as compared to the proposed
6 Project. No change in Project site runoff and runoff from paved parking areas and streets,
7 contaminated with oil and grease, heavy metals and sediment will be avoided. Less than
8 significant impacts.
- 9 • Land Use/Planning: Alternative 1 is worse as compared to the proposed Project. Not
10 consistent with Jurupa Community Plan, and not consistent with existing zoning.
- 11 • Mineral Resources: Alternative 1 is the same as compared to the proposed Project. No
12 mineral resource potential for the Project site and thus no environmental impacts.
- 13 • Noise: Alternative 1 is better as compared to the proposed Project. No construction
14 related noise. Existing use will not add additional noise to existing noise environment.
15 There will be no cumulative impacts.
- 16 • Population and Housing: Alternative 1 is worse as compared to the proposed Project. No
17 benefit to jobs to housing ratio.
- 18 • Public Services: Alternative 1 is worse as compared to the proposed Project. No impacts
19 upon fire services, sheriff services, libraries and schools. But no fair share mitigation
20 fees paid pursuant to Ordinance No. 659 and State- mandated school impact fees will be
21 paid.
- 22 • Recreation: Alternative 1 is worse as compared to the proposed Project. Will have no
23 impact upon existing recreational facilities. But no fair share mitigation fees for regional
24 parks and trails pursuant to Ordinance No. 659 will be paid.
- 25 • Transportation/Traffic: Alternative 1 is better as compared to the proposed Project. No
26 generation of new daily trips and therefore no impact upon the Level of Service on
27 existing area roads. But there would be no payment of fair share fees for regional
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1 improvements.

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- 3 • Utilities: Alternative 1 is better as compared to the proposed Project. Will not result in
4 increases in solid waste amounts. However, Alternative 1 is the same with respect to
5 water and sewer services as there would be no significant effect on water and sewer
6 services.
 - 7 • Regional Element: Alternative 1 is worse as compared to the proposed Project.
8 Alternative 1 will not generate any jobs to improve area's jobs/housing ratio. No
9 significant impact.

10 Thus, in summary, Alternative 1 is environmentally superior to the proposed Project. However,
11 and as further discussed below, Alternative 1 does not meet Project objectives.

12 3. As compared to the proposed Project, Alternative 2 (Di Tommaso Alternative Site), and
13 as discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
14 environmental impacts as follows:

- 15 • Aesthetics: Alternative 2 is worse as compared to the proposed Project. Will result in the
16 development of vacant parcels with business park and warehouse/ distribution buildings.
17 But Project design will not be subject to design and landscaping guidelines in the MLCC
18 Design Guidelines. (See discussion on Draft EIR pages 1.0-14, 3.0-18, 6.0-32, and Draft
19 EIR Appendix K.) Potential impacts will be below the level of significance.
- 20 • Air Quality: Alternative 2 is the same as compared to the proposed Project. Will exceed
21 SCAQMD regional short-term threshold for ROG and NOx, regional long-term threshold
22 for ROG, NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. Will
23 exceed significance thresholds for cancer risk due to diesel exhaust. Alternative 2's air
24 quality impact is cumulatively significant. It contributes to exceedance of air quality
25 standards and cumulative cancer risk due to diesel exhaust. This alternative in
26 combination with statewide, national, and international emissions could cumulatively
27 contribute to a change in Earth's climate, i.e., global climate change.
- 28 • Biological Resources: Alternative 2 is the same as compared to the proposed Project.

1 Project development will likely result in potential loss of Burrowing Owl habitat and
2 raptor foraging habitat. No significant effect, with mitigation.

- 3 • Cultural Resources: Alternative 2's cultural resources impact is the same as compared to
4 the proposed Project. No significant effect with same mitigation measures as the
5 proposed Project.
- 6 • Geology and Soils: Alternative 2's impact is the same as compared to the proposed
7 Project. Standard of conditions of approval and compliance with regulatory requirements
8 will reduce impacts to below the level of significance.
- 9 • Hazards and Hazardous Materials: Alternative 2 is the same as compared to the proposed
10 Project. Hazardous materials, emissions and contaminants for the proposed Project
11 would be approved and monitored by Riverside County Health Department and state and
12 federal agencies. Impacts will be less than significant.
- 13 • Hydrology and Water Quality: Alternative 2 is the same as compared to the proposed
14 Project. No Significant Effect, as storm drainage facilities will be constructed and
15 mitigation measures implemented.
- 16 • Land Use/Planning: Alternative 2 is the same as compared to the proposed Project.
17 Consistent with Jurupa Area Plan land use designation and zoning and surrounding land
18 use designations and zoning.
- 19 • Mineral Resources: Alternative 2 is the same as compared to the proposed Project. No
20 mineral resource potential for the Project site and thus no environmental impacts.
- 21 • Noise: Alternative 2 is the same as compared to the proposed Project as it is
22 cumulatively Significant. Existing environment along some road segments are above
23 outdoor noise standards, Project will contribute to increased noise levels on these roads.
- 24 • Population and Housing: Alternative 2 is the same as compared to the proposed Project.
25 Project will not result in the displacement of existing residents. Same positive impact
26 upon jobs to housing ratio.
- 27 • Public Services: Alternative 2 is the same as compared to the proposed Project. No
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1 significant impact upon fire services, sheriff services, libraries and schools. Fair share
2 mitigation fees will be paid pursuant to Ordinance No. 659 and State- mandated school
3 impact fees.

- 4 • Recreation: Alternative 2 is the same as compared to the proposed Project. Will have no
5 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
6 regional parks and trails pursuant to Ordinance No. 659.
- 7 • Transportation/Traffic: Alternative 2 is the same as compared to the proposed Project.
8 Will generate 8,540 trips daily. Impacts will be less than significant with implementation
9 of mitigation. Cumulative impacts will be significant due to uncertain timing of required
10 off-site improvements.
- 11 • Utilities: Alternative 2 is the same as compared to the proposed Project. Will generate
12 approximately 2,939.78 tons of solid waste annually, but will have no significant impact
13 and no significant effect on water and sewer services.
- 14 • Regional Element: Alternative 2 is the same as compared to the proposed Project. Will
15 generate approximately the same number of jobs and will have a positive impact upon
16 area's job/housing ratio. No significant impact.

17 Thus, in summary, Alternative 2 is not environmentally superior to the proposed Project.

18 However, as further discussed below, Alternative 2 does meet Project objectives.

19 4. As compared to the proposed Project, Alternative 3 (March JPA Meridian Specific Plan
20 Alternative Site), and as discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65,
21 would result in environmental impacts as follows:

- 22 • Aesthetics: Alternative 3 is the same as compared to the proposed Project. Will result in
23 the development of vacant parcels with business park and warehouse/ distribution
24 buildings. Although Project design will not be subject to design and landscaping
25 guidelines in the MLCC Design Guidelines (see discussion on Draft EIR pages 1.0-14,
26 3.0-18, 6.0-32, and Draft EIR Appendix K), the March Business Center Design
27 Guidelines applicable within the Meridian Specific Plan will provide similar design and
28

1 landscaping requirements. Potential impacts will be below the level of significance.

- 2 • Air Quality: Alternative 3 is the same as compared to the proposed Project. Will exceed
3 SCAQMD regional short-term threshold for ROG and NOx, regional long-term threshold
4 for ROG, NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. Will
5 exceed significance thresholds for cancer risk due to diesel exhaust. Alternative 2's air
6 quality impact is cumulatively significant. It contributes to exceedance of air quality
7 standards and cumulative cancer risk due to diesel exhaust. This alternative in
8 combination with statewide, national, and international emissions could cumulatively
9 contribute to a change in Earth's climate, i.e., global climate change.
- 10 • Biological Resources: Alternative 3 is the same as compared to the proposed Project.
11 Project development will likely result in potential loss of Burrowing Owl habitat and
12 raptor foraging habitat. No significant effect, with mitigation.
- 13 • Cultural Resources: Alternative 3's cultural resources impact is the same as compared to
14 the proposed Project. No significant effect with same mitigation measures as the
15 proposed Project.
- 16 • Geology and Soils: Alternative 3's impact is the same as compared to the proposed
17 Project. Standard of conditions of approval and compliance with regulatory requirements
18 will reduce impacts to below the level of significance.
- 19 • Hazards and Hazardous Materials: Alternative 3 is the same as compared to the proposed
20 Project. Hazardous materials, emissions and contaminants for the proposed Project
21 would be approved and monitored by Riverside County Health Department and state and
22 federal agencies. Impacts will be less than significant.
- 23 • Hydrology and Water Quality: Alternative 3 is the same as compared to the proposed
24 Project. No Significant Effect, as storm drainage facilities will be constructed and
25 mitigation measures implemented.
- 26 • Land Use/Planning: Alternative 3 is worse compared to the proposed Project. Not
27 consistent with land use designation and zoning and surrounding land use designations
28

1 and zoning.

- 2
- 3 • Mineral Resources: Alternative 3 is the same as compared to the proposed Project. No
- 4 mineral resource potential for the Project site and thus no environmental impacts.
- 5 • Noise: Alternative 3 is worse as compared to the proposed Project. Project site and
- 6 surrounding area subject to airport noise from March Air Base. Alternative 3's impact
- 7 are also cumulatively significant. Existing environment along some road segments are
- 8 above outdoor noise standards, Project will contribute to increased noise levels on these
- 9 roads.
- 10 • Population and Housing: Alternative 3 is the same as compared to the proposed Project.
- 11 Project will not result in the displacement of existing residents. Same positive impact
- 12 upon jobs to housing ratio.
- 13 • Public Services: Alternative 3 is the same as compared to the proposed Project. No
- 14 significant impact upon fire services, sheriff services, libraries and schools. Fair share
- 15 mitigation fees will be paid pursuant to Ordinance No. 659 and State- mandated school
- 16 impact fees.
- 17 • Recreation: Alternative 3 is the same as compared to the proposed Project. Will have no
- 18 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
- 19 regional parks and trails pursuant to Ordinance No. 659.
- 20 • Transportation/Traffic: Alternative 3 is the same as compared to the proposed Project.
- 21 Will generate 8,540 trips daily. Impacts will be less than significant with implementation
- 22 of mitigation. Cumulative impacts will be significant due to uncertain timing of required
- 23 off-site improvements.
- 24 • Utilities: Alternative 3 is the same as compared to the proposed Project. Will generate
- 25 approximately 2,939.78 tons of solid waste annually, but will have no significant impact
- 26 and no significant effect on water and sewer services.
- 27 • Regional Element: Alternative 3 is the same as compared to the proposed Project. Will
- 28 generate approximately the same number of jobs and will have a positive impact upon

1 area's job/housing ratio. No significant impact.

2 Thus, in summary, Alternative 3 is not environmentally superior to the proposed Project.

3 Moreover, as further discussed below, Alternative 3 does meet Project objectives.

4 5. As compared to the proposed Project, Alternative 4 (Reduced Scope Alternative), and as
5 discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
6 environmental impacts as follows:

- 7 • Aesthetics: Alternative 4 is the same as compared to the proposed Project. Will result in
8 the development of vacant parcels with business park and warehouse/ distribution
9 buildings. Potential impacts will be below the level of significance.
- 10 • Air Quality: Alternative 4 is better as compared to the proposed Project. Long term
11 emissions will be less than proposed Project but will still exceed thresholds. Will exceed
12 significance thresholds for cancer risk due to diesel exhaust. Alternative 4's impacts are
13 also cumulatively significant as it contributes to exceedance of air quality standards and
14 cumulative cancer risk due to diesel exhaust. This alternative in combination with
15 statewide, national, and international emissions could cumulatively contribute to a change
16 in Earth's climate, i.e., global climate change; although the impacts would be less than
17 those of the proposed Project.
- 18 • Biological Resources: Alternative 4 is the same as compared to the proposed Project.
19 Project development will likely result in potential loss of Burrowing Owl habitat and
20 raptor foraging habitat. No significant effect, with mitigation.
- 21 • Cultural Resources: Alternative 4's cultural resources impact is the same as compared to
22 the proposed Project. No significant effect with same mitigation measures as the
23 proposed Project.
- 24 • Geology and Soils: Alternative 4's impact is the same as compared to the proposed
25 Project. No significant geology and soil issues related to the Project site Standard of
26 conditions of approval and compliance with regulatory requirements will reduce impacts
27 to below the level of significance.

- 1 • Hazards and Hazardous Materials: Alternative 4 is the same as compared to the proposed
2 Project. Hazardous materials, emissions and contaminants for the proposed Project
3 would be approved and monitored by Riverside County Health Department and state and
4 federal agencies. Impacts will be less than significant.
- 5 • Hydrology and Water Quality: Alternative 3 is the same as compared to the proposed
6 Project. No Significant Effect, as storm drainage facilities will be constructed and
7 mitigation measures implemented.
- 8 • Land Use/Planning: Alternative 4 is the same as compared to the proposed Project.
9 Consistent with Jurupa Area Plan land use designation and zoning and surrounding land
10 use designations and zoning.
- 11 • Mineral Resources: Alternative 4 is the same as compared to the proposed Project. No
12 mineral resource potential for the Project site and thus no environmental impacts.
- 13 • Noise: Alternative 4 is better as compared to the proposed Project. Still cumulatively
14 significant as existing environment along some road segments are above outdoor noise
15 standards and the Project will contribute noise level increases, but less than that of
16 proposed Project.
- 17 • Population and Housing: Alternative 4 is worse as compared to the proposed Project.
18 Project will not result in the displacement of existing residents. Positive impact upon
19 jobs to housing ratio will be less than proposed Project.
- 20 • Public Services: Alternative 4 is the same as compared to the proposed Project. No
21 significant impact upon fire services, sheriff services, libraries and schools. However,
22 less fair share mitigation fees will be paid pursuant to Ordinance No. 659 and State-
23 mandated school impact fees.
- 24 • Recreation: Alternative 4 is the same as compared to the proposed Project. Will have no
25 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
26 regional parks and trails pursuant to Ordinance No. 659.
- 27 • Transportation/Traffic: Alternative 4 is better as compared to the proposed Project. Will
28

1 generate approximately 41.5 percent fewer trips daily than the proposed Project. Impacts
2 will be less than significant with implementation of mitigation. Cumulative impacts will
3 be significant due to uncertain timing of required off-site improvements.

- 4 • Utilities: Alternative 4 is better as compared to the proposed Project. Will generate
5 approximately 41.5 percent less solid waste annually, and considered to be less than
6 significant impact. However, Alternative 4 is the same as compared to the proposed
7 Project with respect to water and sewer services as there would be no significant effect on
8 water and sewer services.
- 9 • Regional Element: Alternative 4 is worse as compared to the proposed Project. Will
10 generate a lesser number of jobs and will have a positive impact upon area's job/housing
11 ratio. No significant impact.

12 Thus, in summary, Alternative 4 is environmentally superior to the proposed Project.

13 Moreover, as further discussed below, Alternative 2 meets some of the Project objectives but
14 not to the same extent as the proposed Project.

15
16 D. Environmentally Superior Alternative

- 17 1. Of the alternatives evaluated above, the No Project Alternative is the
18 environmentally superior alternative with respect to reducing impacts created by
19 the proposed Project. (CEQA Guidelines, § 15126.6, subd. (e)(2).)
- 20 2. Of the three remaining alternatives, the Reduced Scope Alternative is the most
21 environmentally superior to the proposed Project. (*Id.*; Draft EIR, p. 6.0-56.) The
22 Reduced Scope Alternative would introduce only 58.5% of the business park and
23 warehouse/distribution square footage that would be potentially built by the
24 proposed Project. As compared to the proposed Project, implementation of this
25 alternative would result in reduced daily traffic trips as well as associated air
26 emissions and noise resulting from development of the site. This alternative
27 would also have less of an impact upon local landfills due to a reduction in solid
28 waste generation. Project-related impacts to aesthetics, biological resources,

1 cultural resources, geology and soils, hazards and hazardous materials,
2 hydrology/water quality, land use and planning, mineral resources, public
3 services, and recreation will remain the same as the proposed Project under this
4 alternative. The Reduced Scope Alternative has slightly worse impacts upon
5 Population and Housing and Consistency with Regional Plans due to the reduced
6 number of jobs that will be created. Although Project-related impacts to air
7 quality and noise will be reduced under the Reduced Scope Alternative, the
8 Project's contribution to an existing exceedance of a significance standard is still
9 considered to be cumulatively significant. For this reason, this alternative remains
10 cumulatively significant with regard to air quality and noise impacts. Cumulative
11 transportation and traffic impacts due to the uncertainty of the construction of
12 regional improvements remain unchanged as compared to the proposed Project.
13 (Draft EIR, pp. 6.0-56 to 6.0-57.)

- 14 3. The County has examined a reasonable range of alternatives to the proposed
15 Project, one of which both meets some of the Project objectives and is
16 environmentally superior to the proposed Project.

17 E. Evaluation of Alternatives Based on Project Objectives

- 18 1. The outcomes offered by the Reduced Scope Alternative (Alternative 4) are
19 limited when compared to the proposed Project, to the extent that the proposed
20 alternative will not optimize the economic potential of the undeveloped parcels
21 within the Mira Loma Commerce Center in compliance with the site's land use
22 designation. (Draft EIR, p. 6.0-57.) The alternative will also not create an array of
23 new employment opportunities to utilize the skilled labor pool within Riverside
24 County as compared to the proposed Project. (Draft EIR, p. 6.0-57.) The
25 proposed alternative also will not improve the economic development potential of
26 the Mira Loma area by utilizing the site's location and proximity to major
27 interstate transportation corridors pursuant to the Mira Loma
28

1 Warehouse/Distribution Center policy in the Jurupa Area Plan to the same extent
2 as the proposed Project. (Draft EIR, p. 6.0-57.) This alternative would not result
3 in maximum utilization of the land use as compared to the proposed Project.
4 Therefore, although the Reduced Scope Alternative is an environmentally
5 superior alternative, it is not feasible for the economic, social, technological, and
6 other factors identified above and thus is not being further considered for
7 development in lieu of the proposed Project. (Draft EIR, p. 6.0-57.)

8 2. Based on these same considerations, although the No Project Alternative
9 (Alternative 1) is also environmentally superior to the proposed Project, it
10 similarly fails to meet the several Project objectives, and thus is not being further
11 considered for development in lieu of the proposed Project. (Draft EIR, p. 6.0-
12 56.)

13 3. The alternatives regarding the Di Tommaso Site (Alternative 2) and the March
14 JPA Meridian Specific Plan Site (Alternative 3), have similar benefits to each
15 other. Both alternatives will have no change from the proposed Project with
16 regards to the regional element because both alternatives generate approximately
17 the same number of jobs and will have a similar positive impact on the area's job-
18 to-housing ratio. (Draft EIR, p. 6.0-56.) Both Projects meet some Project
19 objectives. However, neither alternative is environmentally superior to the
20 proposed Project, and neither alternative is superior to the proposed Project with
21 regards to the Project objectives. (*Id.*; see *infra* Section VIII discussion of Project
22 Objectives.) Therefore, neither of these alternatives are further considered for
23 development in lieu of the proposed Project.

24 **BE IT FURTHER RESOLVED** by the Planning Director that the Project will implement
25 applicable elements of the RCIP General Plan as follows: (See also *supra* discussion of land use and
26 planning impacts; Draft EIR, pp. 4.9-3 to 4.9-20.)

27 A. Land Use Element
28

1 Development of the site is permitted by the Riverside County's Community
2 Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use
3 designation. The Project is therefore consistent with the Land Use Element in that the
4 property would be developed in accordance with the Community Development
5 Foundation Component land use designation applied to the site by the General Plan, and
6 in accordance with the Community Development: Light Industrial (CD: LI) (0.25-0.60
7 Floor Area Ratio) land use designation applied to the site by the Jurupa Area Plan.

8 B. Circulation Element

9 The Project will construct or contribute its fair share of the costs associated with the
10 construction of signalization intersections, the improvement of certain intersections
11 and/or the construction of additional turn lanes. As described above, the Project will
12 implement mitigation measures that address Project-specific and cumulative
13 transportation and traffic impacts, and based thereon, the Planning Director finds that the
14 Project is consistent with the General Plan Circulation Element. All required
15 improvements that are directly attributable to the Project would be constructed as part of
16 the Project and costs would be contributed for improvements to affected off-site
17 roadways through payment of the Transportation Uniform Mitigation Fees (TUMF), Mira
18 Loma Road and Bridge Benefit District, Zone A fees and Development Impact Fees
19 (DIF).

20 C. Multipurpose Open Space Element

21 The Multipurpose Open Space Element of the RCIP General Plan describes an open
22 space system which includes methods for the acquisition, maintenance, and operation of a
23 variety of open spaces. The County's open spaces are utilized for visual relief, natural
24 resources protection, habitat protection, recreational uses, and protection from natural
25 hazards for public health and safety. A review of the Multipurpose Open Space Element
26 indicates that the Project site is primarily designated as urban built-up land. Based on this
27 determination, it is reasonable to conclude that this land is not included in the inventory
28

1 of areas of significant open space and conservation value. (Draft EIR, p. 4.9-6.)

2 D. Safety Element

3 The Safety Element of the RCIP General Plan indicates that the subject property is not
4 located within a 100 or 500-year flood plain area (General Plan Figure S-9, 100- and 500-
5 Year Flood Hazard Zones) or within an area of low liquefaction susceptibility.

6 E. Noise Element

7 The EIR assesses the full range of concerns with regards to the Projected noise impacts
8 associated with the Project. As described above, the Project will implement mitigation
9 measures that address Project-related noise impacts, and based thereon, the Planning
10 Director finds that the Project is consistent with the RCIP General Plan Noise Element.

11 F. Housing Element

12 The Project is consistent with the land use designations. The site does not currently
13 contain housing, is not designated by the RCIP General Plan to provide housing, and the
14 Project does not propose housing; therefore, the Housing Element is not applicable to the
15 Project site. The Project also would not disrupt or divide any established community
16 because the Project site is composed of vacant in-fill lots located within the Mira Loma
17 Commerce Center (MLCC), an existing industrial park.

18 G. Air Quality Element

19 The Project is required to implement mitigation measures intended to reduce direct air
20 quality impacts to the greatest feasible extent. Implementation of the mitigation measures
21 would ensure consistency with the Air Quality Element. Not unlike other development
22 projects in Riverside County, and as disclosed in the EIR prepared for the RCIP General
23 Plan, direct and cumulative air quality impacts would remain significant and unmitigable.
24 Although the Project will have significant direct air quality impacts and its contribution to
25 air quality impacts is cumulatively considerable, mitigation measures presented would
26 reduce those impacts to the greatest extent possible, in conformance with SCAQMD,
27 EPA, and CARB requirements.
28

1 H. Administration Element

2 The Administration Element contains information regarding the structure of the General
3 Plan as well as general planning principles and a statement regarding the vision for
4 Riverside County. No policy directives are included in this Element.

5 **BE IT FURTHER RESOLVED** by the Planning Director that the Project is in conformance
6 with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan
7 (MSHCP) for the following reasons. (See also *supra* discussion of land use and planning impacts and
8 biological resources impacts.)

- 9 A. The Project site is not located within a MSHCP Criteria Area and as such is not
10 designated for conservation by the MSHCP. Thus, the Project would not conflict with
11 Reserve Assembly, because the Project site is not identified for conservation.
- 12 B. The proposed Project complies with the policies of Section 6.1.2 of the MSHCP that
13 protect species associated with vernal pools and riparian/riverine areas. No vernal pools
14 and no riparian/riverine areas exist on the Project site; therefore no vernal pool and no
15 riparian/riverine species are expected to occur. Section 6.1.2 of the MSHCP focuses on
16 protection of riparian/riverine areas and vernal pool habitat types based on their value in
17 the conservation of a number of MSHCP covered species, none of which has any
18 potential to occur on the Project site. (Draft EIR, p. 4.4-12.)
- 19 C. Within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific
20 focused surveys for Narrow Endemic Plant Species are required. (Draft EIR, p. 4.4-12.)
21 The Project site is located within the Narrow Endemic Plant survey area for the Brand's
22 phacelia (*Phacelia stellaris*) (Area 7) as shown on Figure 6-1 of the MSHCP. (*Id.*)
23 However, the Conservation Summary Report Generator identified three narrow endemic
24 plan species, San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia*
25 *stellaris*) and San Miguel savory (*Satureja chandleri*) as potentially occurring on the
26 Project site. (*Id.*) Section 6.1.3 of the MSHCP describes the habitat for the San Diego
27 ambrosia as being open floodplain terraces or in the watershed margins of vernal pools.
28

1 (Id.) San Miguel savory habitat consists of coastal sage scrub, chaparral, cismontane
2 woodland, riparian woodland, and valley and foothill grasslands. (Id.) Habitat for
3 Brand's phacelia is described as sandy washes and/or benches in alluvial flood plains.
4 (Id.) A Narrow Endemic Plant Species Habitat Assessment, dated August 15, 2009, was
5 completed for the Brand's Phacelia, San Miguel Savory and San Diego Ambrosia by
6 Ecological Sciences, Inc. (Final EIR, p. 1.0-52.) Suitable habitat to support Brand's
7 phacelia, San Miguel savory, or San Diego ambrosia was not recorded onsite during the
8 survey effort, which was conducted in July 2009. (Id.) Given the site's exposure to
9 extensive anthropogenic disturbances associated with historic mass grading,
10 infrastructure development, and recurring weed abatement activities, absence of sandy
11 washes and/or benches associated with alluvial flood plains, dense coverage of non-
12 native vegetation and extreme rarity of the species, Brand's phacelia is not expected to
13 occur on the subject parcels. (Id.) Likewise, due to the absence of rocky, gabbroic and
14 metavolcanic substrates within coastal sage scrub, chaparral, cismontane woodland,
15 riparian woodland, and valley and foothill grasslands, San Miguel savory is not expected
16 to occur on site. (Id.) Finally, given the absence of open floodplain terraces, vernal
17 pools, sparse non-native grasslands or ruderal habitats in association with river terraces,
18 vernal pools, and/or alkali playas, the San Diego ambrosia is also not expected to occur
19 on the subject site due to lack of suitable habitat. (Id.) Based on the lack of suitable
20 habitat for San Diego ambrosia, Brand's phacelia and San Miguel savory on the Project
21 site and the lack of any NEPSSA species being observed during biological surveys, the
22 Project is consistent with MSHCP Section 6.1.3. (Draft EIR, p. 4.4-13.)

23 Based on the lack of suitable habitat for San Diego ambrosia, Brand's phacelia and San
24 Miguel savory on the Project site and the lack of any NEPSSA species being observed
25 during biological surveys, the Project is consistent with MSHCP Section 6.1.3. (Draft
26 EIR, pp. 4.4-12 to 4.4-13.)

27 D. Section 6.1.4 of the MSHCP sets forth guidelines which are intended to address indirect
28

1 effects associated with locating development in proximity to the MSHCP Conservation
2 Area, where applicable. Section 6.1.4 states that as the MSHCP Conservation Area is
3 assembled, "hard-line" boundaries shall be established and development may occur
4 adjacent to the MSHCP Conservation Area. Future development in proximity to the
5 MSHCP Conservation Area may result in Edge Effects that will adversely affect
6 biological resources within the MSHCP Conservation Area. To minimize such Edge
7 Effects, the following guidelines shall be implemented in conjunction with review of
8 individual public and private development Projects in proximity to the MSHCP
9 Conservation Area. (Draft EIR, p. 4.4-13.) The Project site is located approximately
10 2,000 feet west of Subunit 2 [Jurupa Mountains] of the Jurupa Area Plan (i.e., Criteria
11 Cell 2048). However, the land located between the Project site and Criteria Cell 2048
12 consists primarily of existing residential development. The Project site is also located
13 approximately 7,800 feet east of Subunit 3 [Delhi Sands Area] of the Jurupa Area Plan
14 (i.e., Criteria Cell 2045). The land located between the Project site and Criteria Cell 2045
15 consists primarily of developed industrial land and Interstate 15. Due to the distance
16 between the proposed Project and proximate criteria cells, the urban/wildlands interface
17 guidelines set forth in Section 6.1.4 of the MSHCP is not applicable to the proposed
18 Project. (Draft EIR, p. 4.4-13.)

- 19 E. Pursuant to MSHCP Section 6.3.2, additional surveys for certain species are required if
20 the Project is located in criteria areas shown on Figure 6-2 (Criteria Area Species Survey
21 Area), Figure 6-3 (Amphibian Species Survey Areas With Critical Area), Figure 6-4
22 (Burrowing Owl Survey Areas With Criteria Area) and Figure 6-5 (Mammal Species
23 Survey Areas With Criteria Area) of the MSHCP. The Project site is located outside of
24 any Critical Area Species Survey Area (CASSA) for plants and mammals and no CASSA
25 plant species were observed during the focused surveys for the site. However, the Project
26 site is located within the area shown on Figure 6-4 (Burrowing Owl Survey) of the
27 MSHCP. The biological survey of the Project site found potentially suitable burrowing
28

1 owl habitat on all parcels within the proposed Project, however, burrowing owl was not
2 observed during either the 2002 biological survey of the site or the 2005 focused
3 burrowing owl survey. (Draft EIR, p. 4.4-13) It was also not observed in the 2009
4 focused burrowing owl survey, as described above. (Final EIR, p. 1.0-53.) Pursuant to
5 burrowing owl Objective 6 in Section B of the MSHCP Reference Document, a 30-day
6 pre-construction presence/absence survey for burrowing owl is required where suitable
7 habitat is present due to the presence of potential habitat on portions of the Project site. If
8 burrowing owls are present, they shall be relocated by passive or active relocation as
9 agreed to by the Riverside County Environmental Programs Department. (Draft EIR, p.
10 4.4-15.)

11 F. Pursuant to the MSHCP Conservation Objectives for DSFLF, the subject site is not
12 located within a MSHCP Criteria Area (Jurupa Area Plan), Cell, Special Linkage Area, or
13 Sub Unit for DSFLF. (Final EIR, p. 1.0-53.) However, portions of the site are mapped
14 as containing Delhi Soils, a habitat component strictly associated with DSFLF. (*Id.*) The
15 Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within
16 the Plan Area. (*Id.*) This species is restricted by the distribution and availability of open
17 habitats within the fine, sandy Delhi series soils. (*Id.*) USFWS has identified three main
18 population areas are known to currently or to have at one time existed in the Plan Area.
19 (*Id.*) One is located in the northwestern corner of the Plan Area, a second is located in
20 the Jurupa Hills, and the third is located in the Agua Mansa Industrial Center area. (*Id.*)
21 According to the MSHCP, the Delhi Sands flower-loving fly requires a specific habitat-
22 type and will require site-specific considerations, protection and enhancement of this
23 limited habitat-type, and species-specific management to maintain the habitat and
24 populations. (*Id.*)

25 Pursuant to the MSHCP, conservation for the DSFLF within the Plan Area will occur
26 according to the process described in either Objective 1A, Objective 1B or Objective 1C.
27 (Final EIR, p. 1.0-53.) Under Objective 1A, surveys for the DSFLF will not be required
28

1 on a Project-by-Project basis. (*Id.*) Under Objectives 1B and 1C, Project-by-Project
2 surveys in accordance with USFWS “Interim General Survey Guidelines for the Delhi
3 Sands flower-loving fly” will be required. (*Id.*) Currently, Riverside County is only
4 implementing Objective 1B, in accordance with the USFWS-approved Section
5 10(a)(1)(B) permit, Federal Fish and Wildlife Permit No. TE088609-0, which states that
6 “The Permittees shall implement species Objective 1B for the Delhi Sands flower-loving
7 fly in accordance with Table 9-2 of the MSHCP.” (Final EIR, pp. 1.0-53 to 1.0-54)
8 Pursuant to Objective 1B, if a Project site is determined to be occupied, seventy-five
9 percent conservation of the mapped Delhi soils and/or suitable habitat onsite would be
10 conserved. (Final EIR, p. 1.0-54.) If it is determined that seventy-five percent
11 conservation on the occupied site is infeasible or the USFWS concurs that such
12 conservation would not contribute to the long-term conservation of the species,
13 conservation may occur within the conservation areas identified in Objective 1A at a ratio
14 of three-times-to-one (3:1) the mapped Delhi soils or subject to Service concurrence, the
15 habitat of the species as identified by survey biologist on the identified occupied site.
16 (*Id.*)

17 The discussion of Objective 1B states that “surveys shall be conducted for future Projects
18 within the approximately 5,100 acres of mapped Delhi Soils within the Plan Area.”
19 (Final EIR, p. 1.0-54.) It further states that “it is understood that surveys would be
20 conducted within suitable habitat areas of the mapped Delhi soils as determined by the
21 surveying biologist.” (*Id.*) As described above, the Project site remains highly altered
22 due to extensive anthropogenic disturbances and does not currently contain potential
23 DSFLF habitat for these reasons. (*Id.*) Therefore, pursuant to Objective 1B, focused
24 surveys for the DSFLF are not required and no onsite conservation is required, and the
25 proposed Project is consistent with the MSHCP’s conservation objectives for the DSFLF.
26 (*Id.*)

27 G. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered.
28

1 Because the Project site is not located adjacent to the MSHCP Conservation Area,
2 impacts of fuel management would not affect the Conservation Area.

3 **BE IT FURTHER RESOLVED** by the Planning Director, pursuant to Public Resources Code
4 section 21081(b) and the State CEQA Guidelines sections 15093 and 15043, has balanced the
5 “economic, legal, social, technological, and other benefits of the Project, including provision of
6 employment opportunities for highly trained workers,” against the unavoidable adverse impacts related
7 to Air Quality, Noise, and Transportation/Traffic associated with the proposed Project, as identified in
8 the Recirculated Draft EIR and Final EIR. (See *supra* resolution discussing unavoidable adverse
9 impacts; Draft EIR, § 4; Draft EIR, pp. 6.0-27 to 6.0-29.) The Planning Director hereby declares that
10 she has made a reasonable and good faith effort to eliminate or substantially mitigate the potential
11 impacts resulting from the Project by adopting all feasible mitigation measures with respect thereto, and
12 has determined that these unavoidable adverse environmental impacts may be considered “acceptable”
13 due to the following specific considerations of the proposed Project’s benefits outweighing the
14 unavoidable adverse environmental impacts of the proposed Project. Each of the below-stated benefits
15 of the proposed Project is determined to be, unto itself and independent of the other Project benefits, a
16 basis for overriding all identified unavoidable adverse environmental impacts and warranting approval
17 of the Project. The Planning Director finds that except for the Project, all other alternatives set forth in
18 the Recirculated Draft EIR and Final EIR are infeasible because they would prohibit the realization of
19 Project objectives and/or specific economic, social and other benefits that the Planning Director finds
20 outweigh any environmental benefits of the alternatives. Therefore, the Planning Director hereby adopts
21 this Statement of Overriding Considerations. Substantial evidence demonstrating the benefits of the
22 Project are found in these findings, and in the documents found in the record of proceedings, discussed
23 below, and include the following:

- 24 A. The proposed Project will optimize the economic potential of the currently undeveloped
25 parcels within the Mira Loma Commerce Center by developing the property in
26 compliance with the Project site’s current land use designation. (Draft EIR, p. 3.0-18; see
27 also Draft EIR, p. 6.0-57 [noting that environmentally superior alternatives would not
28

1 optimize the economic potential of the undeveloped parcels].)

- 2
- 3 B. Development of the Project will generate additional employment opportunities for skilled
- 4 labor within Riverside County. (Draft EIR, p. 3.0-18.) Environmentally superior
- 5 alternatives would not create an array of new employment opportunities to utilize the
- 6 skilled labor pool within Riverside County to the same extent as the proposed Project
- 7 (See Draft EIR, p. 6.0-57.)
- 8 C. The proposed Project will maximize the site's existing location and proximity to major
- 9 interstate transportation corridors in the area, improving the economic development
- 10 potential of the area while utilizing existing transportation corridors. (Draft EIR, p. 3.0-
- 11 18.) Environmentally superior Project alternatives would not improve the economic
- 12 development potential of the Mira Loma area by utilizing the site's location and
- 13 proximity to major interstate transportation corridors pursuant to the Mira Loma
- 14 Warehouse/Distribution Center policy in the Jurupa Area Plan to the same extent as the
- 15 proposed Project. (Draft EIR, p. 6.0-57.)
- 16 D. Currently, the proposed Project site is highly disturbed and vacant, covered by non-native
- 17 vegetation and gravel. The proposed Project will utilize architectural style to
- 18 complement the existing development and landscaping in order to create a cohesive
- 19 design and theme within the Mira Loma Commerce Center. (Draft EIR, pp. 3.0-18; 4.1-
- 20 3; 4.1-5 to 4.1-8.)
- 21 E. The Southern California Association of Governments (SCAG) has determined that a
- 22 balance between an adequate supply of housing to employment opportunities is an overall
- 23 benefit. Currently, SCAG estimates that the unincorporated area of Western Riverside
- 24 County is Projected to be a jobs-poor area and will be housing-rich within the Jurupa
- 25 area. The proposed Project will bring additional jobs to the area, thereby contributing to a
- 26 better overall jobs-to-housing balance. (Draft EIR, pp. 5.0-4 to 5.)
- 27 F. Consistent with the California Legislature's intent in passing SB 375, co-locating jobs
- 28 and housing will reduce overall air quality emissions and greenhouse gas emissions by

1 reducing commuter trip length and, thus, reducing total vehicle miles traveled. (See Draft
2 EIR, pp. 4.3-21 to 4.3-32.)

3
4 G. The Project site is currently designated for "Light Industrial" use pursuant to the RCIP
5 General Plan's Jurupa Area Plan. The Project further implements the County of
6 Riverside's land use planning goals by placing the proposed Project within a designated
7 area that is compatible with such development. (Draft EIR, pp. 3.0-17 to 3.0-18; Draft
8 EIR, pp. 4.9-3 to 4.9-4.)

9 H. The alternative locations to the Project site at the Di Tommaso Site (Alternative 2) and
10 the March JPA Meridian Specific Plan Site (Alternative 3) meet some Project objectives;
11 however, neither alternative is environmentally superior to the proposed Project, and
12 neither alternative is superior to the proposed Project with regards to the Project
13 objectives. (Draft EIR, p. 6.0-56; see supra discussion in Section VII.)

14 I. The proposed Project is located within an existing 288-acre industrial park, the Mira
15 Loma Commerce Center. (Draft EIR, p. 3.0-1.) This industrial park was formed
16 approximately two decades ago, in 1990. (Draft EIR, p. 3.0-1.) The Project will build-
17 out the remaining vacant parcels in the industrial park and will be surrounded by other
18 developed parcels. (Draft EIR, p. 3.0-6.) Therefore, the Project will avoid urban sprawl
19 into previously undeveloped areas. (See *id.*)

20 **BE IT FURTHER RESOLVED** by the Planning Director that she has reviewed and considered
21 the Draft EIR and Final EIR evaluating the proposed Mira Loma Commerce Center (EIR No. 450); the
22 Draft EIR and Final EIR are an accurate and objective statement that fully complies with CEQA, State
23 CEQA Guidelines, and the County's local CEQA Guidelines; and the Draft EIR and Final EIR reflect
24 the independent judgment of the Planning Director.

25 **BE IT FURTHER RESOLVED** by the Planning Director that she hereby **CERTIFIES** EIR
26 No. 450; **ADOPTS** the Mitigation Monitoring and Reporting Program pursuant to Public Resources
27 Code section 21081.6, attached to this Resolution as **Exhibit A**; and **ADOPTS** the above-noted
28 Statement of Overriding Considerations. In the event of any inconsistencies between the mitigation

1 measures as set forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation
2 Monitoring and Reporting Program shall control.

3
4 **BE IT FURTHER RESOLVED** by the Planning Director that she hereby approves the Project.
5 Based on the entire record before the Planning Director, including the above findings and Statement of
6 Overriding Considerations and all written and oral evidence presented to the Planning Director, the
7 Planning Director approves the Project with all the mitigation measures and the Mitigation Monitoring
8 and Reporting Program.

9 **BE IT FURTHER RESOLVED** by the Planning Director that the documents and materials that
10 constitute the record of proceedings on which these findings have been based are located at the County
11 of Riverside, Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside,
12 California. This information is provided in compliance with Public Resources Code section 21081.6.

13 **BE IT FURTHER RESOLVED** by the Planning Director that a Notice of Determination shall
14 be filed with the County of Riverside Clerk and Recorder within five (5) calendar days of final Project
15 approval.

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PLAN

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Table 3.0-A, Mitigation Monitoring and Reporting Program

Impact Category	Impact Analysis	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.1. Aesthetics	Due to the project's design, and through compliance with standard regulatory requirements, the proposed project's potential impacts will be below the level of significance.	MM Aesthetics 1: All outdoor light fixtures including street lights and operational, signage, and landscape lighting sources shall be shielded and situated so as to not cause glare or excessive light spillage into adjacent residential areas.	Prior to approval of street improvement plans and prior to building permits.	Electrical Plans shall be submitted to the Building and Safety Department for approvals.	Building and Safety Department Transportation Department	Less than significant with mitigation measures incorporated.
4.2 Agricultural Resources	There is no Prime Farmland, Farmland of Statewide Importance or Unique Farmland on the project site; and no existing agricultural uses and agricultural zoning on the project site and within the surrounding area.	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.3. Air Quality	Construction of the proposed project will result in short-term air	In order to reduce the emissions from project construction equipment, the following mitigation measures (MM Air 1, MM Air 2, and MM Air 3) shall be implemented: MM Air 1: During construction, mobile	Review and approval of	Equipment maintenance records	Building and Safety Department	Significant direct and

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>quality impacts that are above the SCAQMD recommended daily regional thresholds for ROG and NO_x and above the SCAQMD recommended localized thresholds for PM-10 and PM-2.5 during construction.</p> <p>Because the project's short-term construction emissions exceed the SCAQMD regional thresholds of significance, they are assumed to contribute to a cumulatively considerable significant impact.</p> <p>Construction of the proposed project has the potential to expose people to objectionable</p>	<p>construction equipment will be properly maintained at an off-site location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.</p> <p>MM Air 2: The project proponent shall assure that the following requirement be incorporated into all relevant construction drawings and the contract between the project proponent and the general contractor: Construction vehicles shall be prohibited from idling for a period in excess of 5 minutes both on-site and off-site. Each subcontractor or material supplier shall be responsible for compliance with this provision and the general contractor will have responsibility to oversee implementation. Further, the general contractor shall place a sign at each building driveway notifying equipment operators that idling times shall not exceed five minutes.</p>	<p>monthly inspection reports of grading operations.</p> <p>Prior to the issuance of grading permits and prior to the issuance of building permits.</p>	<p>and equipment specification data sheets shall be kept on-site.</p> <p>Building and Safety Department to confirm that construction documents incorporate this requirement and that the contractor has been informed of the idling rule.</p>	<p>Project construction manager(s) Building and Safety Department</p>	<p>cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p> <p>Impacts related to objectionable odors during construction are less than significant with mitigation measures incorporated.</p> <p>Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	odors.	MM Air 3: Configure construction parking to minimize traffic interference.	Review and approval of monthly inspection reports of grading and construction operations.	On-site verification.	Project construction manager(s) Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		In order to reduce emissions from project construction equipment, the following mitigation measures implementing those contained within the Southern California Association of Governments' 2008 Regional Transportation Plan (RTP) Program EIR shall be implemented:				
		MM Air 3a: The project developer shall require, by contract specification, that, low sulfur and diesel powered vehicles with Tier 4 engines (once available on the market) or retrofitted/repowered - to meet equivalent emissions standards as Tier 4 engines - be used in construction equipment. Contract specifications shall be included in project construction documents, which shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.	Prior to the issuance of grading permits	Submittal of project construction documents for approval.	Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 3b: Prior to	Prior to the	A Traffic Control Plan	Building and Safety	Significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>issuance of grading permits, the project developer shall submit a traffic control plan that will provide temporary traffic control (e.g., flag person) during construction activities. To reduce traffic congestion, and therefore NOx, this plan shall include, any or all of the following measures, as may be needed to achieve the requirement that during construction activities both construction and on-street traffic will have idling times of five minutes or less: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, and/or signal synchronization to improve traffic flow.</p>	<p>issuance of grading permits</p>	<p>shall be submitted for approval.</p>	<p>Department and Transportation Department</p>	<p>direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p>
		<p>MM Air 3c: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading</p>	<p>Prior to the issuance of grading permits</p>	<p>Submittal of project construction documents for approval.</p>	<p>Submittal of project construction documents for approval.</p>	<p>Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Division prior to issuance of a grading permit.</p> <p>MM Air 3d: The project developer will implement the following dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during construction phases of the proposed project:</p> <ul style="list-style-type: none"> • Application of water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days). • Periodic watering for short-term stabilization of disturbed surface areas and haul roads to minimize visible fugitive dust emissions. <p>Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day.</p>	During construction	On-site verification	Project construction manager(s) Building and Safety Department	to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<ul style="list-style-type: none"> • Suspension of all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period. • Requiring all trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Sweeping of streets at the end of the day if visible soil material is carried over to adjacent roads. • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. • Posting and enforcement of traffic speed limits of 25 miles per hour or less on all unpaved roads. 				
		<p>MM Air 3e: No more than one plot plan site (Plot Plan 16979, Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879) shall be graded</p>	<p>Prior to the issuance of grading permits</p>	<p>Submittal of grading schedule.</p>	<p>Project construction manager(s) Building and Safety Department</p>	<p>Significant direct and cumulative impacts. A Statement of Overriding</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		at one time in order to reduce the total daily emission of fugitive dust. Approval of a grading schedule shall be submitted to the Department of Building and Safety's Grading Division prior to issuance of a grading permit.				Considerations would be required prior to project approval.
		MM Air 3f: Prior to issuance of grading permit, the project developer shall post contact information on the construction site for the public to call if specific air quality issues arise.	Prior to the issuance of grading permits	Submittal of project construction documents for approval.	Project construction manager(s) Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
4.3. Air Quality	Daily operations of the project will exceed the daily thresholds set by SCAQMD for ROG, NO _x , and CO in both summer and winter. Operation of the proposed project has the potential to expose people to objectionable	MM Air 4: Project-generated trucks shall be instructed to avoid residential areas and schools. MM Air 5: Where transport	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
<p>In order to reduce the emissions from project operation, the following mitigation measures (MM Air 4 through MM Air 7) shall be implemented:</p>						
		MM Air 5: Where transport	Prior to issuance	Confirmation that	Building and Safety	Significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	odors. Will exceed significance thresholds for cancer risk due to diesel exhaust. Contributes to exceedance of air quality standards and cumulative cancer risk due to diesel exhaust. When comparing the total project's annual CO ₂ emissions to annual global, statewide and nationwide greenhouse gas emissions, it is not anticipated that a single development project, even one this size, would have an individually discernable effect (direct impact) on global climate conditions.	refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. Trucks shall be equipped to connect with the electrical hookups provided and be prohibited from running TRUs when the truck is not in use. MM Air 6: Service equipment at the facilities will be either low-emission propane powered or electric (i.e., forklifts). MM Air 7: Prohibit all vehicles from idling in excess of five minutes.	of building permits and prior to certificate of occupancy.	architectural plans include electrification, and/or auxiliary power units. Signage shall be posted requiring TRUs to have electric standby capabilities and prohibiting trucks from running TRUs while not in use.	Department	direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Impacts related to objectionable odors during project operation are less than significant with mitigation measures

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>The proposed project in combination with statewide, national, and international emissions could cumulatively contribute to a change in Earth's climate, i.e., global warming.</p>	<p>MM Air 8: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other State programs that restrict the operation to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles.</p> <p>MM Air 9: Provide specific entrances and exits that minimize truck emissions to homes.</p>	<p>Set forth as Condition of Approval on all development prior to project approval.</p>	<p>Conditions of Approval prepared by Planning Department.</p>	<p>Planning Department</p>	<p>incorporated. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		MM Air 10: Implement signal synchronization to improve truck flow	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	would be required prior to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 11: Each plot plan proponent shall be responsible for providing information about park-and-ride programs for employees.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 12: The project proponents on each plot plan shall provide information to building occupants on incentives and programs related to low-sulfur fuels and particulate traps, as well as other technologies available to business or truck	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		fleets that reduce diesel particulate matter created by the SCAQMD.				to project approval.
		MM Air 13: Although the nature of the project does not include the use of many appliances, if appliances are installed, they will be new; and therefore, in compliance with the most current energy usage standards.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 14: In order to promote energy efficiency and reduce energy consumption, the developer/successor in interest shall supply building occupants and businesses with information on energy efficiency and/or Energy Services Companies.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 15: The project proponents of each plot plan shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance will be required prior to the approval of	Prior to the issuance of occupancy permits.	On-site verification	Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.4. Biological Resources	<p>Due to the migratory nature of the burrowing owl, it is possible that burrowing owls could occupy the site prior to the commencement of project grading and construction.</p> <p>Because it will be a number of months before construction begins and because construction is phased, owls could colonize a portion of the site in the</p>	<p>field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests, until the nests are no longer active.</p> <p>MM Bio 2: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the CDFG Report on Burrowing Owl</p>	Prior to issuance of grading permit.	Pre-construction Burrowing Owl Survey from a qualified biologist.	Environmental Programs Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>intervening months or years and would then be adversely impacted by the proposed project construction.</p>	<p>Mitigation, 1995. If active nests are located, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season. If burrowing owls occupy the site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the Riverside County Environmental Programs Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-</p>	<p>Prior to relocation of any burrowing owls.</p>	<p>Activity report submitted to Riverside County Environmental Programs Department.</p>	<p>Environmental Programs Department</p>	

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.4. Biological Resources	Development of the proposed project may have an adverse effect, either directly or through habitat modification, on a number of species	<p>way doors allow the owls to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure that the owls have left the burrow. Artificial burrows shall be provided nearby. The project area shall be monitored daily for one week to confirm owl use of burrows, before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFG shall be consulted to determine available, acceptable receiving sites, where this species has a greater chance of a successful, long-term relocation.</p> <p>MM Bto 3: The County of Riverside is a participating entity or permittee of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve open space and</p>	Prior to the issuance of building permits.	Payment of fees.	Planning Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.5. Cultural	Historic, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.	habitat on a county-wide, cumulative basis. Take authorization for the MSHCP was granted by the USFWS and CDFG on June 22, 2004. The County of Riverside will be allowed to utilize its allotted authorized take for projects in compliance with the MSHCP. Compliance with the MSHCP fee requirements will provide adequate mitigation for potential impacts to the Cooper's hawk, southern California rufous-crowned sparrow, northern harrier, San Diego black-tailed jackrabbit, coastal western whiptail, northern red diamond rattlesnake and other species and plant communities determined to be adequately conserved by the MSHCP. To address the impacts associated with the cumulative loss of habitat for special status birds by the loss of habitat, the proposed project shall be conditioned to pay Riverside County MSHCP mitigation fees as set forth under Ordinance No. 810.2.	Prior to issuance	Activity report	Project construction	Less than

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
Resources	archaeological and/or paleontological resources may be accidentally discovered during grading and construction activities on the project site.	the issuance of grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the project developer/permittee for limited archaeological monitoring of the grading with respect to potential impacts to potential subsurface archaeological and/or cultural resources. A pre-grading meeting between the archaeologist and the excavation and grading contractor shall take place to outline the procedures to be followed if buried materials of potential historical, cultural or archaeological significance or paleontological resources are accidentally discovered during earth-moving operations and to discuss the implementation of mitigation measures MM Cultural 1, MM Cultural 2 and MM Cultural 3. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as	of grading permits.	submitted to Planning Department	manager(s) Planning Department and Department of Building and Safety	significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s), and any the Native American tribal representative(s) (if any Native American cultural or burial deposits are uncovered) shall actively monitor all project-related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed archaeological services contract including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.</p> <p>If the retained archaeologist finds no potential for impacts to archaeological and/or cultural resources after monitoring of initial clearing, grubbing, and cuts have been conducted, a detailed letter shall be submitted to the</p>				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Planning Department certifying this finding by the retained qualified archaeologist.</p> <p>MM Cultural 1: If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred, cultural, or historical importance.</p> <p>1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the archaeologist, a Native American tribal representative, and the Planning Director to discuss the significance of the find.</p>	During construction.	Activity report submitted to Planning Department.	Project construction manager(s) Planning Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>3. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by the archaeologist, with the concurrence of the Planning Director, as to the appropriate mitigation.</p> <p>MM Cultural 2: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner</p>	<p>During construction.</p>	<p>Implementation of CA Health & Safety Code Section 7050.5 and CA PRC Section 5097.98; and if the Coroner determines that the remains are of Native American origin, Section 15064.5(e) of the CEQA Guidelines.</p>	<p>Project construction manager(s) County Coroner</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>shall be notified of the find immediately. Further, pursuant to Public Resource Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the coroner shall notify the Native American Heritage Commission within the period specified by law. Subsequently, the Native American Heritage Commission shall identify and notify the appropriate Native American Tribe who is the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> <p>MM Cultural 3: Should construction/development activities uncover paleontological resources, work shall be moved to other</p>	<p>During construction.</p>	<p>Activity report submitted to Planning Department.</p>	<p>Project construction manager(s) Planning Department</p>	<p>Less than significant with mitigation measures</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.6 Geology and Soils	The proposed project is subject to potential geological and soils hazards but compliance with the UBC and other regulatory requirements will result in the reduction of any risk of hazard to less than significant levels.	parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. Appropriate measures would include that a qualified paleontologist be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines. No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.7 Hazardous and Materials	A Phase I Environmental Site Assessment Report has been prepared for the project site	MM Hazards 1: Soil piles, with pieces of cement, asphalt, construction debris and minor household trash, abandoned tires, concrete chunks and asphalt chunks	Prior to the issuance of grading permits.	A written report verifying disposal in accordance with applicable laws and regulations shall be submitted to the	Project construction manager(s) Building and Safety Department	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>(Appendix I). The Phase I Assessment has revealed no evidence of recognized environmental conditions related to hazardous materials in connection with the project site. However, the Phase I Environmental Site Assessment Report identified soil piles with concrete, asphalt, construction debris and minor household waste and abandoned tires on portions of the project site. The report recommended that these soil piles be properly disposed and the required mitigation measure requires such disposal.</p>	<p>located on portions of the project site shall be properly disposed of according to applicable laws and regulations.</p> <p>MM Hazards 2: A pre-construction inspection of each plot plan site shall be conducted by a qualified environmental professional to look for contaminated soil as evidenced by discoloration, odors, differences in soil properties, abandoned underground tanks or pipes or buried debris. If contaminated soil is encountered during the pre-construction inspection or during site development, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified</p>	<p>Prior to the issuance of grading permits.</p>	<p>Building and Safety Department by the project construction manager(s).</p> <p>Submittal of a pre-construction evaluation to the Department of Environmental Health, Hazardous Materials Management Division</p>	<p>Project construction manager(s) Department of Environmental Health</p>	<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality	Implementation of the proposed project will add impervious surfaces, as a percentage of that portion of the project site that is proposed for development. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil, and other impurities that will then mix into	<p>requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on site.</p> <p>MM Hydro 1: In order to mitigate impacts related to water quality resulting from construction of the project, the project proponent or their developer shall obtain coverage under the appropriate NPDES General Construction Permit for Storm Water Discharges Associated with Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002, prior to obtaining the grading permit.</p>	<p>Prior to the issuance of grading permits.</p> <p>Prior to October 1 of each year following issuance of occupancy permits.</p>	<p>Submittal of Permit documents to Department of Building and Safety.</p> <p>On-site inspection/maintenance reports.</p>	<p>Building and Safety Department</p> <p>Regional Water Quality Control Board</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality	surface runoff, during rainfall events. Pollutants such as oil and grease, heavy metals, sediment, fertilizers, and pesticides can be expected to be present in surface water runoff once project development occurs.	MM Hydro 2: Prior to issuance of grading permits and in order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long term operation of the project, the project proponent shall develop and implement a Final Water Quality Management Plan (WQMP). The Riverside County Flood Control District will accept and approve the Final WQMP and ensure that it gets implemented. The Final WQMP will contain measures that will effectively treat all pollutants of concern	Prior to the issuance of grading permits.	Submittal and review/approval of the Final WQMP.	Riverside County Flood Control and Water Conservation District	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality		and hydrologic conditions of concern, which are consistent with the approved WQMP developed in compliance with their MS4 permit. MM Hydro 3: To mitigate impacts related to water quality following development, the building occupants will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations, and submit their Industrial SWPPP to the Riverside County Engineering Department.	Prior to the issuance of occupancy permits. Prior to October 1 of each year following issuance of occupancy permits.	Submittal of Industrial SWPPP, if required, based on use. On-site inspection/maintenance reports.	Building and Safety Department Regional Water Quality Control Board	Less than significant with mitigation measures incorporated.
4.9 Land Use/ Planning	The proposed project is	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>consistent with the project site's general plan land use designations, applicable general plan land use policies, and policies set forth in the Jurupa Area Plan. Based upon the analysis of consistency with the MSHCP and the results of the focused biological surveys; and with implementation of the mitigation measures set forth in the Biological Resources Section of this EIR, it is concluded that the proposed project is consistent with the provisions of the adopted MSHCP. Therefore, it is determined that the proposed project's potential impacts related to land use and planning are below the level of</p>					

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.10 Mineral Resources	significance. There are no mineral resources on the project site.	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.11. Noise	The increased traffic on roadways surrounding the project site will contribute to an overall increase in ambient noise levels which is considered significant. Construction of the project will result in a temporary but less than significant increase in noise levels. Noise generated from the use of trucks, graders, bulldozers, portable generators, etc. can result in a worse-case combined noise level at sensitive receptors during construction of 91 dBA L_{max} at a	No mitigation is feasible to reduce or eliminate this impact. MM Noise 1: To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457. MM Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. MM Noise 3: Construction staging areas shall not be located within 200 feet of any occupied residence.	Not Applicable. Prior to the issuance of a grading permit and during project construction. During project construction.	Not Applicable. Grading permit shall stipulate hours of construction. On-site verification.	Not Applicable. Building and Safety Department Building and Safety Department	Significant cumulative effects. A Statement of Overriding Considerations would be required prior to project approval. Less than significant but nonetheless mitigation measures incorporated. Less than significant but nonetheless mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	distance of 50 feet from an active construction area. However, at the nearest residence from the center of the project site (around 1,000 feet) peak noise levels during construction will be around 64 dB(A). The nearest sensitive receptor is the Mira Loma Village residential development located south and west of the project site. Vibration levels at these receptors would not exceed the potential building damage threshold of 0.5 PPV and therefore is less than significant.	MM Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence, unless the equipment is surrounded by a noise protection barrier. MM Noise 5: Facility-related noise must not exceed the following worst-case noise levels 45dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7 a.m. and 10 p.m. (daytime standard) as measured at any habitable dwelling, hospital, school, library, nursing home or other similar noise sensitive land use. MM Noise 6: An 8-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously with the operation of the warehouse/loading dock, the	During project construction.	On-site verification.	Building and Safety Department	incorporated. Less than significant but nonetheless mitigation measures incorporated.
	Project-related site operations have the potential to create adverse		Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
			Prior to the issuance of occupancy permits.	On-site verification.	Building and Safety Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	noise impacts upon adjacent residential uses.	<p>8-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home. These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.</p> <p>MIM Noise 7: Prior to the issuance of building permits for Plot Plan 16979 and Plot Plan 18879, an acoustical analysis shall be submitted for the Plot Plan for which a building permit is being requested to the Riverside County Planning Department and the Riverside County Department of Public Health, Office of Industrial Hygiene, verifying that the perimeter barrier required by mitigation measure MIM Noise 6, above, reduces potential nocturnal (10 p.m. to 7 a.m.) noise impacts for that Plot Plan to noise levels mandated by Riverside County Ordinance No. 847. If the acoustical analysis determines that a higher perimeter barrier is required to bring nocturnal noise impacts to Ordinance No. 847 levels, the required</p>	<p>Prior to the issuance of a building permit for Plot Plan 16979.</p> <p>Prior to the issuance of a building permit for Plot Plan 18879.</p>	<p>A Noise Study for Plot Plan 16979 shall be submitted to the Office of Industrial Hygiene.</p> <p>A Noise Study for Plot Plan 18879 shall be submitted to the Office of Industrial Hygiene.</p>	<p>Department of Public Health- Office of Industrial Hygiene</p> <p>Department of Public Health- Office of Industrial Hygiene</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		perimeter barrier shall be raised, as required by the acoustical analysis, to a maximum height of 12 feet to reduce potential noise impacts to Ordinance No. 847 levels.				
		MM Noise 8: No nocturnal loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.	Set forth as a Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
		MM Noise 9: No nocturnal operations within Plot Plan 18876 and Plot Plan 18877 shall take place between the hours of 10 p.m. and 7 a.m.	Implemented as a condition of approval for Plot Plan 18876 and Plot Plan 18877.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
4.12 Population and Housing	The proposed project will not result in the displacement of existing residents. The project will contribute jobs to benefit the local jobs to housing ratio. Any upgrades to the existing	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.13. Public Services	<p>infrastructure or roads will be to offset any potential impacts caused directly by the proposed project and will not induce growth in the area.</p> <p>The construction of the project will not necessitate the provision of new, expanded, or physically-altered sheriff and fire services and the need for new fire facilities, which may have a significant impact on the environment, in order to maintain acceptable service ratios, response times, or other performance objectives. The project will not have an impact upon libraries, schools, or health services.</p>	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	The project proponent will be required to pay fair share fees, pursuant to Riverside County Ordinance No. 659.7, which mitigate the costs associated with the project's impact on public services (including fire and sheriff services) relative to the project's size and expected demand on said services. Payment of these fees will reduce the project's impact on public services to below the level of significance. The project will be required to pay State-mandated school impact fees.					
4.14. Recreation	The proposed project will not adversely impact existing recreational	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	facilities and will not create a need for additional recreational facilities. The project proponent will be required to pay fair share fees, pursuant to Riverside County Ordinance No. 659.7 for regional parks and trails, which mitigate the costs associated with the development's impact on recreational facilities.					
4.15. Transportation and Traffic	The proposed project is estimated to generate approximately 8,540 new daily trip-ends, including 1,018 new trip-ends during the AM Peak hour and 933 new trip-ends	The following intersection improvements are necessary to serve the proposed project and will be constructed by the project's developers: MM Trans 1: Modify the intersection of Etiwanda Avenue and Hopkins Street to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Southbound: One left-turn	Prior to issuance of certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	during the PM Peak hour. Direct off-site impacts, as a result of the project traffic, would occur where the project takes access from the existing public roads.	lane. Two through lanes. One shared through and right-turn lane. Eastbound: One left-turn lane. One shared through and right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.				
	Increased truck traffic generated by the project may create a hazard or increase incompatible uses related to the residential traffic associated with the Mira Loma Village neighborhood.	MM Trans 2: Install a traffic signal at the intersection of Etiwanda Avenue and Inland Avenue to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Southbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Eastbound: One shared left-turn, through, and right-turn lane. Westbound: One shared left-turn, through, and right-turn lane.	Prior to issuance of certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department	Less than significant with mitigation measures incorporated.
		MM Trans 3: Install stop signs at all project driveways exiting onto De Forest Circle, Noble Court, and Dulles Drive.	Prior to issuance of certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department	Less than significant with mitigation measures incorporated.
		MM Trans 4: Sight distance	Prior to issuance	Approval of Street	Transportation	Less than

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		at the project entrance roadway shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	of building permits. Prior to issuance of a certificate of occupancy.	Improvement Plans.	Department Transportation Department	significant with mitigation measures incorporated.
		MM Trans 5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.	Prior to issuance of building permits.	Payment of fees.	Transportation Department	Significant cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Trans 6: Signing/stripping should be implemented in conjunction with detailed construction plans for the project site.	Prior to issuance of building permits. Prior to issuance of a certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department Transportation Department	Less than significant with mitigation measures incorporated.
		MM Trans 7: The project will participate in the cost of off-site improvements through payment of the Transportation Uniform Mitigation Fee (TUMF), the Traffic Signal Mitigation Fee, the Mira Loma Road and Bridge Benefit District	Prior to issuance of building permits.	Payment of fees.	Transportation Department	Significant cumulative impacts. A Statement of Overriding Considerations would be required prior to project

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		(RBBB), Zone A, and site development impact fees. These fees shall be collected and utilized as needed by the County of Riverside to construct the improvements necessary in the project influence area to maintain the required level of service and build roads to the general plan build-out level.				approval.
		MM Trans 8: Install bike racks on all six of the plot plans.	Prior to issuance of occupancy permits.	On-site verification.	Building and Safety Department	Less than significant with mitigation measures incorporated.
4.16 Utilities	The proposed project will create a demand for an estimated 181,110 gallons of water per day and will generate approximately 62,000 gallons of sewage daily. These services will be provided by Jurupa Community Services District (JCSD) whose	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	Water Supply Assessment determined that there will be sufficient water available to supply the project. JCSD has sufficient wastewater treatment capacity to serve the project.					
	Construction-related solid waste is estimated to constitute approximately 0.036% of the annual capacity of county landfills and is therefore not considered significant. Operational-generated solid waste is expected to constitute approximately 0.0479% of the annual county landfill capacity. Therefore, impacts related to landfill capacity are considered less	MM Utilities 1: The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for each implementing development. The plans are required to conform to the Waste Management Department's <i>Design Guidelines for Recyclables Collection and Loading Areas</i> . Prior to final building inspection, the applicant is required to construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management	Prior to the issuance of building permits. Prior to the issuance of a certificate of occupancy.	Submittal of the Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department. Verification of the installation of recycling areas.	Waste Management Department Waste Management Department	Less than significant.

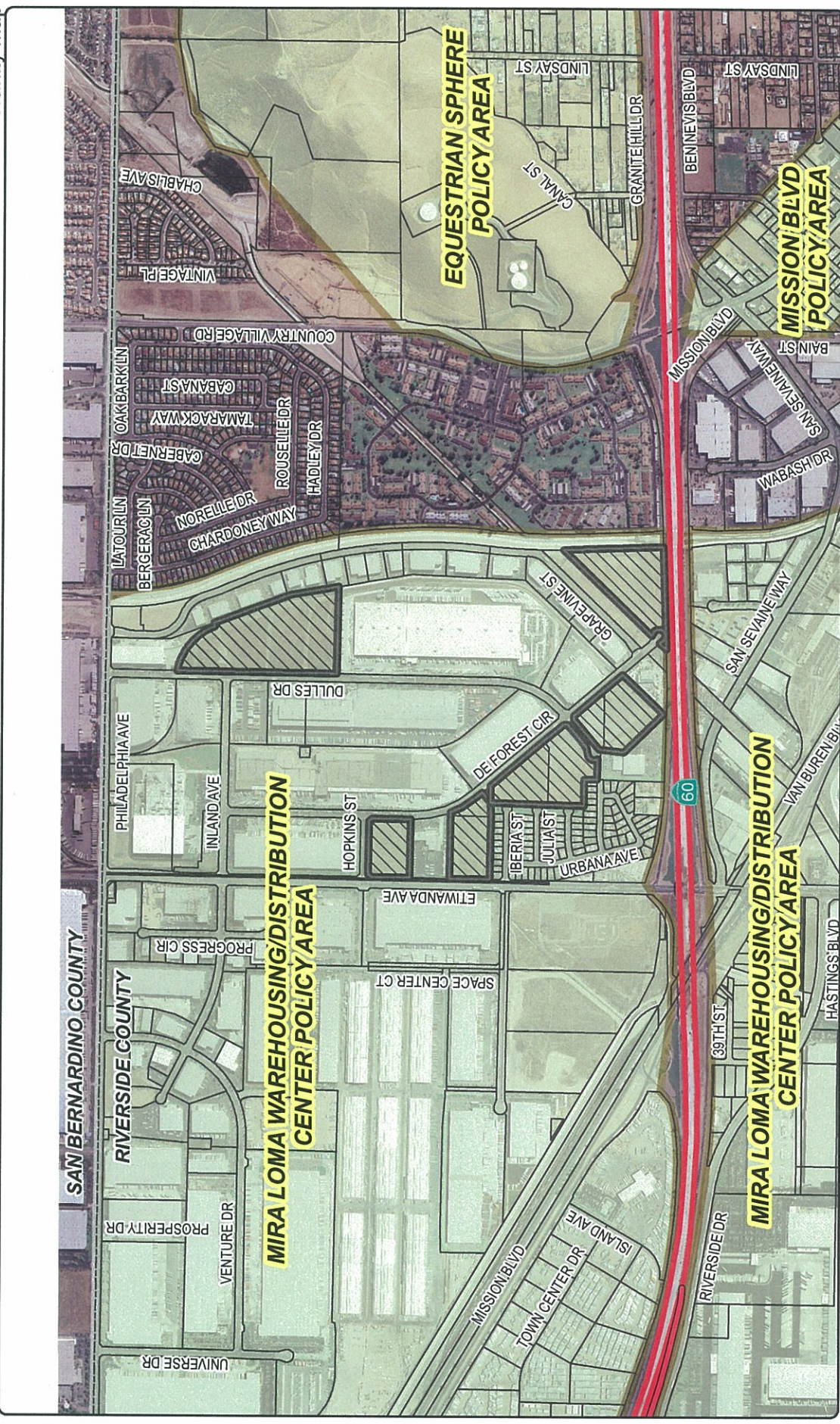
Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>than significant. However, the mitigation measures listed will further reduce the project's impact on county solid waste facilities.</p>	<p>Department, and verified by the Riverside County Building and Safety Department through site inspection.</p> <p>MM Utilities 2: In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.</p> <p>MM Utilities 3: The project development will recycle construction and demolition (C&D) waste generated during construction activities that would otherwise be taken to a landfill. This diversion of waste must meet or exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B and Form C to ensure compliance. Form B – Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits.</p>	<p>Prior to the issuance of a certificate of occupancy.</p> <p>Prior to the issuance of a certificate of occupancy.</p>	<p>Verification of the installation of recycling areas.</p> <p>Compliance with the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B or Form C process.</p>	<p>Waste Management Department</p> <p>Waste Management Department</p>	<p>Less than significant.</p> <p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Form C- Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of a certificate of occupancy.</p> <p>MM Utilities 4: The property owner shall require landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream.</p> <p>MM Utilities 5: The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.</p>	<p>Prior to the issuance of a certificate of occupancy.</p> <p>Prior to the issuance of a certificate of occupancy.</p>	<p>Verification of programs shall be submitted.</p> <p>Verification of programs shall be submitted.</p>	<p>Waste Management Department</p> <p>Waste Management Department</p>	<p>Less than significant.</p> <p>Less than significant.</p>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP16979 PP17788 PP18875 PP18876 PP18877 PP18879 PP18879 EIR 00450
VICINITY/POLICY AREAS

Date Drawn: 5/11/2010
 Vicinity Map

Supervisor Tavaglione
 District 2



Assessors Bk. Pg. 156-36
 Thomas Bros. Pg. 643 H5, H6, J5, J6
 Edition 2009



Zoning District: Prado-Mira Loma
 Township/Range: T2SR6W
 Section: 4

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY GIS



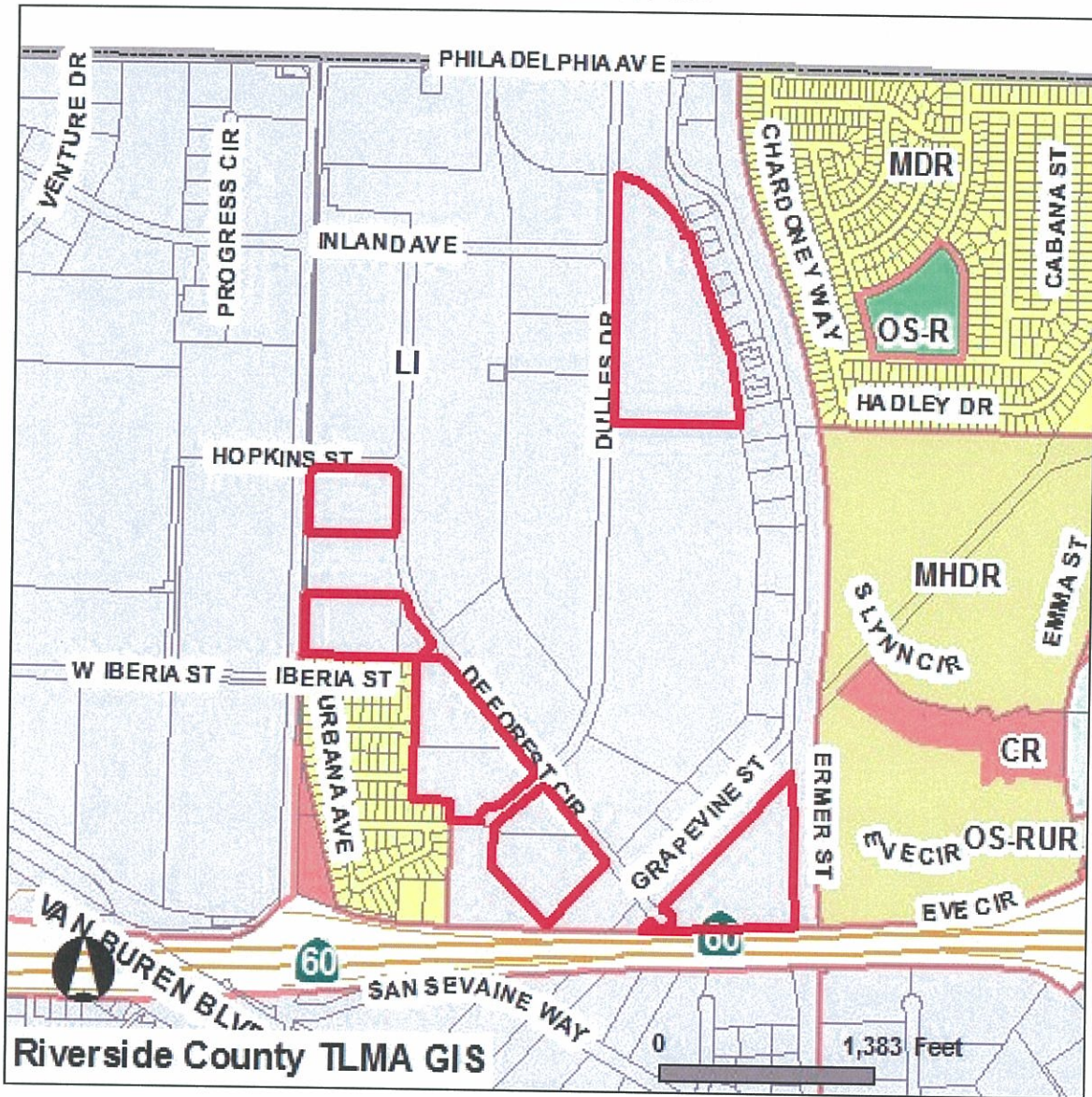
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RIVERSIDE COUNTY GIS



LAND USE

- CASE
- PARCELS
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- CR - COMMERCIAL RETAIL
- OS-R - OPEN SPACE RECREATION
- INTERSTATES
- HIGHWAYS
- LI - LIGHT INDUSTRIAL
- CITY
- MDR - MEDIUM DENSITY RESIDENTIAL

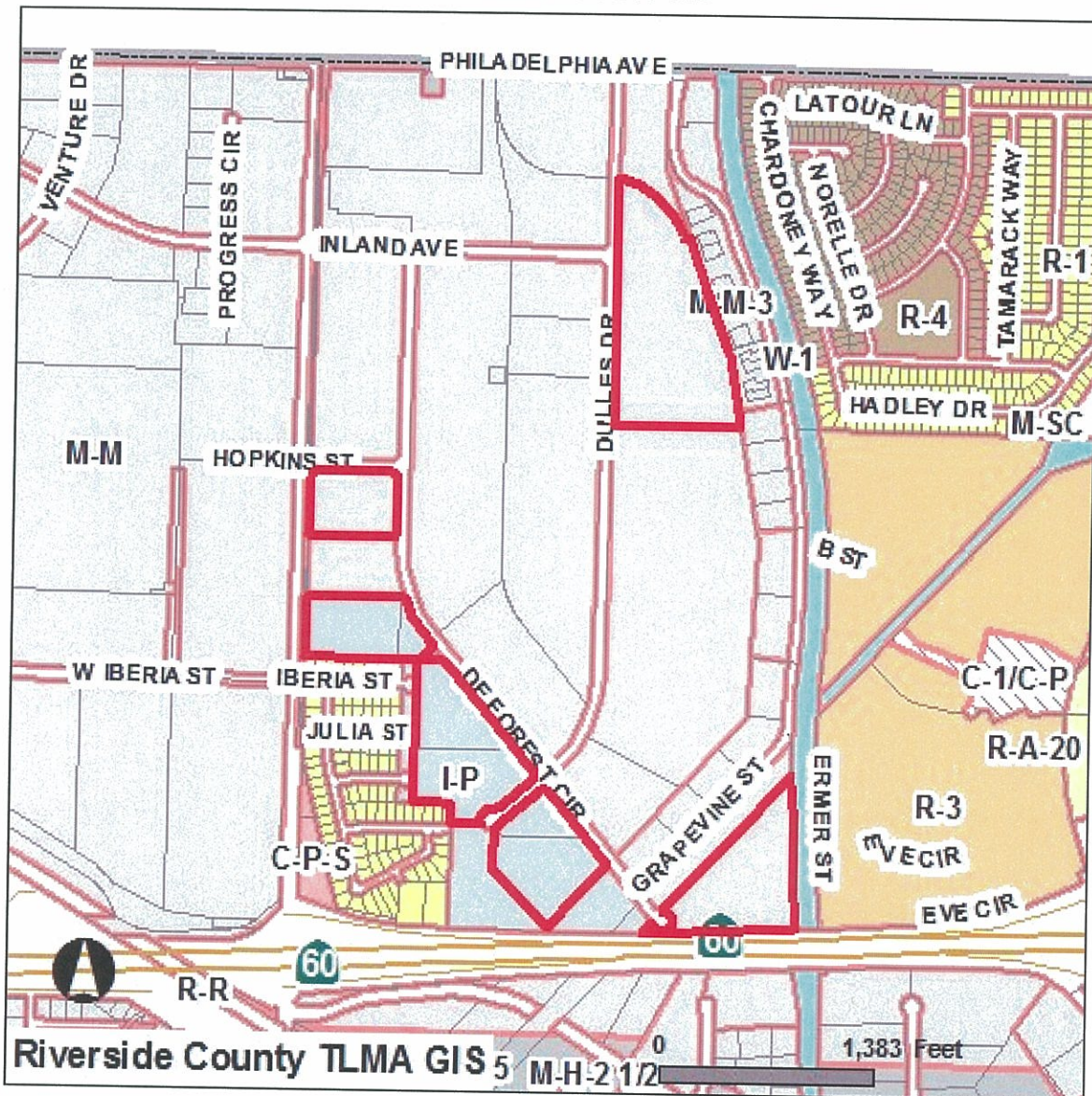
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ZONING

- | | | | |
|------------------|-----------------|----------|------|
| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | I-P |
| M-H-2 1/2, M-H-5 | M-M, M-M-3 | R-1 | R-3 |
| R-4 | R-R | W-1 | |

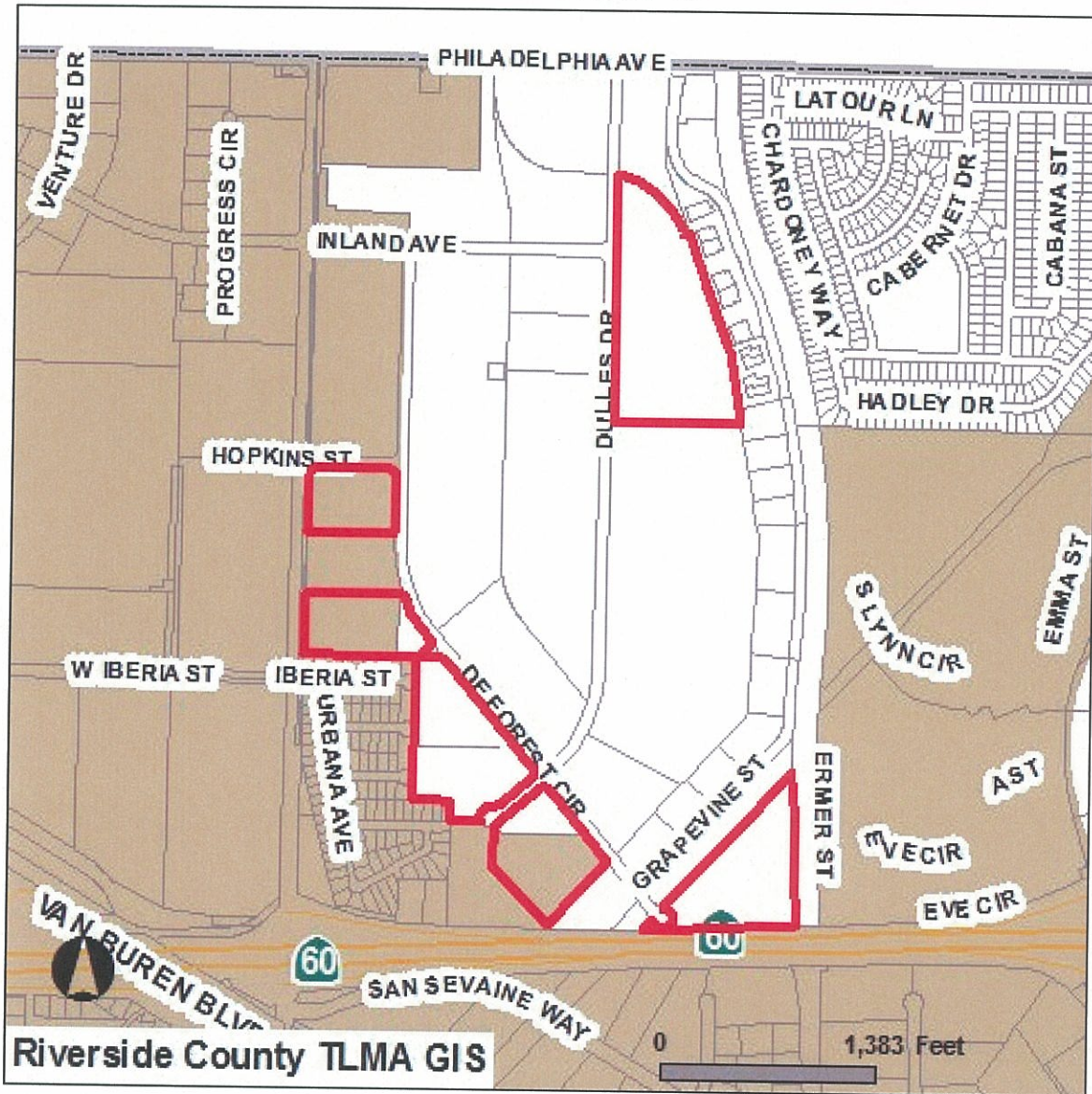
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RIVERSIDE COUNTY GIS



REDEVELOPMENT AREAS

- CASE
- PARCELS
- N INTERSTATES
- N MIRA LOMA
- N HIGHWAYS
- CITY

IMPORTANT

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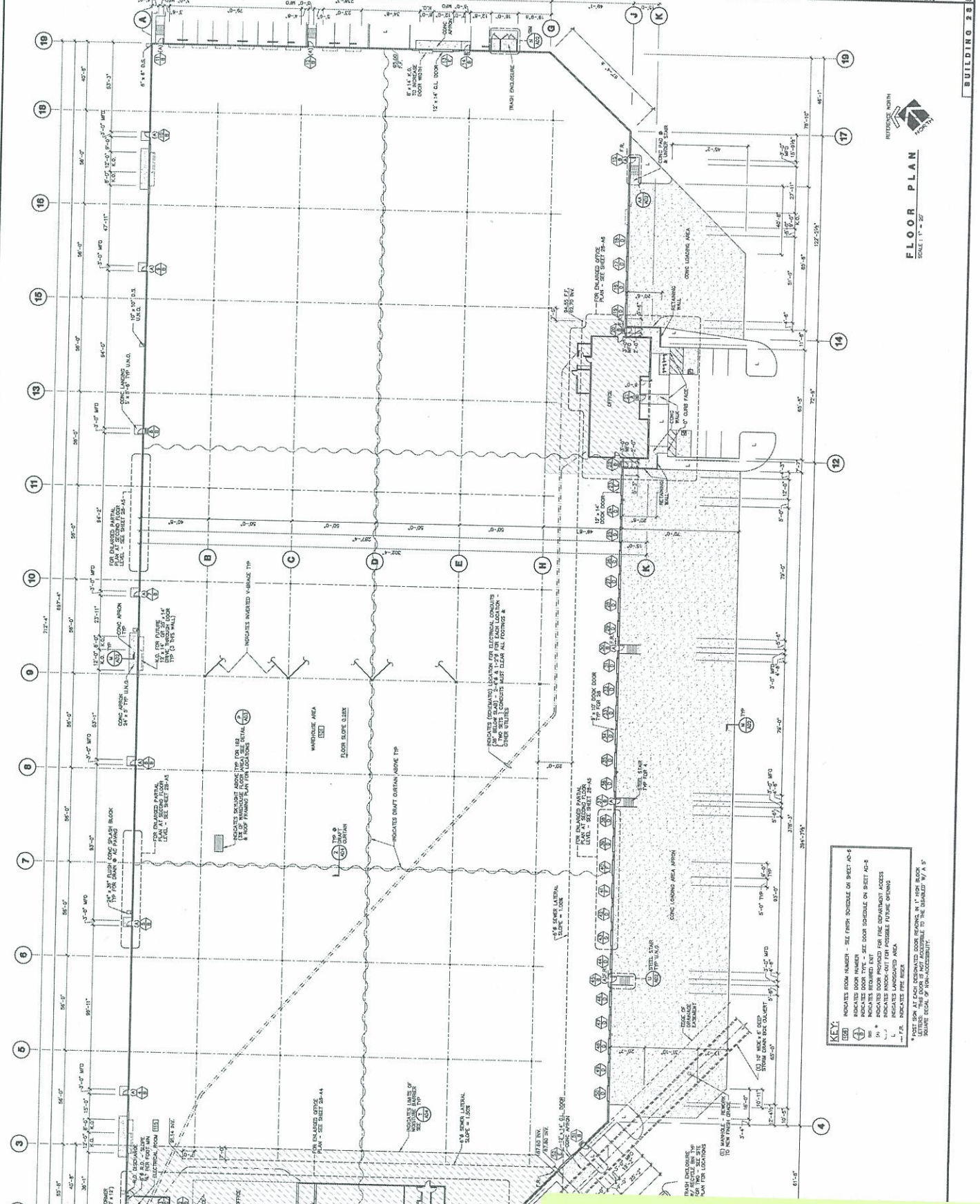


Source: AirPhotoUSA, January 2006



Not to Scale

Figure 1.0-3
Overall Project



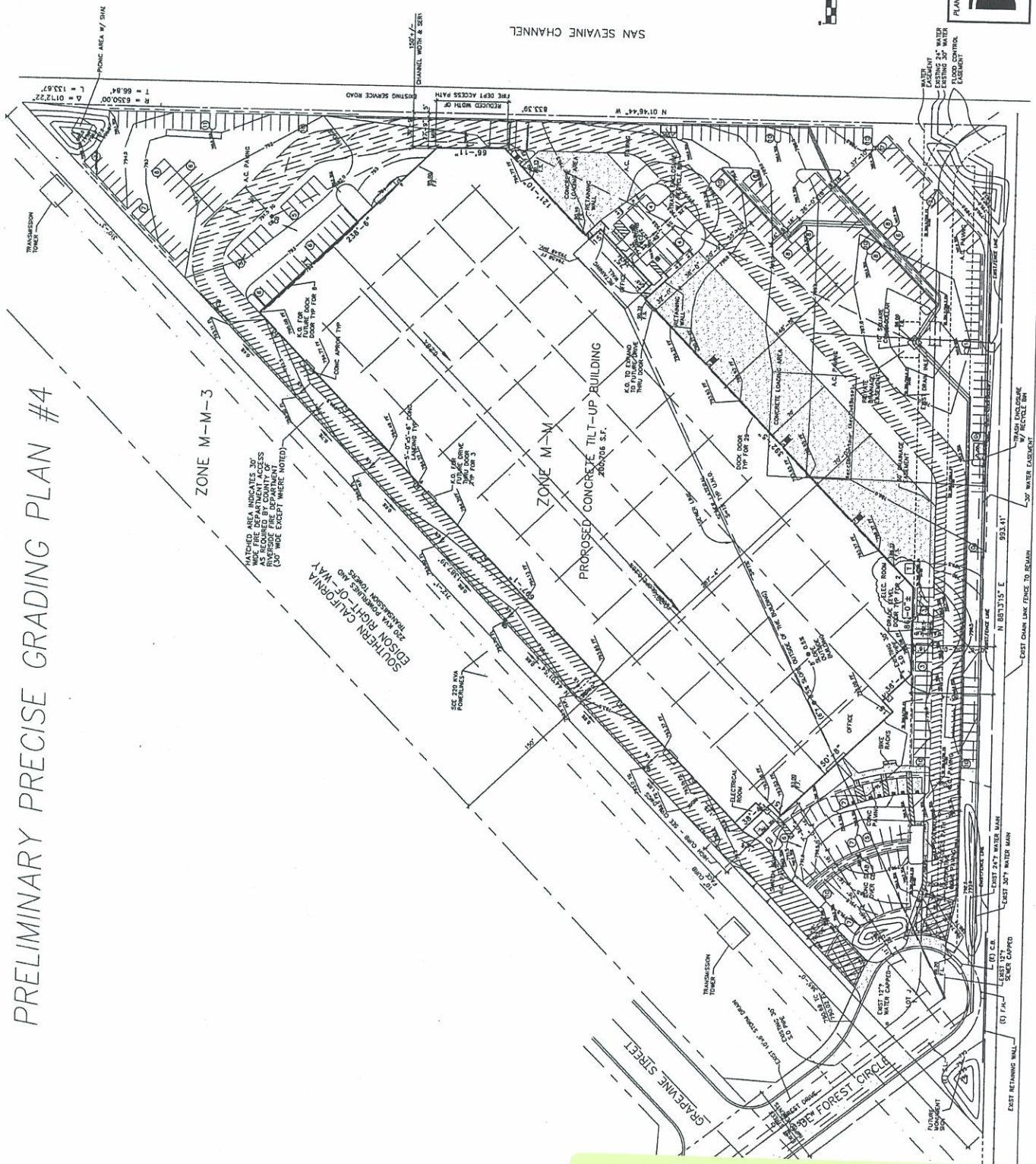
KEY:

- ①②③ INDICATES ROOM NUMBER - SEE FIRST SCHEDULE OR SHEET A0-6
- ④⑤⑥ INDICATES DOOR TYPE - SEE DOOR SCHEDULE ON SHEET A0-6
- ⑦⑧ INDICATES ROOM TYPE - SEE DOOR SCHEDULE ON SHEET A0-6
- ⑨⑩ INDICATES ROOM PROVIDED FOR THE IMPAIRMENT ACCESS
- ⑪⑫ INDICATES POSSIBLE FUTURE OPENING
- ⑬ INDICATES LANDSCAPED AREA
- ⑭ INDICATES FIRE RISER

* POST SIGN AT EACH DESIGNATED DOOR READING IN 1" HIGH BLOCK
 SIGNAGE SHALL BE PLACED TO THE UNHINDERED W/A 5"
 SQUARE BELOW OF NON-ACCESSIBILITY

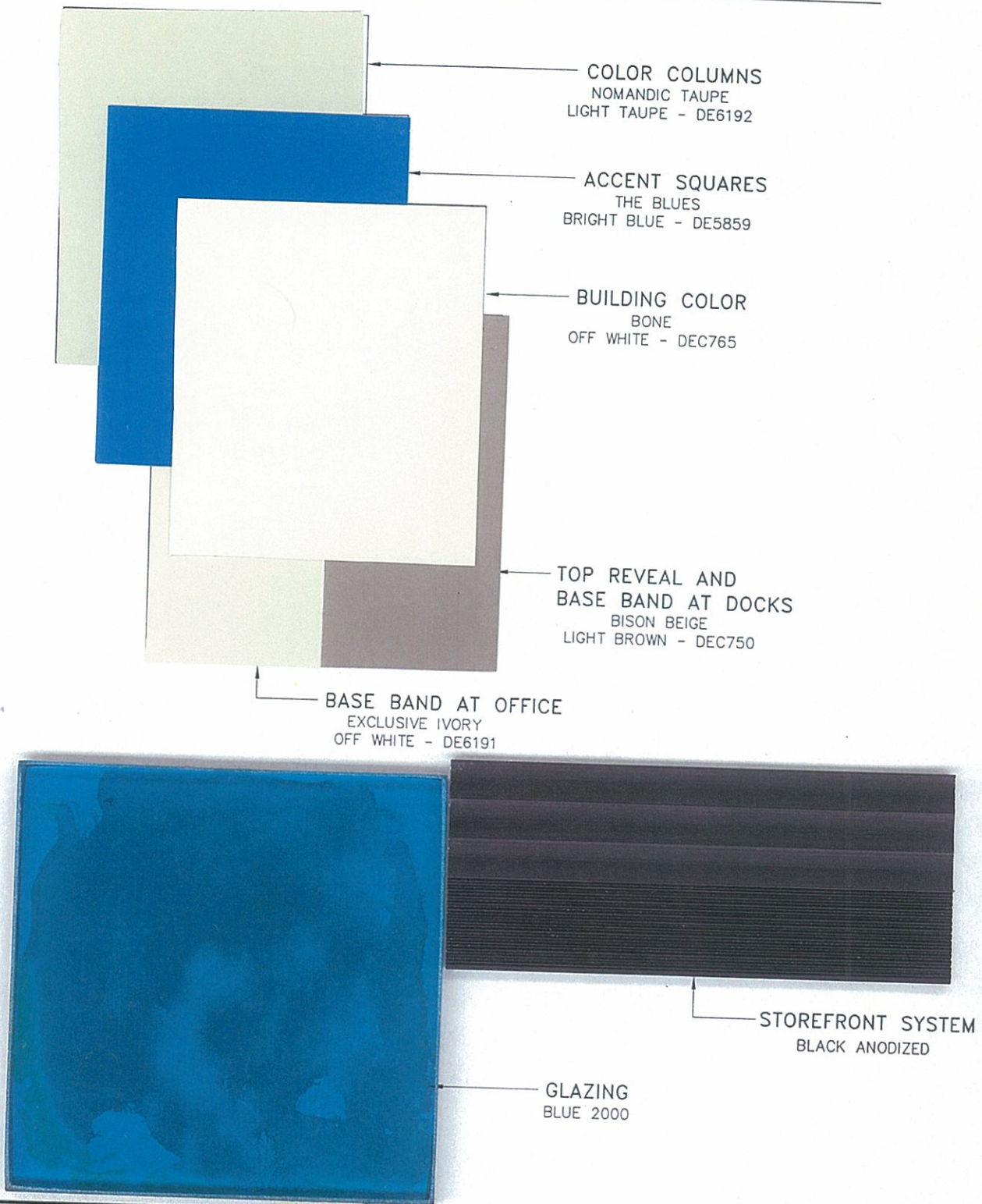
CASE #: PP16979, AMD. #2
EXHIBIT: C
DATED: 7/12/10
PLANNER: C. HINOJOSA

PRELIMINARY PRECISE GRADING PLAN #4



CASE #: PP16979, AMD. #2
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

DE FOREST CIRCLE PROJECT



**WILLIAM SIMPSON
& ASSOCIATES, INC.**

ENGINEERS & ARCHITECTS

2222 NEWPORT BOULEVARD (949) 675-6110
NEWPORT BEACH, CA 92663 FAX(949) 675-0248

4100 Newport F
(949) 2

Investment Building Group

**CASE #: PP16979, AMD. #2
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA**



SCOTT PETERSON LANDSCAPE ARCHITECTURE, INC.
 P.O. BOX 217
 LAKE ARROWHEAD CA 92352
 PH: 909-337-8600
 FX: 909-337-8904

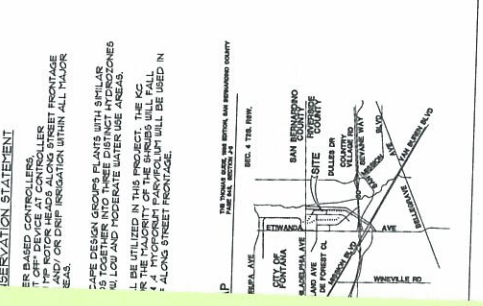
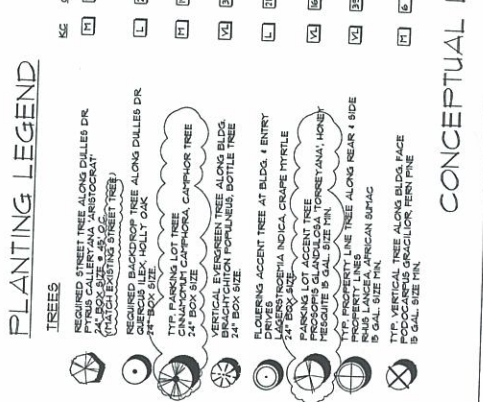
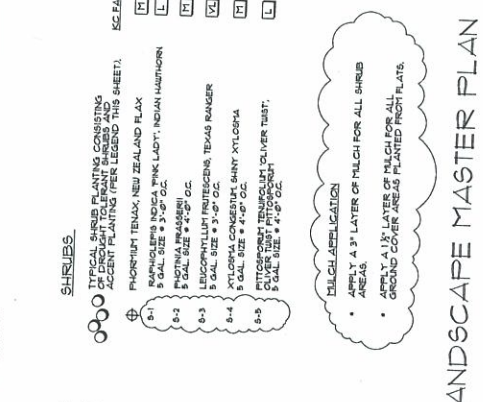
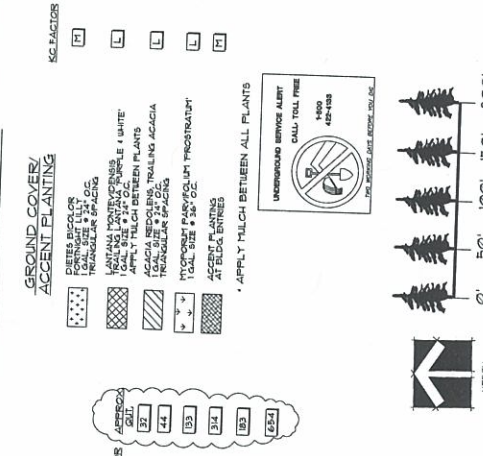
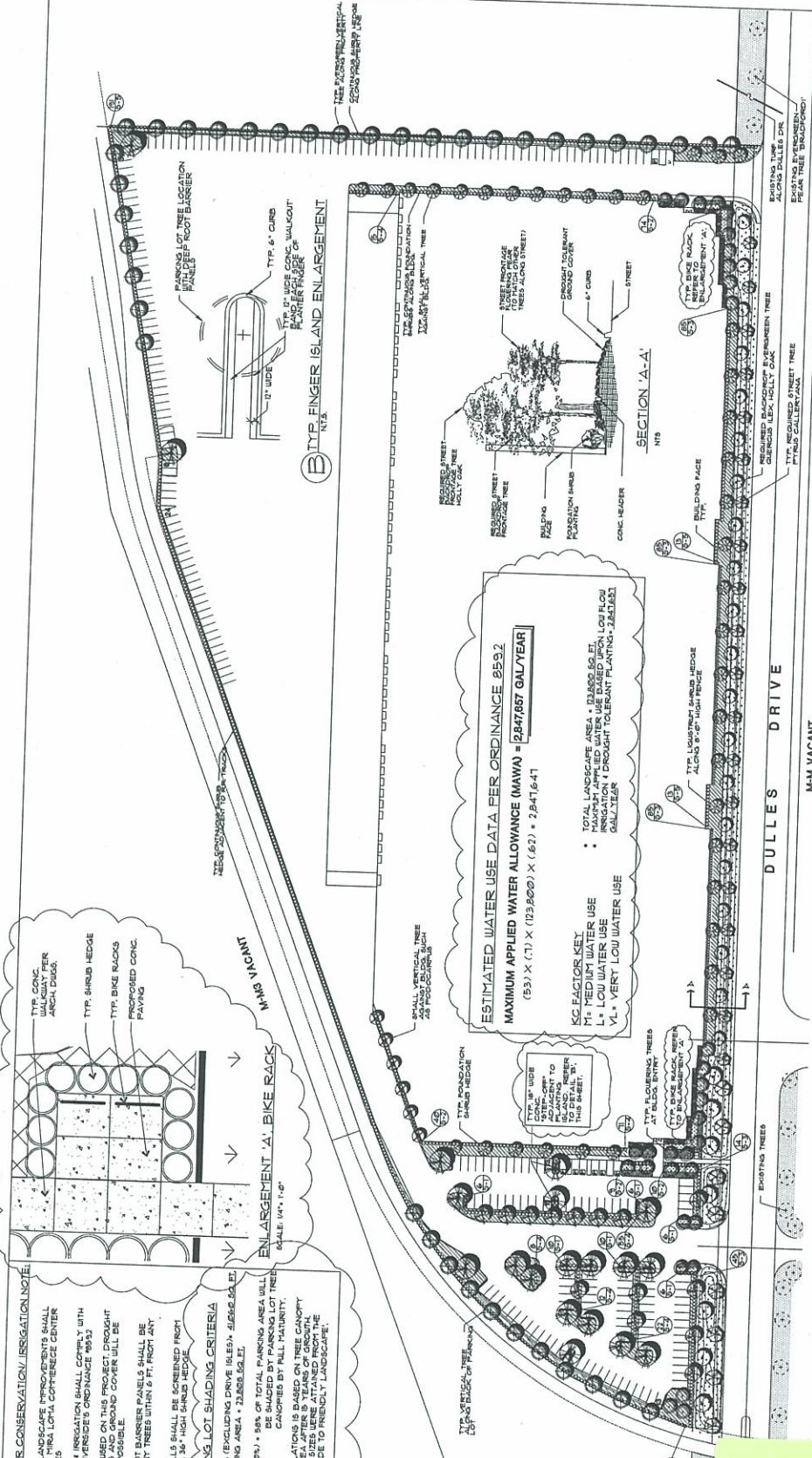
**DULLES DRIVE
 WAREHOUSE &
 OFFICE
 FACILITY
 NEW PLOT PLAN**
 (PRIOR PLOT PLAN #
 15787)

LAND OWNER
**MILLARD
 REFRIGERATED
 SERVICES**
 4716 S. GARDEN STREET
 OMAHA, NE 68137
 CONTACT: STEVEN
 OFFNER
 402-996-8800
 402-996-6700 FAX

APPLICANT
**REGA OFFICE OF
 ARCHITECTURAL DESIGN**
 18331 ALTAIR AVENUE, SUITE 200
 IRVINE, CA 92618
 CONTACT: DENNIS ROY
 949-541-0920
 949-541-0922 FAX

DATE	12-22-04
DESCRIPTION	3-25-05 SITE UPDATE
DESIGNED BY	SCOTT PETERSON
CHECKED BY	SCOTT PETERSON
DATE	12-22-04
DESCRIPTION	3-25-05 SITE UPDATE
DESIGNED BY	SCOTT PETERSON
CHECKED BY	SCOTT PETERSON
DATE	12-22-04
DESCRIPTION	3-25-05 SITE UPDATE
DESIGNED BY	SCOTT PETERSON
CHECKED BY	SCOTT PETERSON
DATE	12-22-04
DESCRIPTION	3-25-05 SITE UPDATE
DESIGNED BY	SCOTT PETERSON
CHECKED BY	SCOTT PETERSON

CONCEPTUAL
 LANDSCAPE
 PLAN



LANDSCAPE WATER CONSERVATION / IRRIGATION NOTE

- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL DESIGN GUIDELINES.
- ALL LANDSCAPE IRRIGATION SHALL COMPLY WITH THE COUNTY OF RIVERSIDE'S ORDINANCE 9053. TOLERANT SHRUBS AND GROUND COVER SHALL BE USED WHEREVER POSSIBLE.
- NEAR DEEP ROOT BARRIER PANELS SHALL BE HANDICAPPED.
- ALL PARKING STALLS SHALL BE SCREENED FROM STREET WITH A MIN. 36" HIGH SHRUB HEDGE.

GENERAL PARKING LOT SHADING CRITERIA

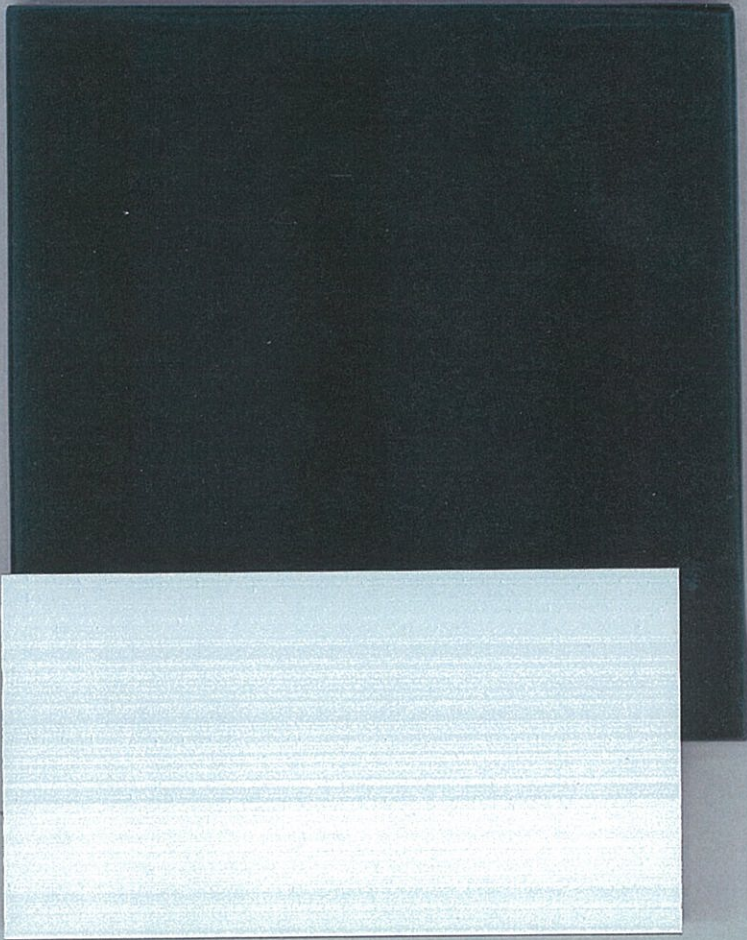
TOTAL PARKING AREA (EXCLUDING DRIVE, WALKWAY, BIKEWAY, ETC.) = 23,800 SQ. FT.
 (12,800 / 416667) X (100%) = 88% OF TOTAL PARKING AREA WILL BE SHADED BY FULL MATURITY TREES CANOPIED BY FULL MATURITY TREES.

NOTE: SHADING CALCULATIONS IS BASED ON TREE CANOPY COVER AFTER 5 YEARS OF GROWTH. THESE CALCULATIONS ARE BASED ON THE RIVERSIDE COUNTY GUIDE TO FRIENDLY LANDSCAPE.

CASE #: PP17788, AMD. #2
EXHIBIT: L
DATED: 7/12/10
PLANNER: C. HINOJOSA

P-1

P-2



3

P-4

M-1

GL-1

FINISH SCHEDULE

MATERIAL	DESCRIPTION
FIELD COLOR	COLOR: ICI # 2011 - SOFT OFF-WHITE
ACCENT COLOR	COLOR: ICI # 2012 - SWISS COFFEE
ACCENT COLOR	COLOR: ICI # 629 - DESERT VALLEY
ACCENT COLOR	COLOR: ICI # 607 - SAHARA
GLAZING	BLUE REFLECTIVE GLAZING
MULLIONS	CLEAR ANODIZED ALUMINUM MULLIONS BY U.S. ALUMINUM OR EQUAL

DULLES DRIVE
WAREHOUSE & OFFICE
FACILITY

RG A

Office of Architectural Design

15231 Alton Parkway, Suite 200
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

CASE #: PP17788, AMD. #2
EXHIBIT: M (Sheets 1-5)
DATED: 7/12/10
PLANNER: C. HINOJOSA

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED)
- 2 PANEL JOINT
- 3 PANEL REVAL
- 4 OVERFLOW SCUPPER PAINTED TO MATCH
- 5 CONCRETE BRAM PAINTED TO MATCH
- 6 CONCRETE TILT-UP SCREEN WALL 8' H.
- 7 METAL DOCK DOOR
- 8 DOCK BUMPER
- 9 CONCRETE STAIR LANDINGS AND CONC. CANTONAIL
- 10 CONCRETE RAMP AND CONC. CANTONAIL
- 11 ALUMINUM STRUCTURE FRAMES BY TRUSSCO GLAZING AT ALL DOORS SCOUTED ADJACENT TO DOORS AND GLAZING BY BOTTOMS LESS THAN 18" ABOVE FF. ELEVATION
- 12 VISION GLAZING
- 13 SPANDREL GLAZING
- 14 DRINK TRAY DOORS
- 15 HOLLOW METAL DOORS

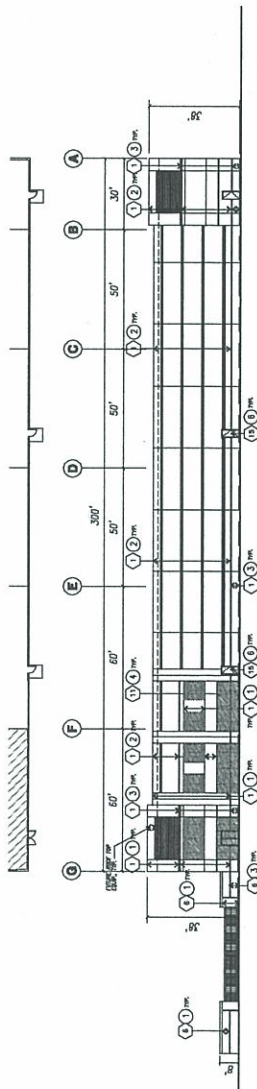
GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
- C. T.E.P. = TOP OF FINISH FLOOR ELEVATION, FINISH FLOOR TO BE APPROX. FINISH FLOOR ELEVATION
- D. F.F. = FINISH FLOOR ELEVATION
- E. STRUCTURE CONSTRUCTION CLASS WITH INTERCOMPOSITE AND UNITS SHALL BE ASSIGNED PRIOR TO THE CONSTRUCTION OF WALLS, PARTITION, CEILING, FLOORING AND ROOFING
- F. COLOR MATCHING SHALL BE DONE BY THE CONTRACTOR PRIOR TO THE REMOVAL OF BUILDING

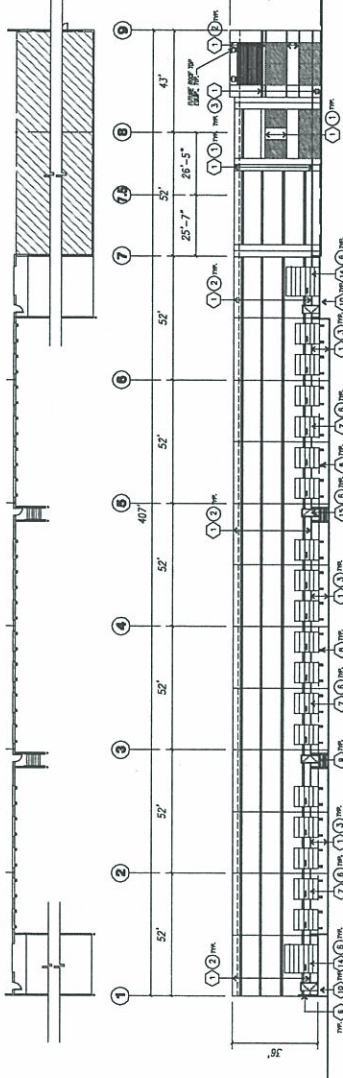
COLOR SCHEDULE - ELEVATIONS

- | | | |
|----|------------------------|----------------------------|
| 1 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 2 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 3 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 4 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 5 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 6 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 7 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 8 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 9 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 10 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 11 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 12 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 13 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 14 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |
| 15 | CONCRETE TILT-UP PANEL | PANT BANG/BRANZE 901 WHITE |

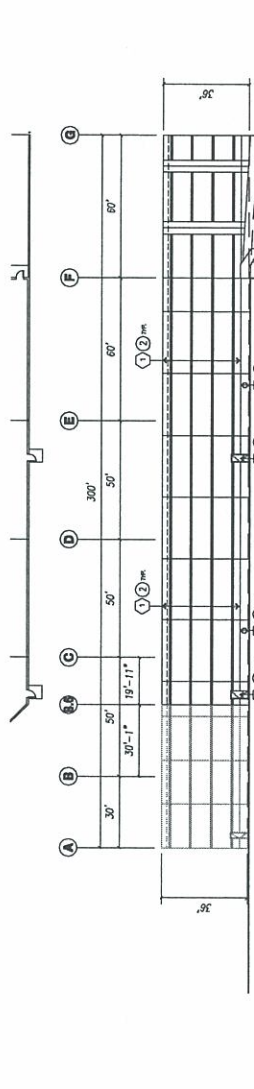
EAST ELEVATION
SECTION 1 - 20'-0"



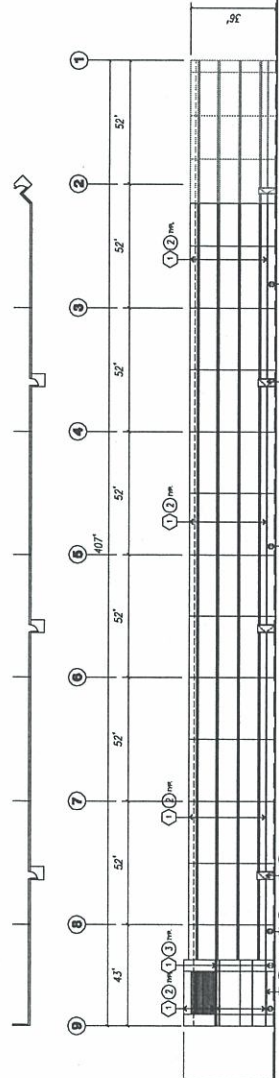
SOUTH ELEVATION
SECTION 1 - 20'-0"



WEST ELEVATION
SECTION 1 - 20'-0"



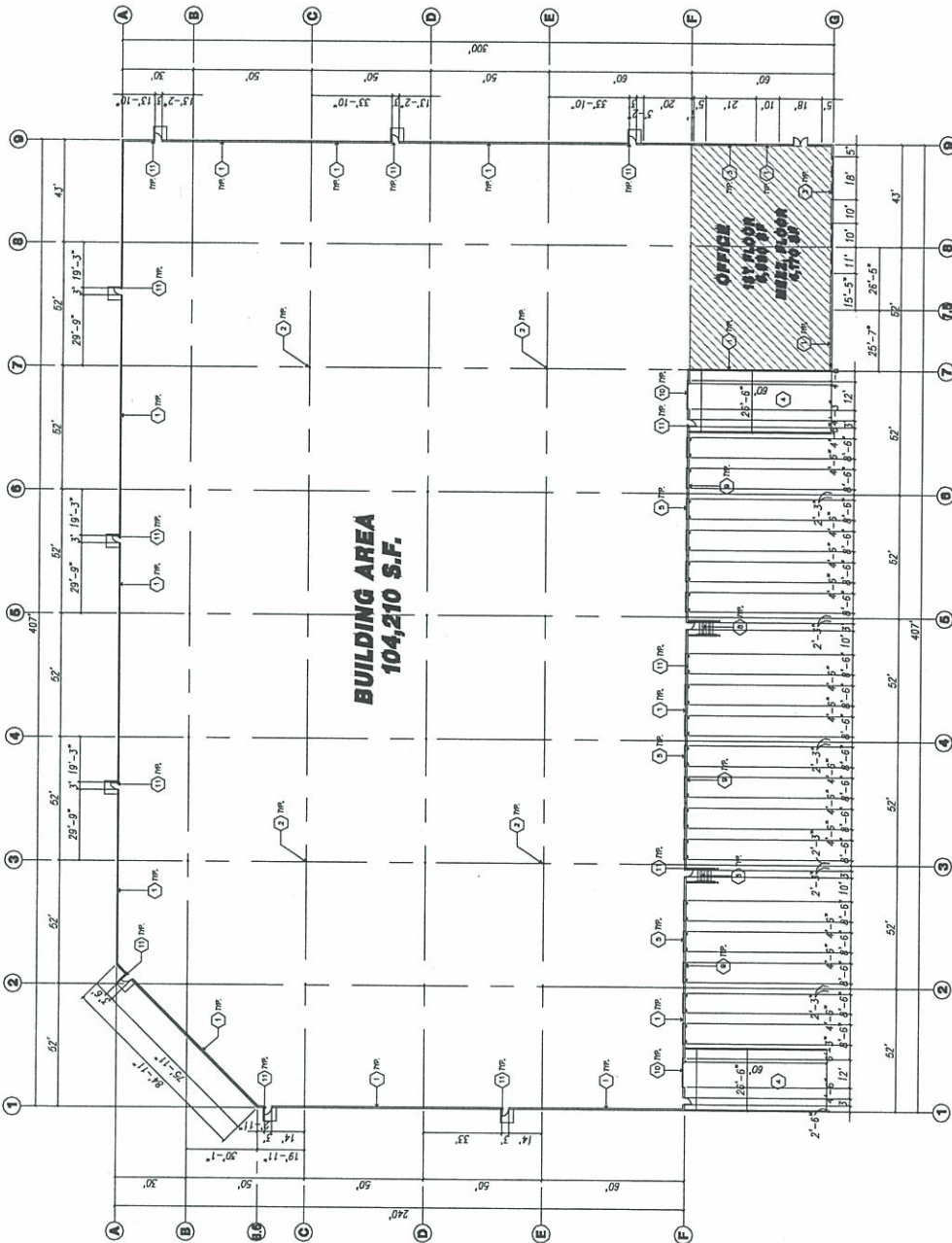
NORTH ELEVATION
SECTION 1 - 20'-0"



LOT 35
INDUSTRIAL FACILITY
OC Real Estate Management, LLC.
CITY OF MESA, LOVA

4925 MICH. ST. SUITE A, NEWPORT BEACH, CA 92660
PP18 03/27/20

CASE #: PP18875, AMD. #2
EXHIBIT: B
DATED: 7/12/10
PLANNER: C. HINOJOSA



conceptual floor plan
 SCALE 1"=200'



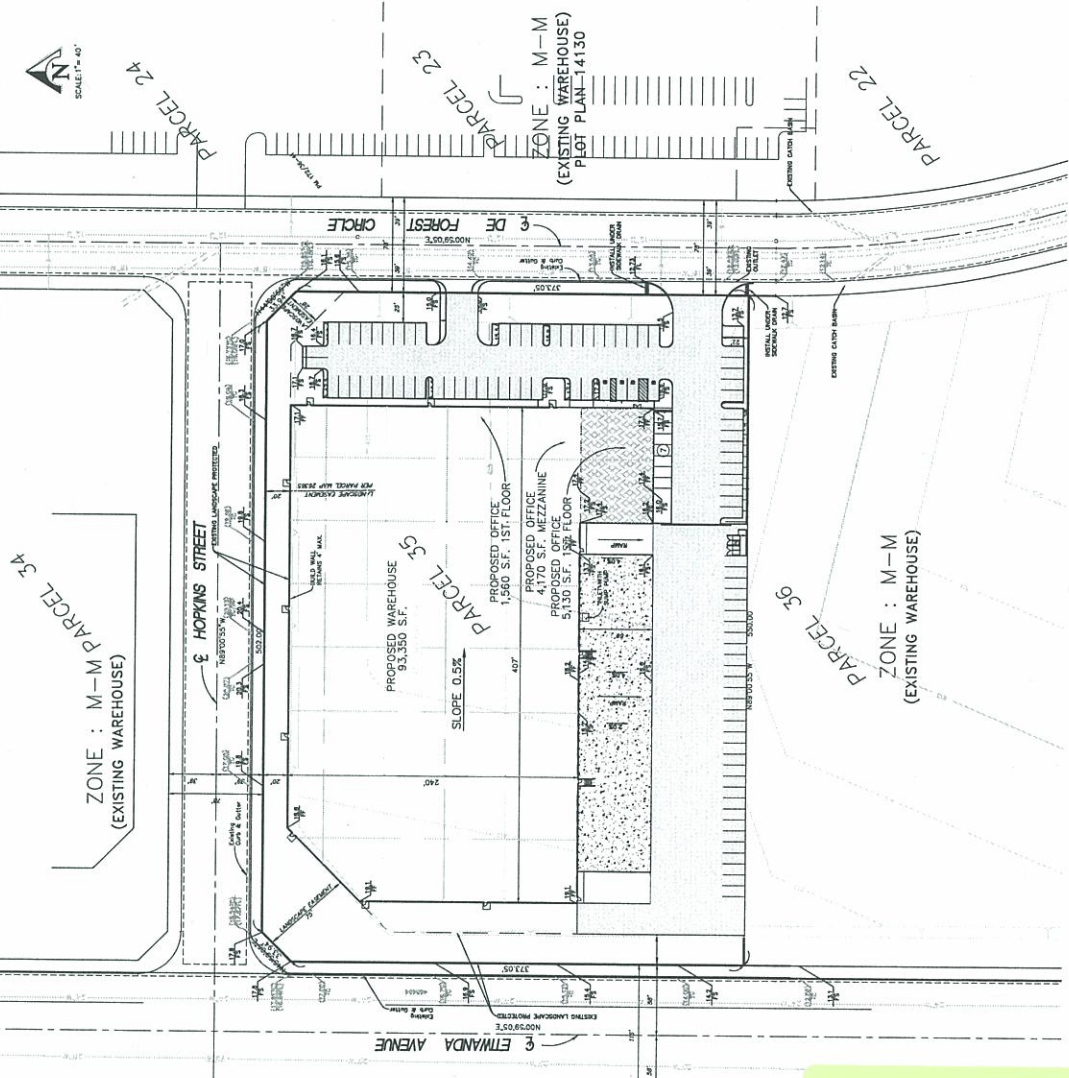
GENERAL NOTES - FLOOR PLAN

1. THE BUILDING IS DESIGNED FOR WIND-BLENDING WITH THE ACCESS WIND FOR ALL ARCHITECTURAL PARTS.
2. ALL FLOOR LOADINGS SHALL BE APPROVED FOR THE EXISTING.
3. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
4. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
5. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
6. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
7. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
8. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
9. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.
10. ALL FLOOR LOADS SHALL BE APPROVED FOR THE EXISTING.

KEYNOTES - FLOOR PLAN

1. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
2. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
3. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
4. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
5. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
6. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
7. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
8. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
9. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.
10. CONCRETE FLOOR SHALL BE 4" THICK FOR FINISHED.

CASE #: PP18875, AMD. #2
EXHIBIT: C
DATED: 7/12/10
PLANNER: C. HINOJOSA



ZONE : M-M
(EXISTING WAREHOUSE)

PARCEL "F"
LLA NO. 3936
NOT. NO. 34289, (8-18-1973, CA)
ZONE : M-M
(EXISTING WAREHOUSE)

CASE #: PP18875, AMD. #2
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	SEPT. 2009	JAT	ISSUED FOR PERMIT

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
10000 E. 1st Avenue, Suite 100
Denver, CO 80231
TEL: 303.751.4147
FAX: 303.751.4148
WWW.KCTCONSULTANTS.COM

PROJECT NO. 1222-09
SHEET NO. 1 OF 1 SHEETS
DATE: SEPT. 2009

O.C. Real Estate Management, Inc.
11th & Loma Commerce Center
CONCEPTUAL GRADING PLAN
PARCEL 25



PLANT PHOTO BOOK

INDUSTRIAL FACILITY - BLDG. 35

MIRA LOMA, CALIFORNIA

OC Real Estate Management, LLC.

420 East Third Street, Suite 600

Los Angeles, CA 90013

(213) 687-9700

PREPARED BY:



Environs Inc
LANDSCAPE ARCHITECTURE

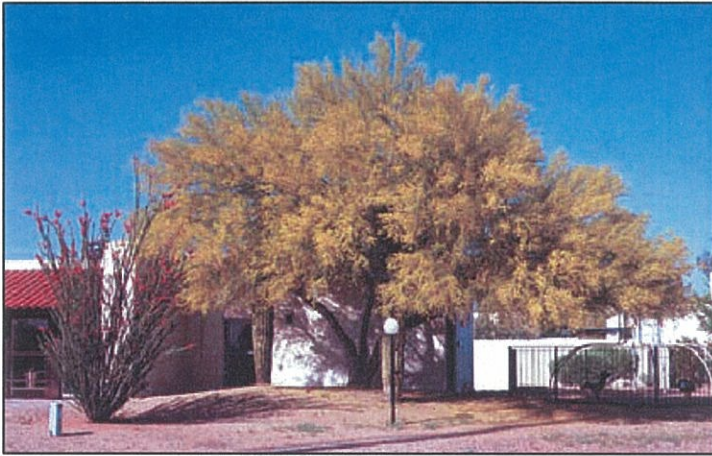
Creating Sustainable & Water Conserving Solutions

1746 N. Bridgeport Avenue * Claremont, CA 91711

Ph. (909) 626-4663 * Fax (909) 626-0446

**CASE #: PP18875, AMD. #2
EXHIBIT: L-1 (Sheets 1-16)
DATED: 7/12/10
PLANNER: C. HINOJOSA**

TREE PALETTE



BOTANICAL NAME (COMMON)

CERCIDIUM FLORIDUM
(BLUE PALO VERDE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

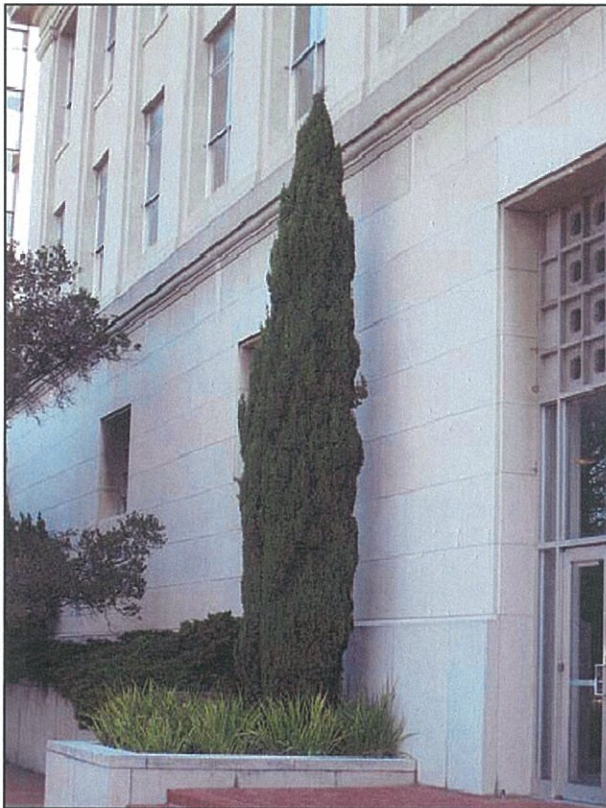
DECIDUOUS
BROAD CANOPY
H- 35' - S-30'

APPLICATION

PARKING LOT SHADE / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
NARROW COLUMNAR
H- 60' - S-5'

APPLICATION

ARTICULATE BUILDING FACADE

WATER USAGE

LOW

TREE PALETTE



BOTANICAL NAME (COMMON)

BRACHYCHITON POPULNEUS
(BOTTLE TREE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-50' - S-30'

APPLICATION

SOFTEN BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY)

FOLIAGE / FLOWER COLOR

PURPLE & GREEN / LAVENDER FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
SMALL SCALE CANOPY TREE
H 20' S 25'

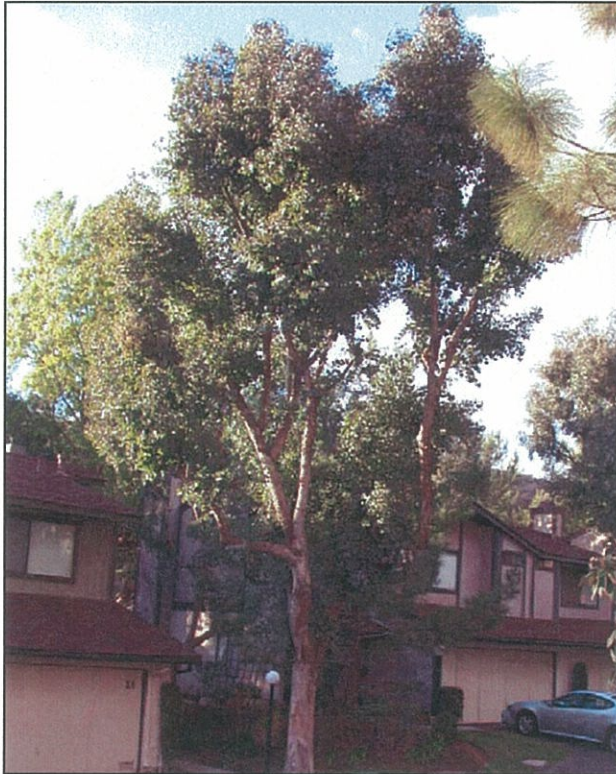
APPLICATION

ACCENT AT ENTRIES

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

KOELREUTERIA BIPINNATA
(CHINESE FLAME TREE)

FLOWER COLOR

SALMON AND YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY/
H 20'-40' S 20'-40'

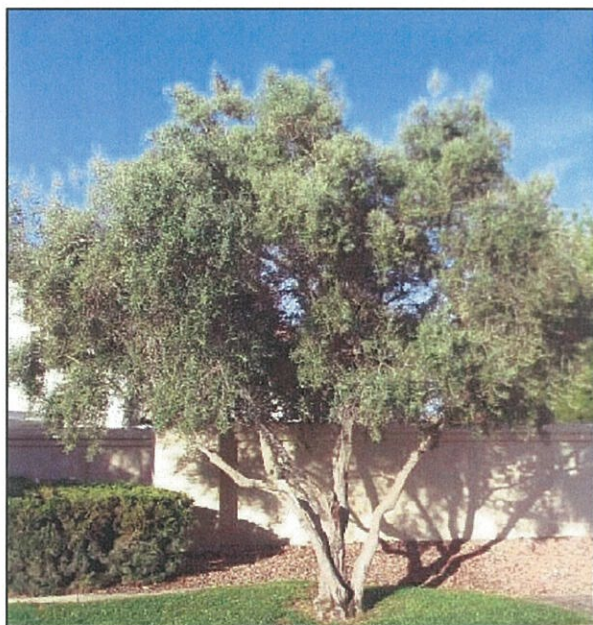
APPLICATION

ACCENT AND SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

OLEA EUROPEA 'MAJESTIC BEAUTY'
(NON - FRUITING OLIVE)

FOLIAGE COLOR

GRAY

GROWING PATTERN / SIZE

EVERGREEN

OPEN SPREADING WEeping

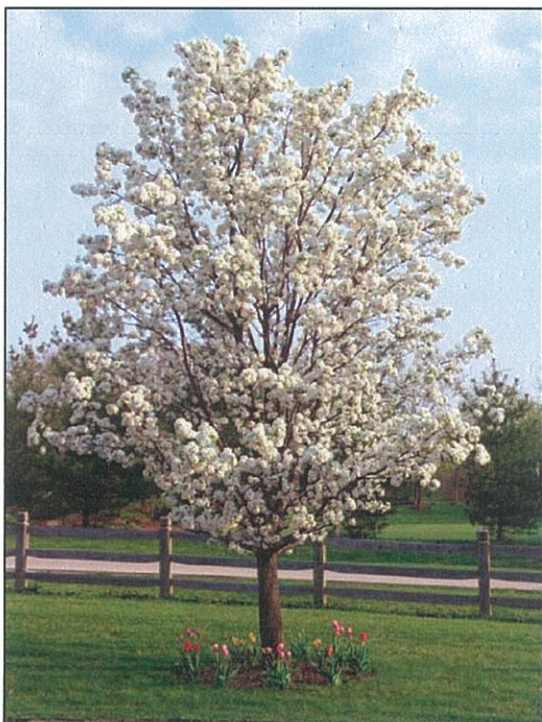
H- 25'-30' - S-25'-30'

APPLICATION

ACCENT AT BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

PYRUS CALLERYANA
(BRADFORD PEAR)

FOLIAGE / FLOWER COLOR

GREEN & RED / WHITE FLOWER

GROWING PATTERN / SIZE

DECIDUOUS

FORMAL PYRAMIDAL

H- 40'-50' - S-30'

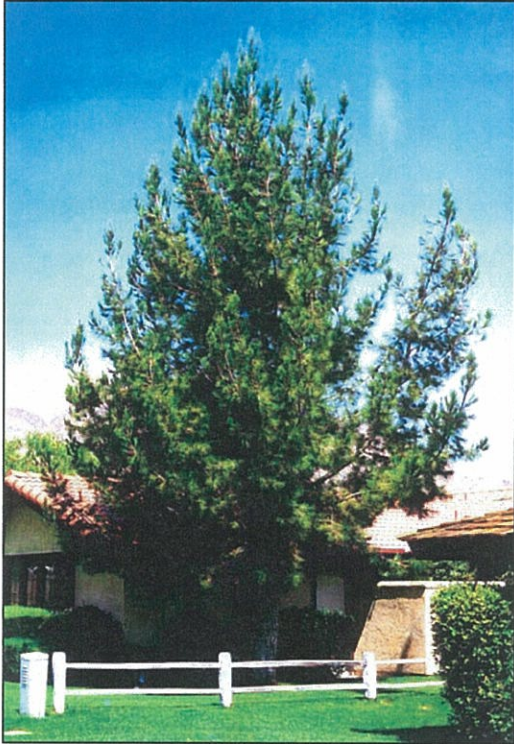
APPLICATION

ACCENT STREET TREE

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELДАРICA
(ELДАРICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

PLATANUS ACERIFOLIA
(LONDON PLANE SYCAMORE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

DECIDUOUS
VERTICAL BROAD CANOPY
H- 30'-80' - S-20'-50'

APPLICATION

SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

RHUS LANCEA
(AFRICAN SUMAC)

FLOWER COLOR

INCONSPICUOUS / WHITE

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 20'-30' - S-20'-35'

APPLICATION

SHADE IN PARKING LOT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

AGAVE ATTENUATA
(FOXTAIL AGAVE)

GROWING PATTERN / SIZE

EVERGREEN
SWORD LIKE SHAPE
H- 4' - S-5'

APPLICATION

ACCENT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)
ARBUTUS UNEDO 'COMPACTUM'
(DWARF STRAWBERRY TREE)

FRUIT / FLOWER COLOR

RED / WHITE

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING

H- 8' - S-8'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CALLISTEMON CITRINUS
(LEMON BOTTLEBRUSH)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING

H- 15' - S-15'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

CASSIA ARTEMISIOIDES
(FEATHERY CASSIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

ACCENT / SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CISTUS PURPUREUS
(ROCKROSE)

FLOWER COLOR

PINK

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 3' - S-5'-6'

APPLICATION

ACCENT / SHRUB MASSING

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

COTONEASTER LACTEUS
(COTONEASTER PARNEYI)

FLOWER COLOR

RED BERRIES WITH WHITE FLOWER

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-10'

APPLICATION

ACCENT/ FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ECHIUM FASTUOSUM
(PRIDE OF MADEIRA)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING WITH SPIKE LIKE FLOWERS
H- 5' - S-10'

APPLICATION

ACCENT

WATER USAGE

MEDIUM

SHRUB PALETTE



BOTANICAL NAME (COMMON)

GREVILLEA NOELLII
(GREVILLEA)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
(NEW ZEALAND TEA TREE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 5'-6' - S-4'-8'

APPLICATION

ACCENT / SCREEN

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

LAVANDULA STOECHAS
(SPANISH LAVENDER)

FLOWER COLOR

PURPLE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ROSA FLORIBUNDA 'ICEBERG'
(ICEBERG ROSE)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4' - S-4'

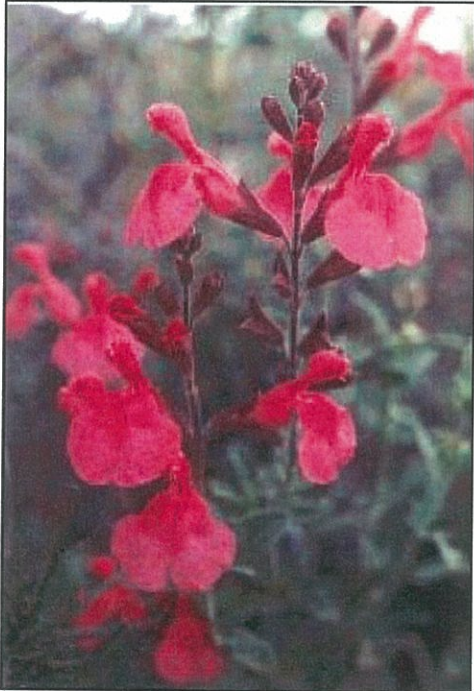
APPLICATION

ACCENT

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

SALVIA GREGII
(AUTUMN SAGE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

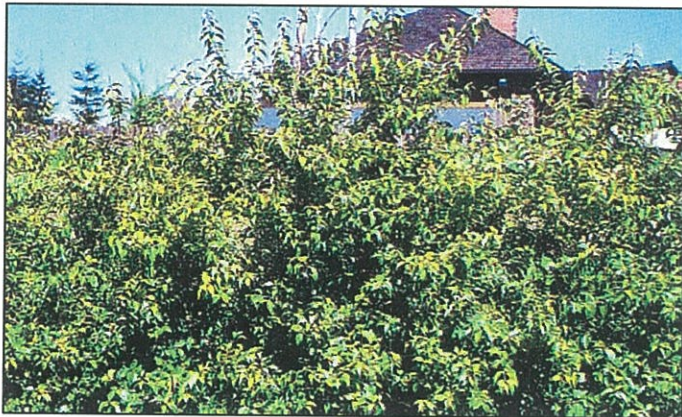
EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

XYLOSMA CONGESTUM
(SHINY XYLOSMA)

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-8'

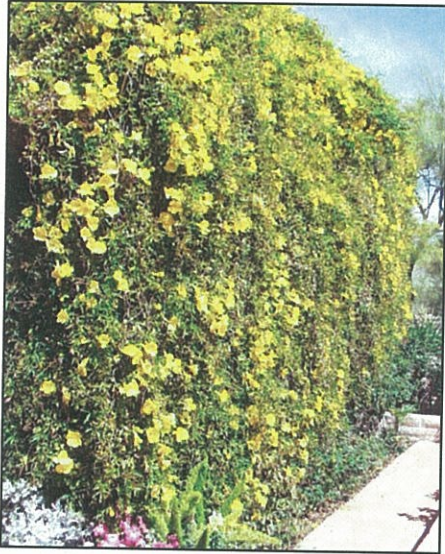
APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW - NORTH/ EAST EXPOSURE

VINE PALETTE



BOTANICAL NAME (COMMON)

MACFADYENA UNGUIS-CATI
(CAT'S CLAW VINE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-12'

APPLICATION

ACCENT- SOFTEN WALLS

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ACACIA REDOLENS
(DESERT CARPET ACACIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-12'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)
BACCHARIS PILULARIS 'TWIN PEAKS'
(COYOTE BRUSH)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-6'

APPLICATION

GROUND COVER

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

MYOPORUM PACIFICUM
(N.C.N.)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-12'

APPLICATION

GROUND COVER

WATER USAGE

LOW - NORTH / EAST EXPOSURE

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

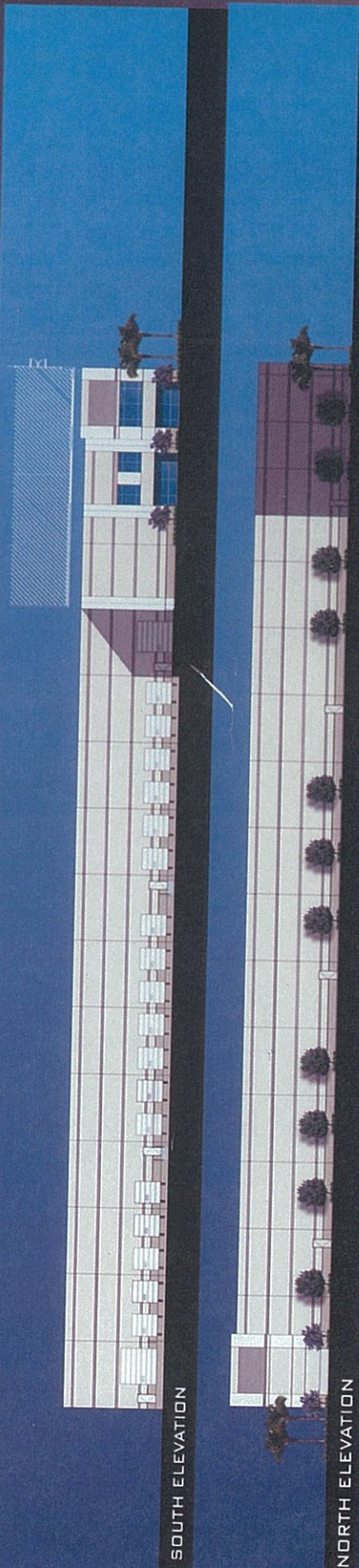
EVERGREEN
MOUNDING SHAPE
H- 18"-2' - S-3'-4'

APPLICATION

GROUND COVER

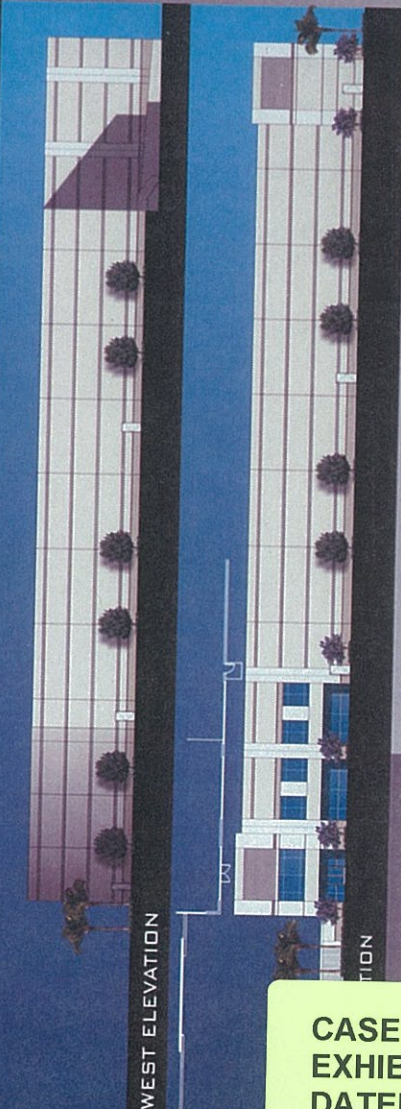
WATER USAGE

LOW

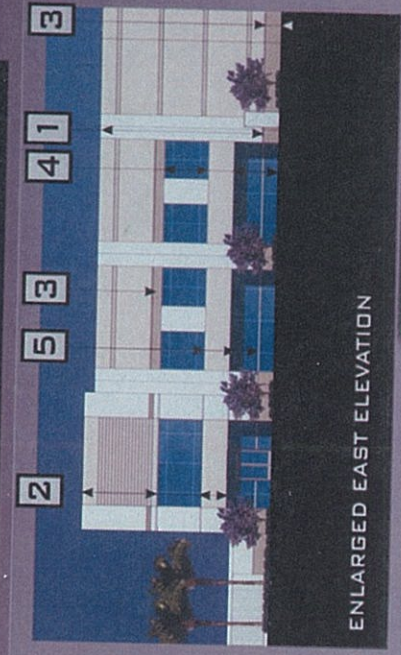


SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



ENLARGED EAST ELEVATION



1 Frazee 001 White



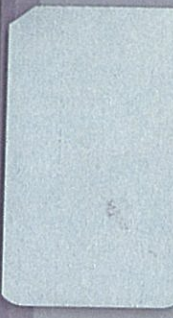
2 Frazee 8731W Siaghorn



3 Frazee 8744D Sweetwood



4 Blue Reflective Glazing



5 Clear Anodized Mullions

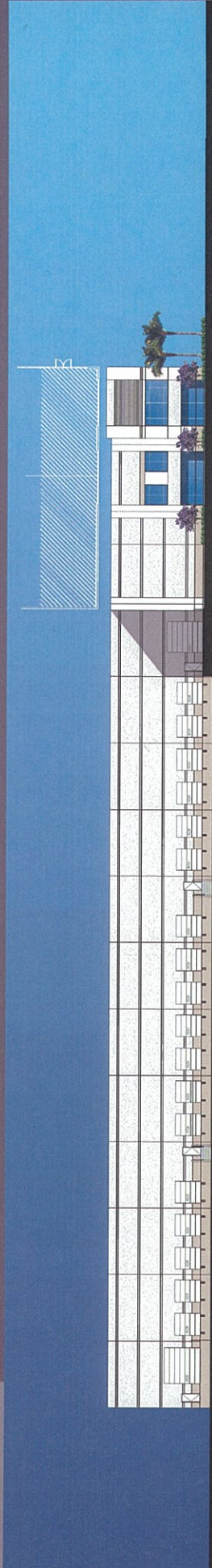
OC REAL ESTATE MANAGEMENT, LLC.

LOT 35 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

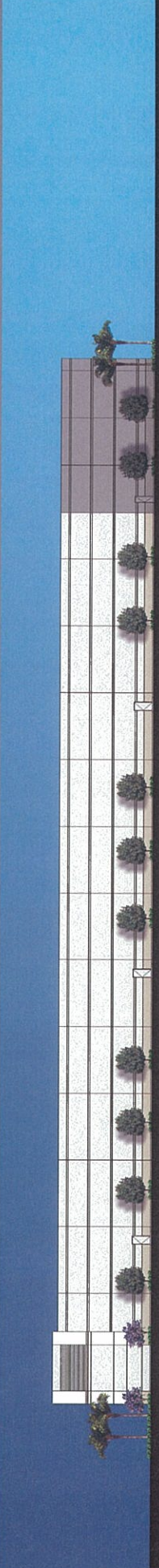
HPA

4931 Birch Street
Newport Beach, CA 92660
Tel: 949.963.1770
Fax: 949.963.0951

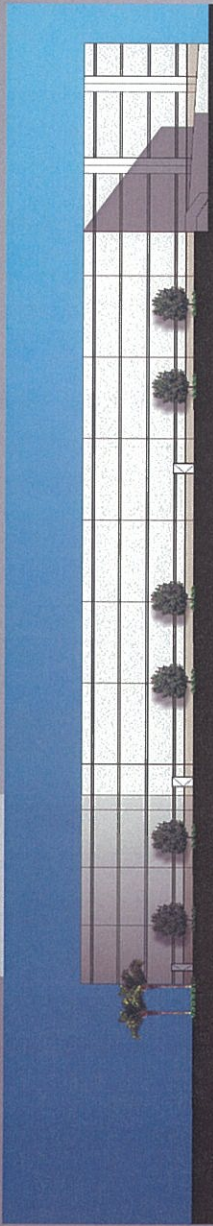
CASE #: PP18875, AMD. #2
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



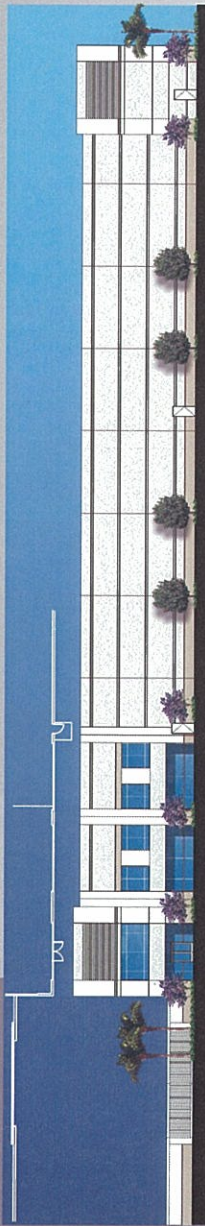
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



ENLARGED EAST ELEVATION

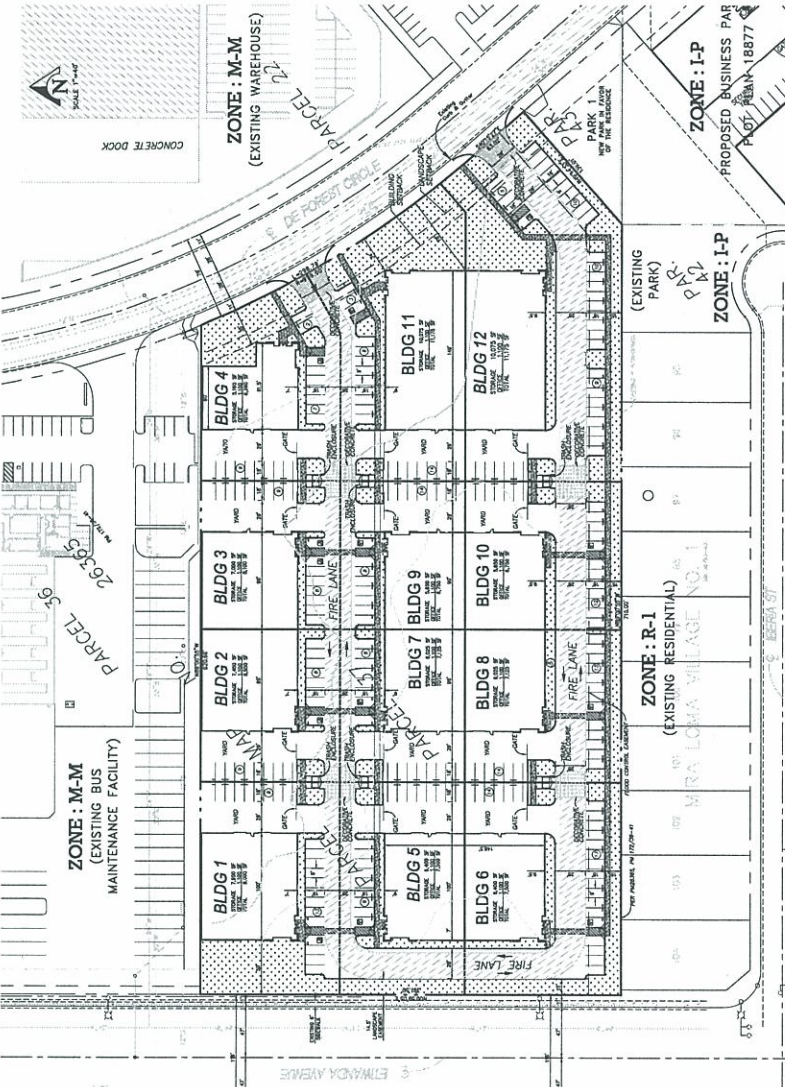
OC REAL ESTATE MANAGEMENT, LLC.

LOT 35

INDUSTRIAL FACILITY
CITY OF MIRA LOMA

H&A

4931 Birch Street
Newport Beach, CA 92660
Tel: 949.363.1770
Fax: 949.363.0851



PROJECT DATA

LAND AREA: 642 AC
 UNDEVELOPED AREA: 272,222 S.F.
 PART OF TRACT: 27,883 S.F.
 BLDG AREA: 97,000 S.F.
 OFFICE: 1,100 S.F.
 STORAGE: 95,900 S.F.
 TOTAL: 97,000 S.F.

BLDG COVERAGE: 27.883 S.F. / 27,883 S.F. = 100%
 LANDSCAPE REDUCED: 27,883 S.F. x 15% = 4,182 S.F.
 LANDSCAPE PROVIDED: 27,883 S.F. x 15% = 4,182 S.F.

PARKING REQUIRED: 12 SPACES
 PROVIDED: 12 SPACES
 EXCESS: 0 SPACES

TOTAL PARKING REQUIRED: 12 SPACES
 PROVIDED: 12 SPACES
 EXCESS: 0 SPACES

12 SPACES
 220 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES
 11 SPACES

- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
 5. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.
 6. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.
 7. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.
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 21. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.
 22. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.
 23. THE PROJECT SITE IS SITUATED IN AN EXISTING LOT WHICH IS PART OF THE TRACT.

- PLOT PLAN LEGEND**
- EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - MANHOLE
 - EXISTING WATER LINE
 - EXISTING ELECTRICAL LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - PROPOSED PARKING SPACE
 - TRUCK ENCLOSURE
 - WHEEL STOP

- PROJECT REPRESENTATIVES**
- CLIENT**
 KCT CONSULTANTS, INC.
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233
- ARCHITECT**
 HNTB
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233
- ENGINEER**
 HNTB
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233
- LANDSCAPE ARCHITECT**
 HNTB
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233
- PLANNING**
 HNTB
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233



LEGAL DESCRIPTION

LOT 10, TRACT 10, SAN ANTONIO, TEXAS
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233

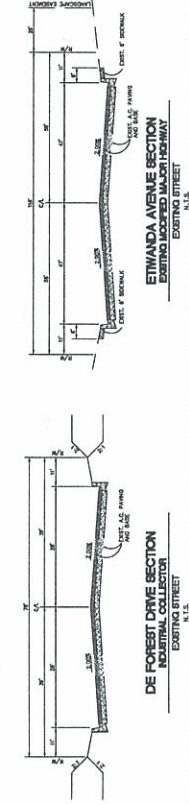
ASSESSOR'S PARCEL NUMBER
 100-000-0000

'P' EXHIBIT

KCT CONSULTANTS, INC.
 10000 KINGSWAY DRIVE
 SUITE 100
 SAN ANTONIO, TEXAS 78240
 PHONE: (214) 341-8844 EXT. 233

BUILDING INFORMATION

BUILDING	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
BUILDING AREAS	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
Office (sf)	7,900	7,950	7,000	5,150	5,400	6,025	5,625	5,950	10,075	10,075	10,075	10,075	83,810
Storage (sf)	9,000	8,950	8,100	6,250	7,500	7,125	7,125	7,125	6,750	6,750	11,175	11,175	97,010



REVISIONS:

NO.	DATE	DESCRIPTION
1	04/01/2009	ISSUED FOR PERMIT

DESIGNED BY: J. HINOJOSA
 DRAWN BY: J. HINOJOSA
 CHECKED BY: J. HINOJOSA
 DATE: 04/01/2009

ETWANDA AVENUE SECTION
 EXISTING MODIFIED MAJOR HIGHWAY
 EXISTING STREET
 N.T.S.

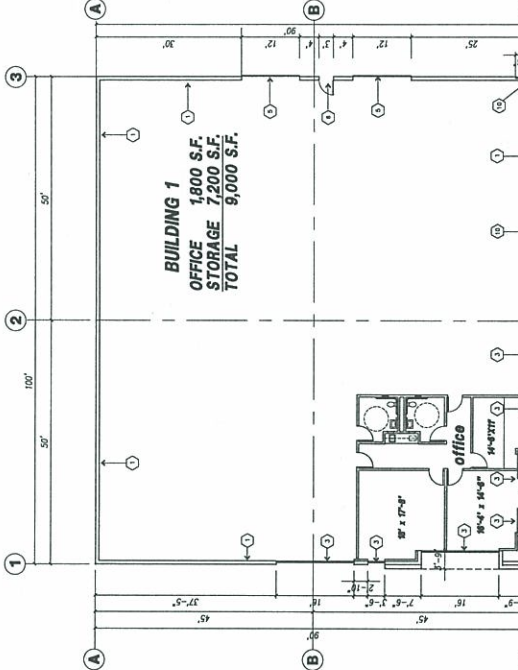
DE FOREST DRIVE SECTION
 INDUSTRIAL COLLECTOR
 EXISTING STREET
 N.T.S.

TYPICAL DETAIL
 PARKING SPACE
 N.T.S.

SCALE: 1" = 40' (SEE NOTE)

EXHIBIT 3.2-7

CASE #: PP18876, AMD. #4
EXHIBIT: A
DATED: 7/12/10
PLANNER: C. HINOJOSA



FLOOR PLAN & BUILDING FOOTPRINT

SCALE: 1" = 10'-0"



GENERAL NOTES - FLOOR PLAN

- A. FIRE HOSE LOCATIONS SHALL BE APPROVED BY FIRE DEPARTMENT.
- B. FLOOR SLAB SHALL BE SEALED WITH "SEAL HAND" OR APPROVED EQUAL.
- C. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE 1" COAT OF WHITE TO COVER.
- D. SHIP LIFT SHALL BE LOCATED AT ALL PERSONAL ENITS. SEE "3" SHEET FOR DETAILS.
- E. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND, OR FACE OF STEEL UPG.
- F. SEE DETAIL SHEET FOR DETAILS OF CONCRETE PANEL, WALL, GROUND, OR FACE OF STEEL UPG.
- G. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET. NOTE: ALL DOORS TO BE GLAZED INCLUDING CAST AND TRUCK DOORS.
- H. ALL ROOF EQUIPMENT SHALL BE SCREENED BY WALL PARAPET IN ALL CASES.
- I. NO MEZZANINE IN THIS PROJECT.

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "3" DRAWINGS FOR SIZE.
3. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
4. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
5. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
6. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
7. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
8. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
9. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
10. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
11. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
12. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
13. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
14. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
15. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
16. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
17. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
18. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
19. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
20. CONCRETE TILT-UP PANEL. SEE "3" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.

**SHEET: DAB37-2-1-1
PARCEL 37
PP 18876**

BUILDING 1

**DEFORST CIRCLE BUSINESS PARK
RIVERSIDE**

PARCEL 37

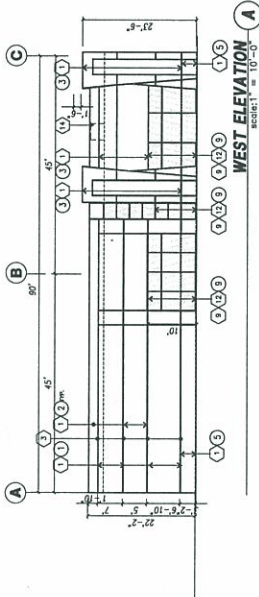
RIVERSIDE COMMERCIAL INVESTORS, INC.

3635 MAIN STREET, SUITE 200, RIVERSIDE, CALIFORNIA 92501

SEPTEMBER 1, 2007

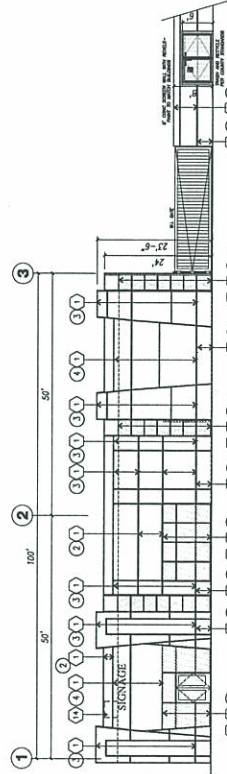
HPA Inc.

18837 Sanderson Ave. Palmdale, California 93512
(949) 863-1776



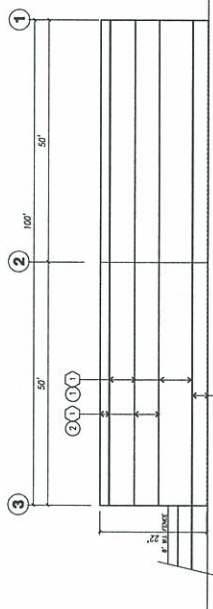
WEST ELEVATION

SCALE: 1" = 10'-0"



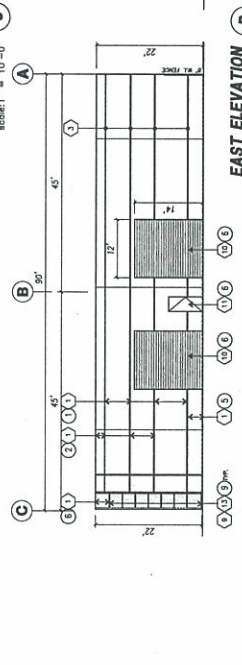
SOUTH ELEVATION

SCALE: 1" = 10'-0"



NORTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLORS CHANGES TO OCCUR AT THESE COORDINATES NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP - TOP OF PARAPET - ELEVATION.
- D. PPA - FINISH FLOOR ELEVATION.
- E. STORMDOOR CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LATCHES SHALL BE DESIGNED TO RESIST WIND AND IMPACTS TO PREVENT GLASS FROM DETACHING FROM THE FRAME.
- F. CONDUCTOR SHALL FULLY PAINT ONE CONCRETE PANEL IN SELECTED COLORS AND FIRST AND OTHER SHALL APPROVE PANEL TO BE PAINTED.
- G. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE GROUND ELEVATION VIEW TO A MINIMUM CLEARANCE OF 10.0 FEET.

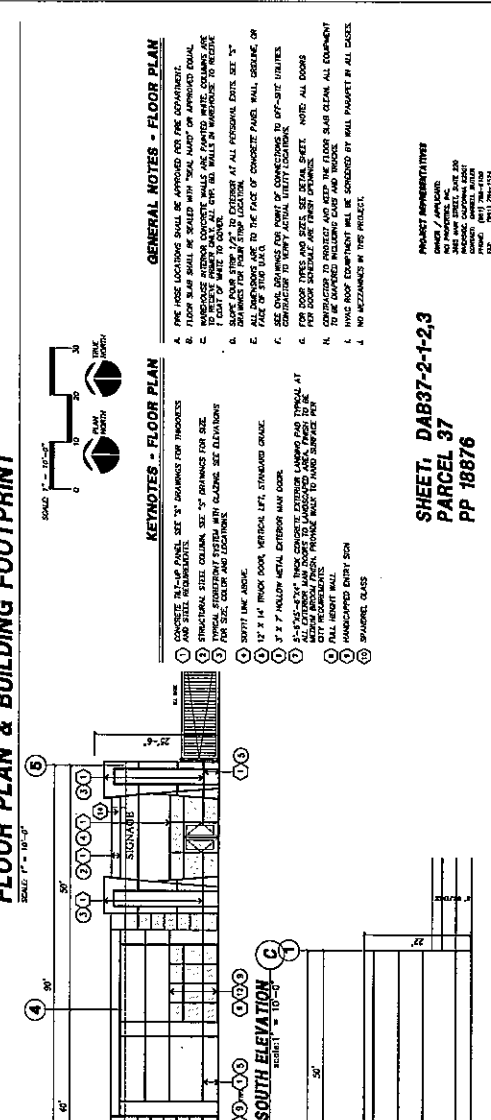
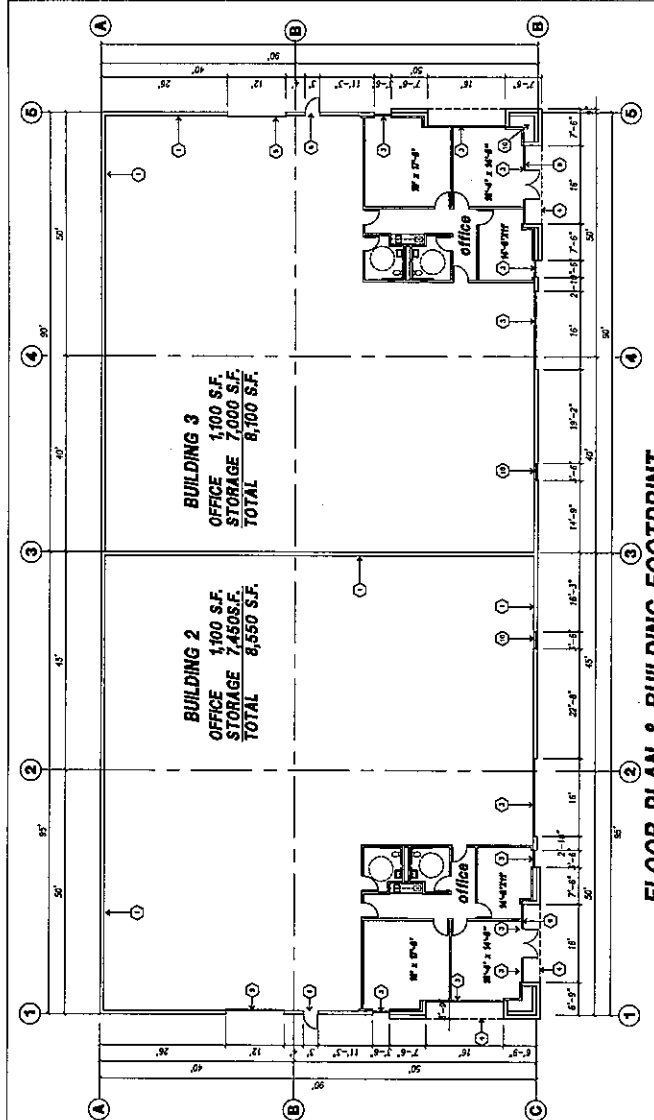
KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL. PAINTED.
2. CONCRETE TILT-UP PANEL. PAINTED.
3. CONCRETE TILT-UP PANEL. PAINTED.
4. CONCRETE TILT-UP PANEL. PAINTED.
5. CONCRETE TILT-UP PANEL. PAINTED.
6. CONCRETE TILT-UP PANEL. PAINTED.
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16. CONCRETE TILT-UP PANEL. PAINTED.
17. CONCRETE TILT-UP PANEL. PAINTED.
18. CONCRETE TILT-UP PANEL. PAINTED.
19. CONCRETE TILT-UP PANEL. PAINTED.
20. CONCRETE TILT-UP PANEL. PAINTED.

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
2	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
3	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
4	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
5	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
6	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
7	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
8	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
9	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
10	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
11	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
12	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
13	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
14	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
15	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
16	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
17	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
18	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
19	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%
20	CONCRETE TILT-UP PANEL	PANT BRNO. (SINGLE) 6655 - 40% 100%

**CASE #: PP18876, AMD. #4
EXHIBIT: B & C (Sheets 1-6)
DATED: 7/12/10
PLANNER: C. HINOJOSA**



- GENERAL NOTES - FLOOR PLAN**
1. FIVE FOOT LOCATIONS SHALL BE APPROVED FOR PER APPROVED.
 2. FLOOR SLAB SHALL BE SLOPED WITH 1/4" PER FOOT OR APPROVED EQUAL.
 3. WAREHOUSE EXTERIOR CONCRETE WALLS ARE FINISHED WHITE. COLUMNS ARE FINISHED WITH WHITE TO MATCH.
 4. SOME PARTS OF THIS PLAN TO LOCATE AT ALL PERSONAL DATE SET "3".
 5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND OR FACE OF STUD USED.
 6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND OR FACE OF STUD USED.
 7. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND OR FACE OF STUD USED.
 8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET. NOTE: ALL DOORS TO BE OPENED INWARD UNLESS OTHERWISE NOTED.
 9. TO BE OPENED INWARD UNLESS OTHERWISE NOTED.
 10. HINGE ROOF TRIMMENT SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 11. NO MEZZANINES IN THIS PROJECT.
- KEYNOTES - FLOOR PLAN**
1. CONCRETE SLIP-UP PANEL, SET "3" DIMENSIONS FOR PROFILES AND STEEL REINFORCEMENTS.
 2. STRUCTURAL STEEL COLUMN, SET "3" DIMENSIONS FOR SIZE AND LOCATION.
 3. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 4. 20" X 12" HOLLOW METAL EXTERIOR MAIN DOOR.
 5. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 6. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 7. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 8. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 9. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 10. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 11. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
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 17. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 18. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 19. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.
 20. 2" X 7" HOLLOW METAL EXTERIOR MAIN DOOR.

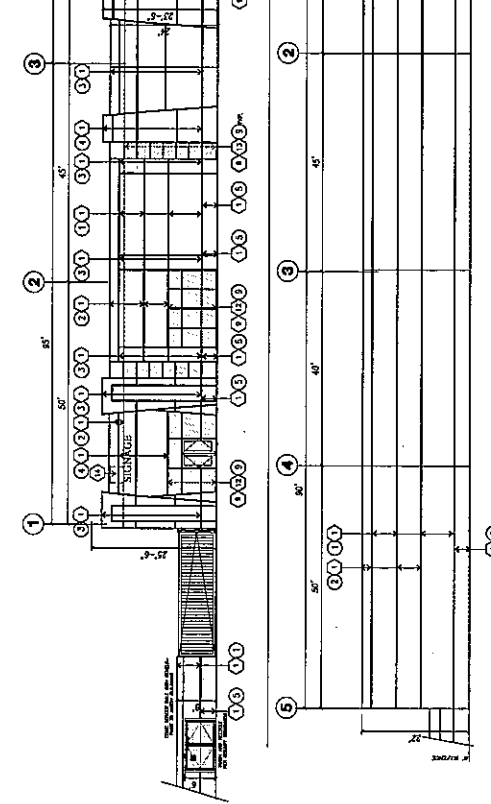
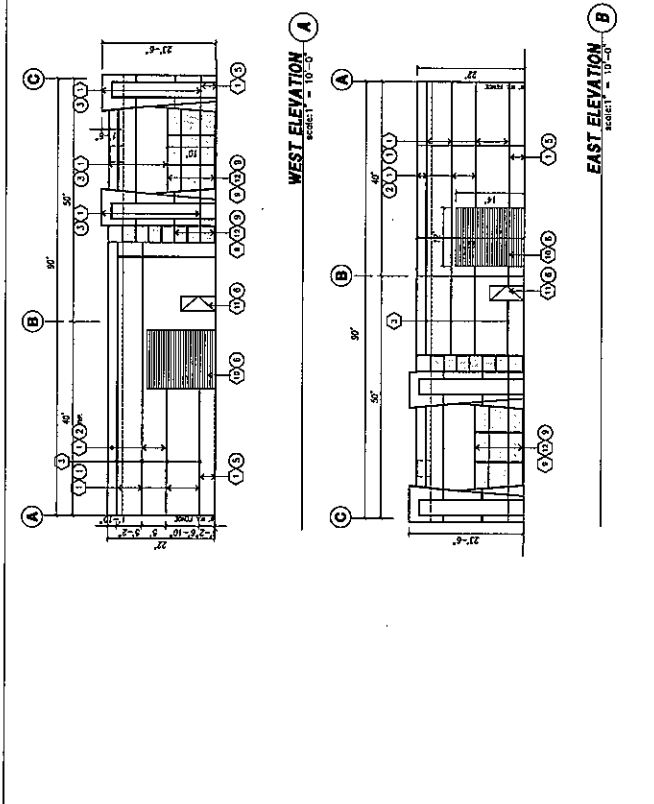
PROJECT INFORMATION

SHEET: DAB37-2-1-2,3
PARCEL 37
PP 18876

BUILDING 2/3
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 37
RIVERSIDE COMMERCIAL INVESTORS, INC.

330 WEST STREET, SUITE 220, RIVERSIDE, CALIFORNIA 92501
PHONE: 714/941-1234

HPA Inc.
9241 923-1776



- GENERAL NOTES - ELEVATIONS**
1. ALL PAINT COLORS CHANGES TO OCCUR AT THESE CORNER VALUES NOTED ON SHEET.
 2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
 3. TOP OF FINISH FLOOR ELEVATION.
 4. FINISH FLOOR ELEVATION.
 5. STAIRWELL CONSTRUCTION SHALL BE AS NOTED ON SHEET.
 6. CONCRETE SHALL FULLY CURE AND BE PROTECTED FROM THE ELEMENTS FOR A MINIMUM OF 28 DAYS.
 7. CONCRETE SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 8. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 9. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 10. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 11. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
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 18. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 19. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
 20. ALL DOOR FINISHES SHALL BE SLOTTED BY WALL PARAPET IN ALL CASES.
- KEYNOTES - ELEVATIONS**
1. CONCRETE SLIP-UP PANEL, FINISHED.
 2. PANEL LINE.
 3. CONCRETE SLIP-UP PANEL, FINISHED.
 4. CONCRETE SLIP-UP PANEL, FINISHED.
 5. CONCRETE SLIP-UP PANEL, FINISHED.
 6. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 7. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 8. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 9. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
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 17. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 18. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 19. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
 20. CONCRETE STAMP LAMING AND COLOC GUARDRAIL.
- COLOR SCHEDULE - ELEVATIONS**
- | KEYNOTE | DESCRIPTION | COLOR |
|---------|---|----------|
| 1 | CONCRETE SLIP-UP PANEL | CONCRETE |
| 2 | PANEL LINE | CONCRETE |
| 3 | CONCRETE SLIP-UP PANEL | CONCRETE |
| 4 | CONCRETE SLIP-UP PANEL | CONCRETE |
| 5 | CONCRETE SLIP-UP PANEL | CONCRETE |
| 6 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 7 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 8 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 9 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 10 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 11 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 12 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 13 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 14 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 15 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 16 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 17 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 18 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 19 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |
| 20 | CONCRETE STAMP LAMING AND COLOC GUARDRAIL | CONCRETE |

KEYNOTES - ELEVATIONS

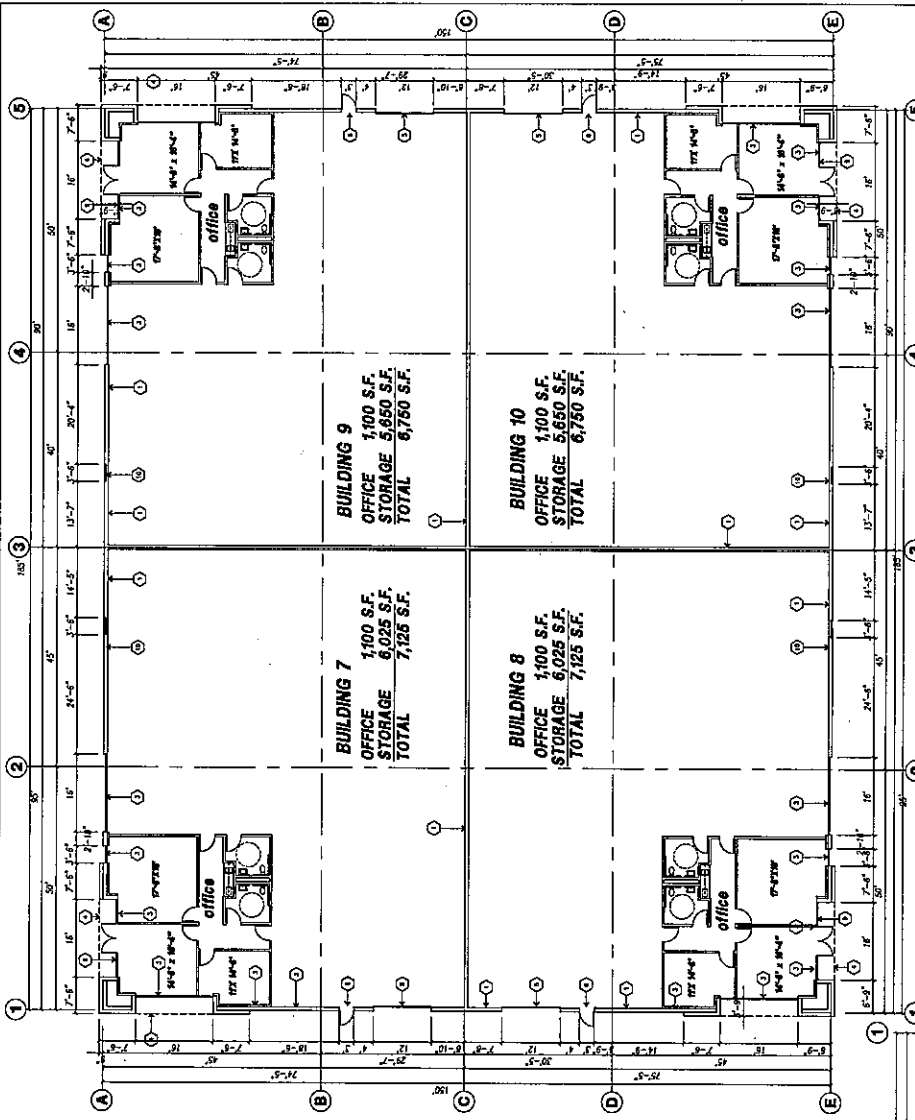
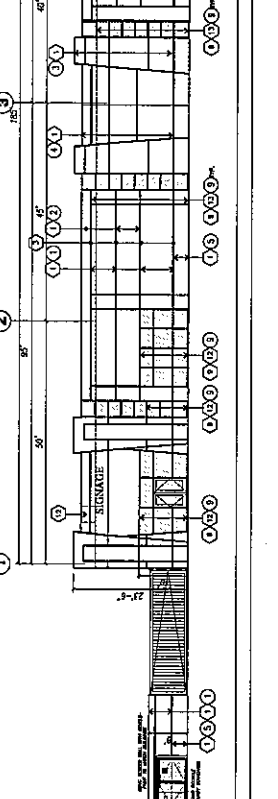
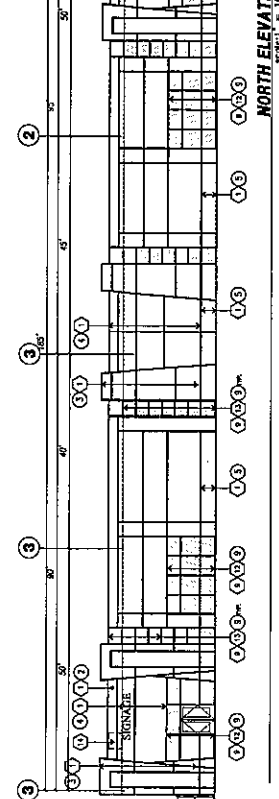
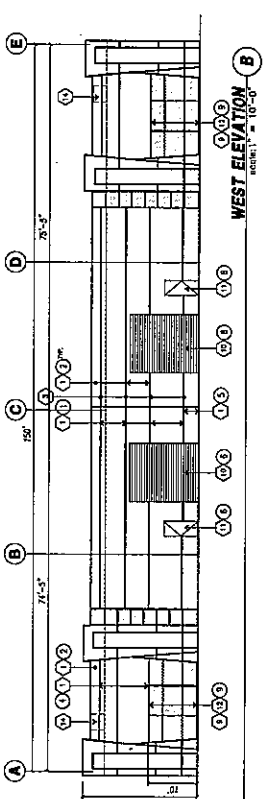
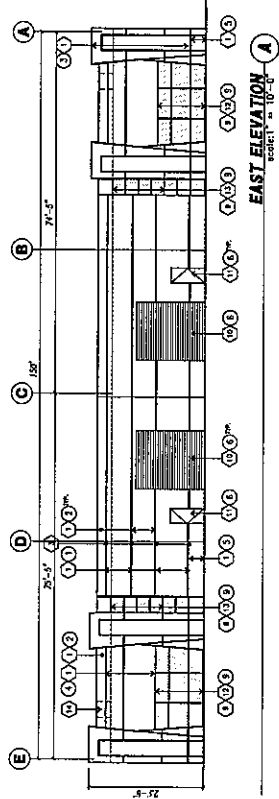
- 1. CONCRETE TYPED PANEL SYSTEM
- 2. PANEL JOINT
- 3. CONCRETE TYPED PANEL SYSTEM WALL
- 4. CONCRETE TYPED PANEL SYSTEM
- 5. CONCRETE TYPED PANEL SYSTEM
- 6. CONCRETE TYPED PANEL SYSTEM
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- 18. CONCRETE TYPED PANEL SYSTEM
- 19. CONCRETE TYPED PANEL SYSTEM
- 20. CONCRETE TYPED PANEL SYSTEM

GENERAL NOTES - ELEVATIONS

- 1. ALL ELEVATIONS SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 2. ALL FLOOR FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 3. ALL WALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 4. ALL CEILING FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 5. ALL DOOR FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 6. ALL WINDOW FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 7. ALL ROOF FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 8. ALL EXTERIOR FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 9. ALL INTERIOR FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 10. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 11. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
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- 17. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 18. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 19. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 20. ALL FINISHES SHALL BE TO FINISH UNLESS NOTED OTHERWISE.

COLOR SCHEDULE - ELEVATIONS

- 1. CONCRETE TYPED PANEL SYSTEM
- 2. CONCRETE TYPED PANEL SYSTEM
- 3. CONCRETE TYPED PANEL SYSTEM
- 4. CONCRETE TYPED PANEL SYSTEM
- 5. CONCRETE TYPED PANEL SYSTEM
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- 17. CONCRETE TYPED PANEL SYSTEM
- 18. CONCRETE TYPED PANEL SYSTEM
- 19. CONCRETE TYPED PANEL SYSTEM
- 20. CONCRETE TYPED PANEL SYSTEM



FLOOR PLAN & BUILDING FOOTPRINT

RETROFIT - FLOOR PLAN

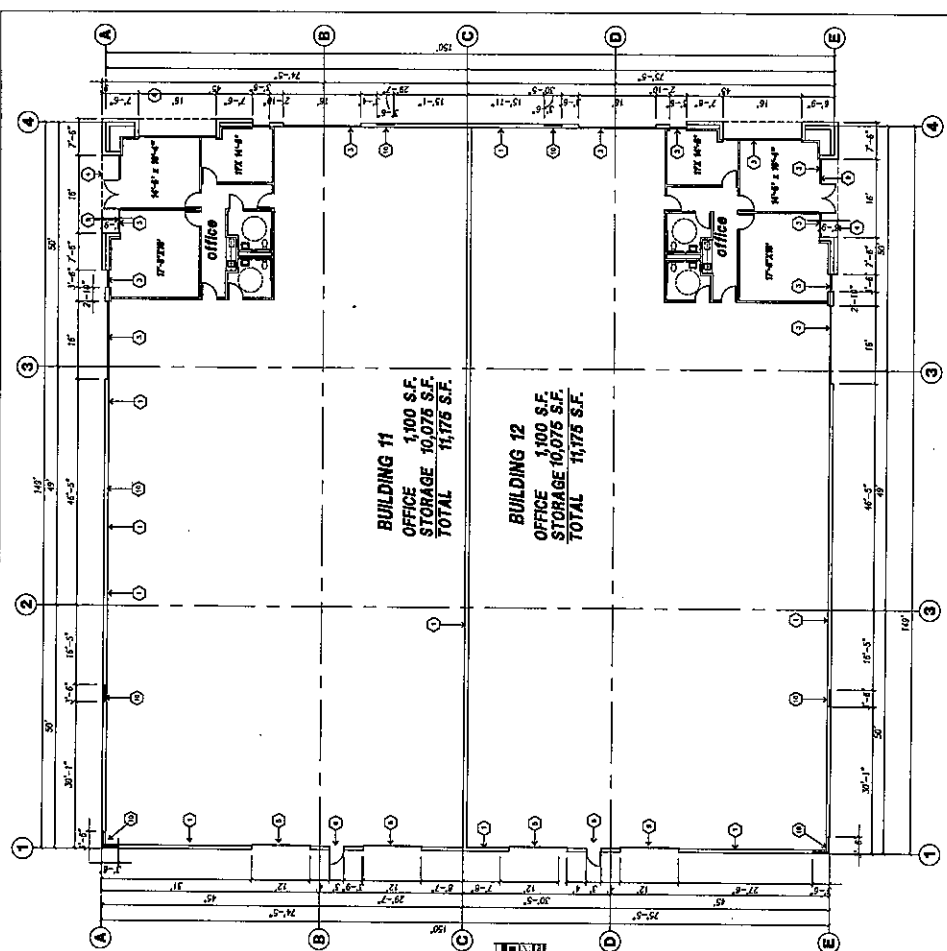
- 1. EXISTING FLOOR FINISH
- 2. EXISTING FLOOR FINISH
- 3. EXISTING FLOOR FINISH
- 4. EXISTING FLOOR FINISH
- 5. EXISTING FLOOR FINISH
- 6. EXISTING FLOOR FINISH
- 7. EXISTING FLOOR FINISH
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- 16. EXISTING FLOOR FINISH
- 17. EXISTING FLOOR FINISH
- 18. EXISTING FLOOR FINISH
- 19. EXISTING FLOOR FINISH
- 20. EXISTING FLOOR FINISH



PROJECT IDENTIFICATION
OWNER / ARCHITECT
DATE OF SHEET: 08/11/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

SHEET: DAB37-2-17,10
PARCEL 37
BUILDING 7/8/9/10

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 37
RIVERSIDE COMMERCIAL INVESTORS, INC.
200 NEW STREET, SUITE 220 RIVERSIDE, CALIFORNIA 92501
PROJECT 17-100
HPA Inc.
(951) 951-1720



FLOOR PLAN & BUILDING FOOTPRINT

SCALE: 1" = 10'-0"

- KEYNOTES - FLOOR PLAN**
- 1. CONCRETE TYP. PANEL, SEE "F" SCHEDULE FOR FINISHES
 - 2. PAINT FINISH, SEE "F" SCHEDULE FOR FINISHES
 - 3. FINISHES TO BE APPLIED TO THE EXTERIOR
 - 4. FINISHES TO BE APPLIED TO THE INTERIOR
 - 5. FINISHES TO BE APPLIED TO THE INTERIOR
 - 6. FINISHES TO BE APPLIED TO THE INTERIOR
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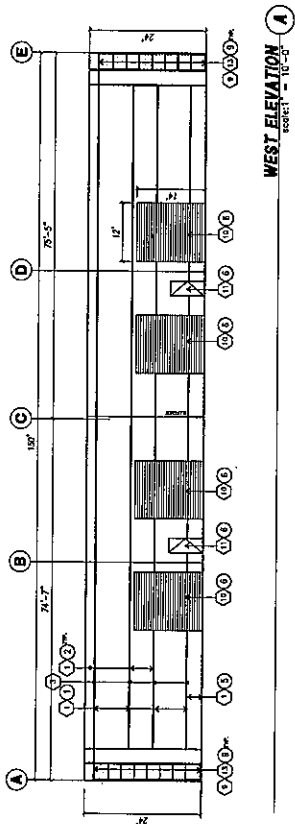
- GENERAL NOTES - FLOOR PLAN**
- 1. ALL FINISHES TO BE APPLIED TO THE EXTERIOR
 - 2. ALL FINISHES TO BE APPLIED TO THE INTERIOR
 - 3. ALL FINISHES TO BE APPLIED TO THE INTERIOR
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 - 20. ALL FINISHES TO BE APPLIED TO THE INTERIOR



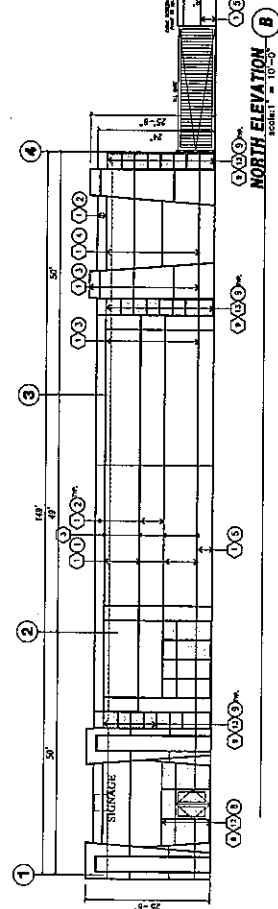
SHEET: DAB37-2-11-12
PARCEL 37
PP 18876

BUILDING 11/12
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 37
RIVERSIDE COMMERCIAL INVESTORS, INC.
3000 NEW STREET, SUITE 210 RIVERSIDE, CALIFORNIA 92507
PROJECT REPRESENTATIVES
HARRIS / HARRIS
3000 NEW STREET, SUITE 200
RIVERSIDE, CALIFORNIA 92507
PHONE: (951) 941-1000
FAX: (951) 941-1000

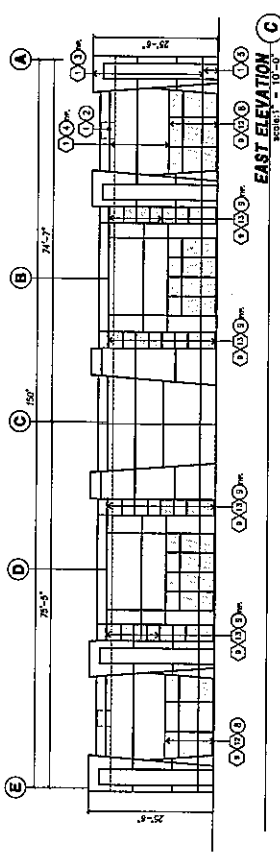
HPA Inc.
(951) 943-1775



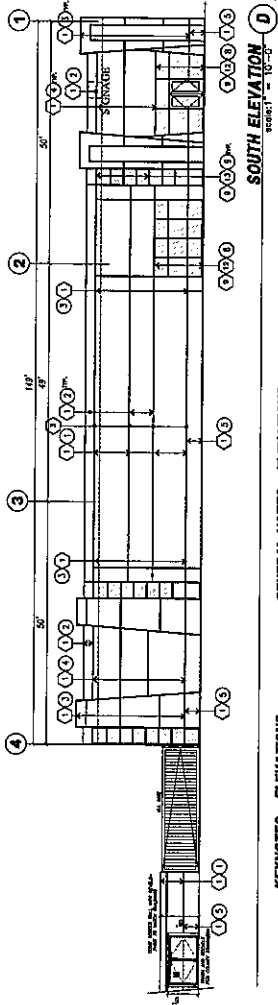
WEST ELEVATION
SCALE: 1" = 10'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"

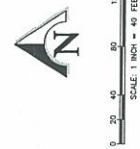
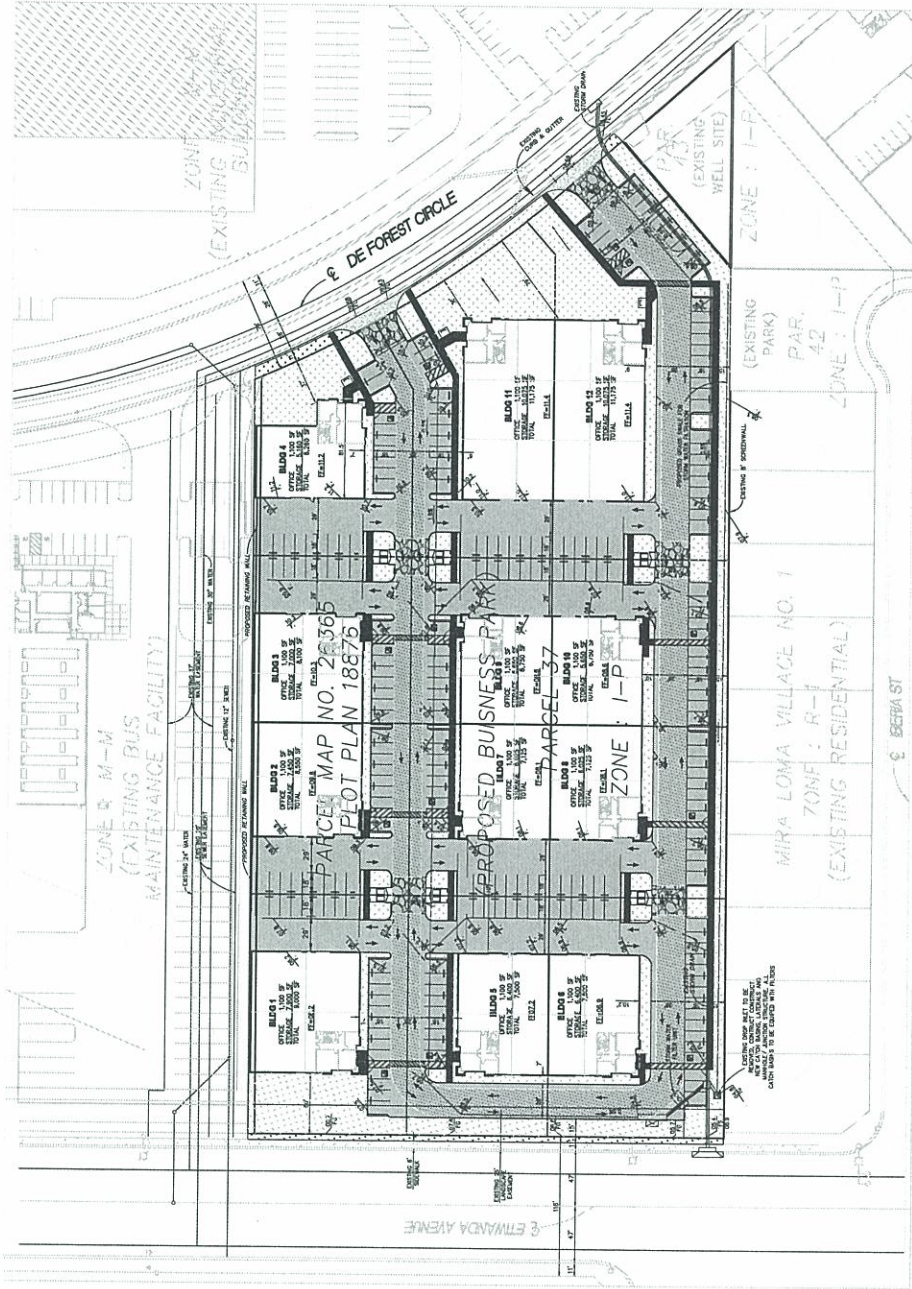
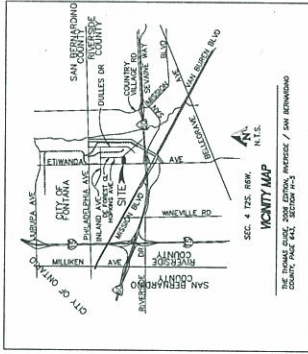
COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
2	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
3	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
4	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
5	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
6	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
7	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
8	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
9	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
10	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
11	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
12	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
13	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
14	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
15	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
16	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
17	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
18	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
19	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE
20	CONCRETE TYP. PANEL	PAINT FINISH, SEE "F" SCHEDULE

- GENERAL NOTES - ELEVATIONS**
- 1. ALL FINISHES TO BE APPLIED TO THE EXTERIOR
 - 2. ALL FINISHES TO BE APPLIED TO THE INTERIOR
 - 3. ALL FINISHES TO BE APPLIED TO THE INTERIOR
 - 4. ALL FINISHES TO BE APPLIED TO THE INTERIOR
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 - 20. ALL FINISHES TO BE APPLIED TO THE INTERIOR

- KEYNOTES - ELEVATIONS**
- 1. CONCRETE TYP. PANEL, SEE "F" SCHEDULE FOR FINISHES
 - 2. PAINT FINISH, SEE "F" SCHEDULE FOR FINISHES
 - 3. FINISHES TO BE APPLIED TO THE EXTERIOR
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 - 20. FINISHES TO BE APPLIED TO THE INTERIOR

CONCEPTUAL GRADING PLAN



REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHECKED
1				
2				

KCT CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners
 Mira Loma Commerce Center
 CONCEPTUAL GRADING PLAN
 EXHIBIT 3.2-7

CASE #: PP18876, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 37

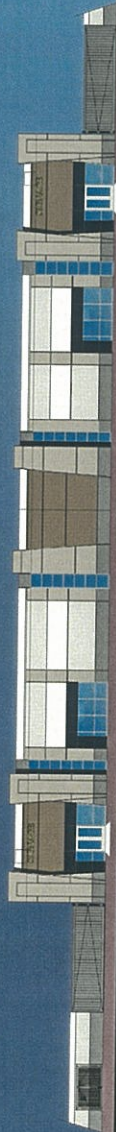
CONCEPTUAL ELEVATIONS MATERIAL BOARD



BUILDING (TYPICAL) - SOUTH ELEVATION



BUILDING (TYPICAL) - EAST ELEVATION

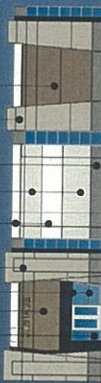


BUILDING 2-3 (TYPICAL) - SOUTH ELEVATION



BUILDING 2-3 (TYPICAL) - EAST ELEVATION

7 4 6 3 2 1 5 3 4



BUILDING 5-6 (TYPICAL) - EAST ELEVATION



BUILDING 5-6 (TYPICAL) - WEST ELEVATION



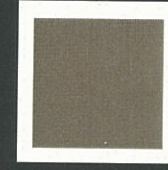
Frazee 8680 W
ARIA IVORY



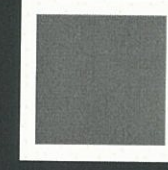
Frazee 001
WHITE



Frazee 8762W
TOUCHSTONE



Frazee 8684M
OAK FLATS



Frazee 8794M
FIRED STEEL



Anodized
Mullions



Blue Reflective
Glazing

MATERIAL BOARD

DEFOREST CIRCLE BUSINESS PARK

HPA

BUILDING 1 ~ 12

CITY OF MIRA LOMA, CALIFORNIA

18831 Bordeon Ave.
Suite 100
Irvine, CA 92612
Tel: 949.863.1770
Fax: 949.863.0951

CASE #: PP18876, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 37

CONCEPTUAL ELEVATIONS



BUILDING 1 (TYPICAL) - SOUTH ELEVATION

BUILDING 2-3 (TYPICAL) - EAST ELEVATION



BUILDING 2-3 (TYPICAL) - SOUTH ELEVATION

BUILDING 2-3 (TYPICAL) - EAST ELEVATION



BUILDING 4 (TYPICAL) - EAST ELEVATION

BUILDING 5-6 (TYPICAL) - WEST ELEVATION

DEFOREST CIRCLE BUSINESS PARK



BUILDING 1 ~ 12

CITY OF MIRA LOMA, CALIFORNIA



18831 Borden Ave.
Suite 100
Irvine, CA 92612
Tel: 949.663.1770
Fax: 949.563.0851

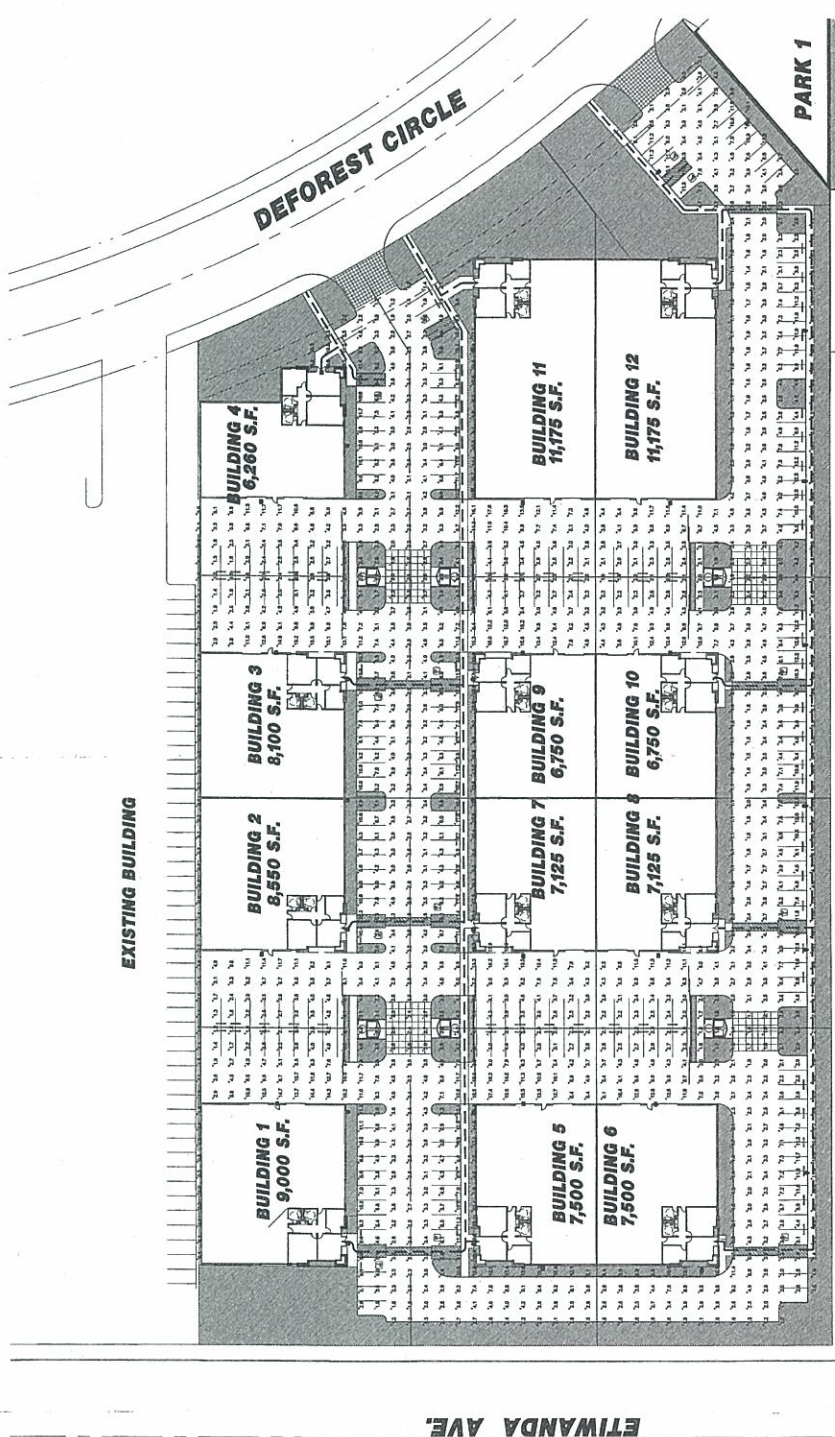
Project:
MIRA LOMA

VAL ELECTRIC INC.
CONTRACTORS • ENGINEERS
1000 UNIVERSITY PARK DRIVE, SUITE 200
DALLAS, TEXAS 75201
TEL: 972.343.8800
FAX: 972.343.8801

PROCESS SET # _____
 PROCESS SET # _____
 FOR SET # _____
 FOR CONSTRUCTION SET _____
 AS BUILT SET _____
 DATE: _____

Time: **LOT 37 SITE PHOTOMETRICS**
 Project Number: _____
 Drawn by: _____
 Date: _____
 Revision: _____

Sheet: **E-2.0**



OVERALL SITE

STATISTICS

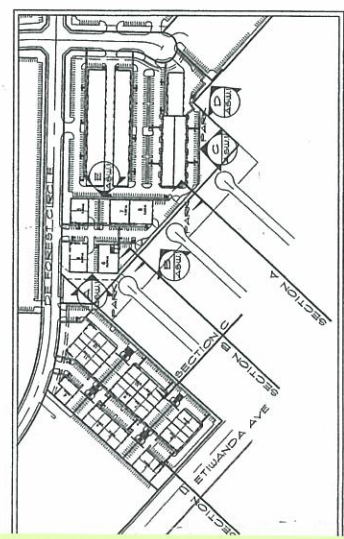
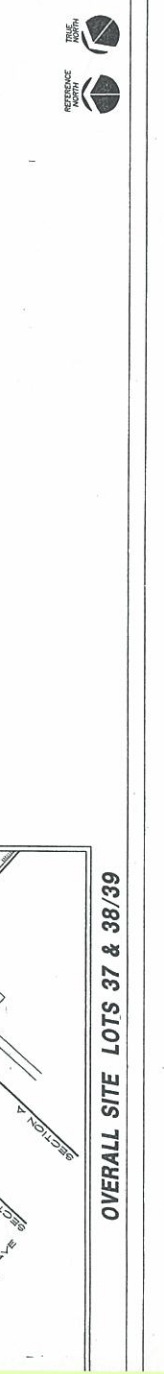
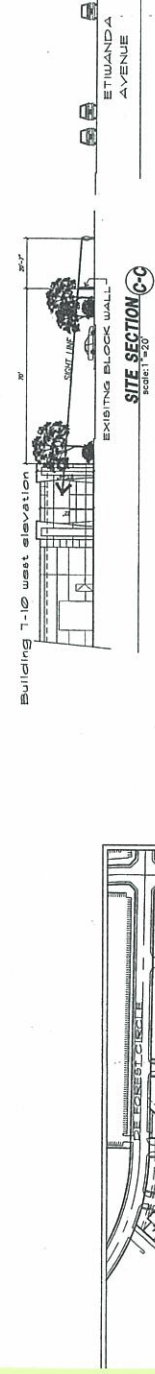
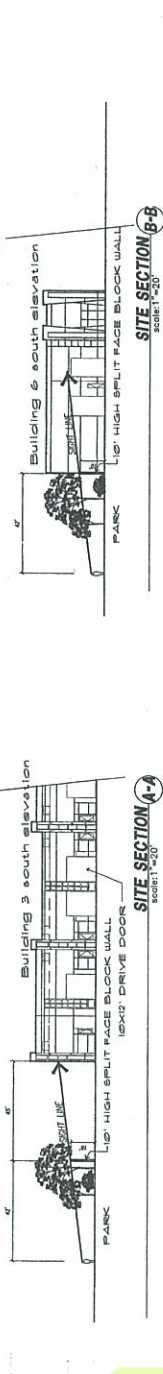
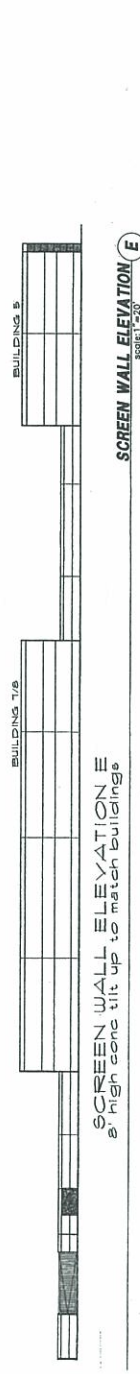
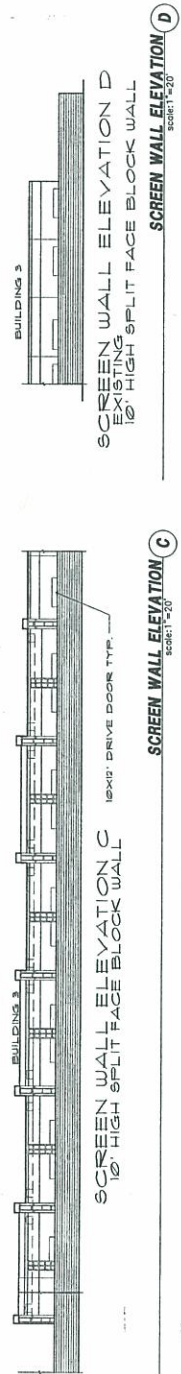
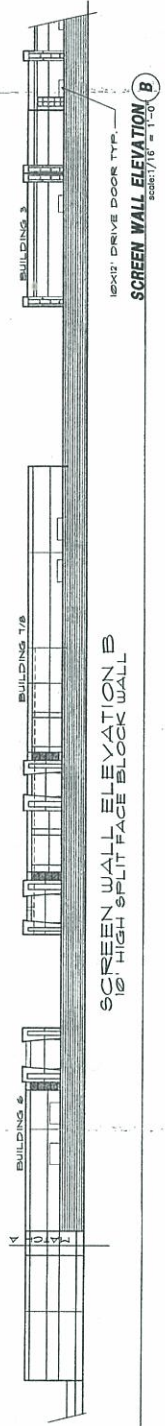
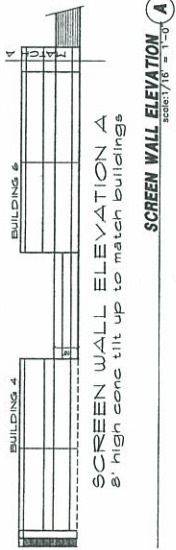
Item	Value	Unit	Min	Max	Mean	Std Dev
Footcandle	0.1	fc	0.05	0.15	0.1	0.02
Footcandle	0.1	fc	0.05	0.15	0.1	0.02

NOTE: ALL EXPOSURES BY PROPERTY LINE TO HAVE MINIMUM ILLUMINATION ON OUTSIDE PROPERTY.

LUMINAIRE SCHEDULE

Item	Qty	Manufacturer	Model	Power	Beam	Height	Notes
1	1	VAL ELECTRIC INC.	VE-100-100-100	100W	100°	100'	100' HGT. 100° BEAM. 100W. 100' HGT. 100° BEAM. 100W.
2	1	VAL ELECTRIC INC.	VE-100-100-100	100W	100°	100'	100' HGT. 100° BEAM. 100W. 100' HGT. 100° BEAM. 100W.
3	1	VAL ELECTRIC INC.	VE-100-100-100	100W	100°	100'	100' HGT. 100° BEAM. 100W. 100' HGT. 100° BEAM. 100W.

CASE #: PP18876, AMD. #4
EXHIBIT: P
DATED: 7/12/10
PLANNER: C. HINOJOSA



SCREEN WALL ELEVATIONS AND SITE SECTIONS

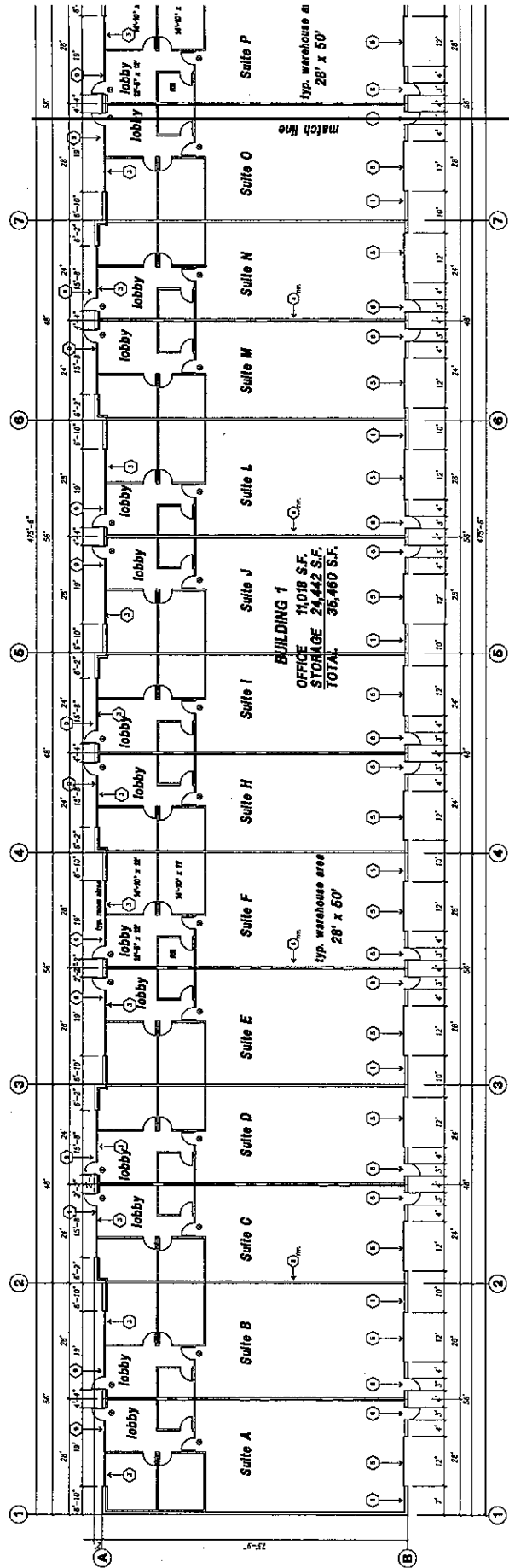
SHEET, DAB SW-1
PARCEL 37, 38&39
PP 18876 - 18877
DEFORREST BUSINESS PARK
DAB LOT 37 38&39

RCI
Regional Commercial Interiors

JAMES WAIN STREET, SUITE 220, RIVERSIDE, CALIFORNIA 92501
CITY OF ANAHEIM

16321 BANCROFT AVE., SUITE 100, IRVINE, CA 92612 (949) 862-1770

CASE #: PP18876, AMD. #4
EXHIBIT: W
DATED: 7/12/10
PLANNER: C. HINOJOSA

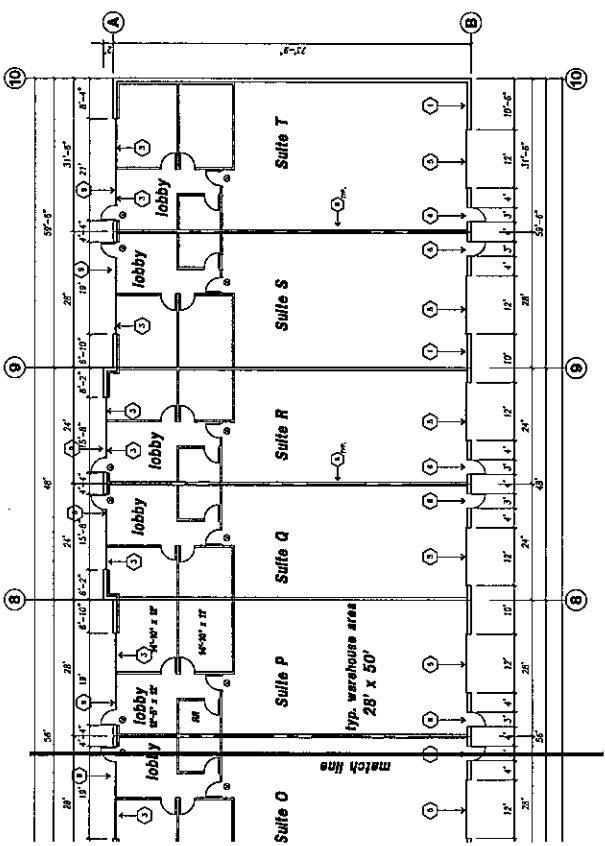


FLOOR PLAN
SCALE: 1" = 8'-0"

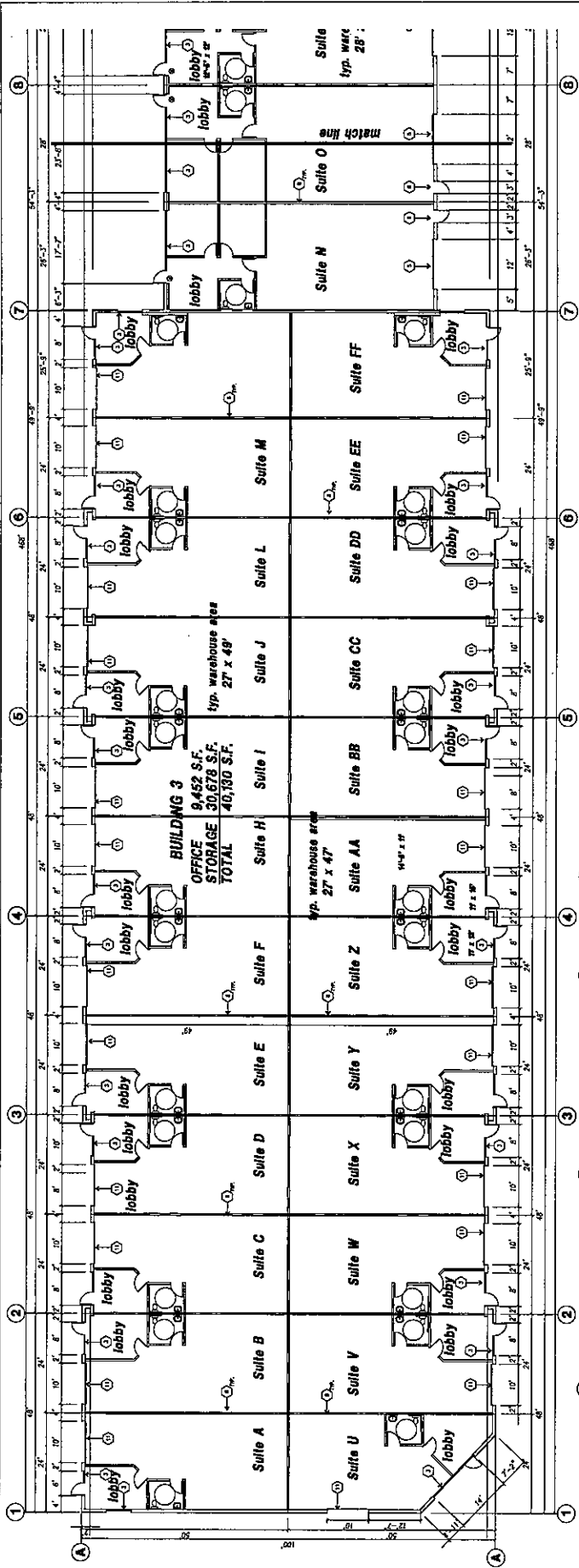
- GENERAL NOTES - FLOOR PLAN**
- A. FINISH LOCATIONS SHALL BE APPROVED FOR FIVE (5) FEET MINIMUM.
 - B. FLOOR SLAB SHALL BE SEALED WITH "SEA HARD" OR APPROVED EQUAL.
 - C. TO BE PAINTED WITH "EPOXY" PAINTS. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE FLOOR SLAB. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE FLOOR SLAB.
 - D. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - E. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - F. SEE THE DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES.
 - G. FOR DOOR TYPES AND SIZES, SEE ARCHITECTURAL SCHEDULE. NOTE: ALL DOORS TO BE 1 1/2" MINIMUM CLEARANCE UNDER THE DOOR.
 - H. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - I. FINISH LOCATIONS SHALL BE APPROVED FOR FIVE (5) FEET MINIMUM.
 - J. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - K. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - L. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - M. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - N. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - O. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.
 - P. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS FOR FINISH LOCATIONS AT ALL FINISH LOCATIONS. SEE "3" FOR FINISH LOCATIONS.

- KEY/NOTES - FLOOR PLAN**
1. CONCRETE TIE-UP PANEL, SEE "3" DRAWINGS FOR NOTES.
 2. FINISH LOCATIONS.
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SHEET, DAB 2-1-1
PARCEL 38&39
PP 19877
BUILDING 1
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE COMMERCIAL INVESTORS, INC.
PARCEL 38&39
3800 VAN STREET, SUITE 220 RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 744-1524
FAX: (951) 744-1524



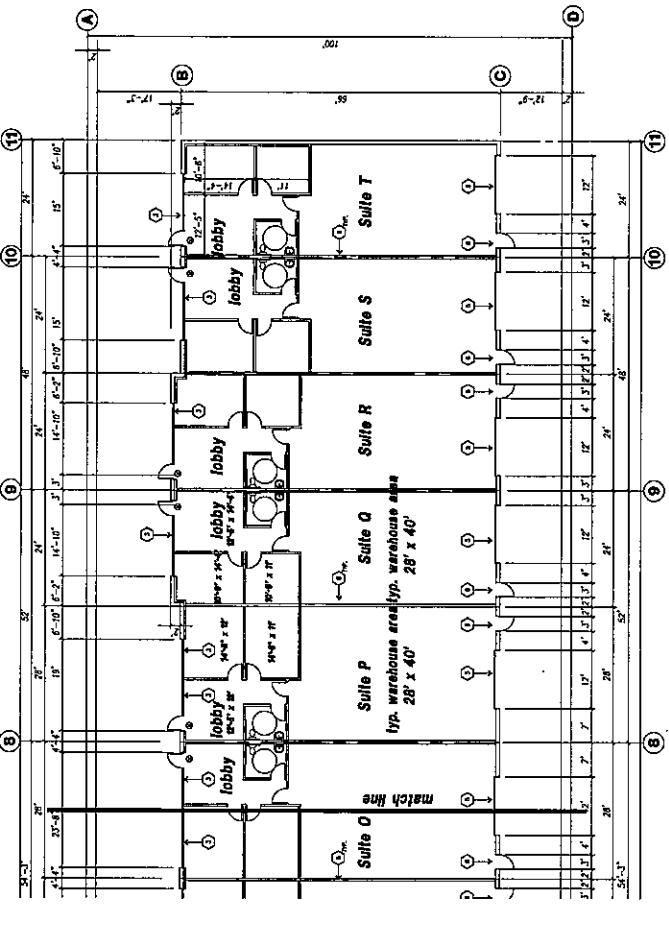
FLOOR PLAN
SCALE: 1" = 8'-0"



FLOOR PLAN
SCALE: 1" = 8'-0"



- KEYNOTES - FLOOR PLAN**
1. ALL ROOM LOCATIONS SHALL BE APPROVED FOR THE DEPARTMENT.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 3. MARKINGS AND/OR CONCRETE SHALL BE PAINTED AND MARKED TO BE USED TO LOCATE THE MARKS. ALL CURB OR WALLS IN WAREHOUSE TO BE CONCRETE.
 4. SLOPE FLOOR STAIRS TO EXTERIOR AT ALL PERSONAL ENITS. SEE "S" DRAWINGS FOR FLOOR FINISH LOCATIONS.
 5. FLOOR FINISH TO BE TO THE FACE OF CONCRETE PANEL WALL, CORNER OR FACE OF STAIR LANDING.
 6. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 7. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 8. CONTRACTOR TO PROTECT AND SETBACK THE FLOOR SLAB CLEAR. ALL CORNER AND EDGE FINISHES TO BE AS SHOWN ON THIS SHEET. NOTE: ALL DOORS FOR DOOR SCHEDULES ARE FINISH SCHEDULES.
 9. ALL DOORS TO BE 1 3/4" MINIMUM CLEARANCE UNDER DOOR.
 10. HANG DOOR COUNTERPARTY SHALL BE SCHEDULED BY WALL PARAMETER IN ALL CASES.
 11. NO MEZZANINES IN THIS PROJECT.
- GENERAL NOTES - FLOOR PLAN**
1. FLOOR FINISHES SHALL BE APPROVED FOR THE DEPARTMENT.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 3. MARKINGS AND/OR CONCRETE SHALL BE PAINTED AND MARKED TO BE USED TO LOCATE THE MARKS. ALL CURB OR WALLS IN WAREHOUSE TO BE CONCRETE.
 4. SLOPE FLOOR STAIRS TO EXTERIOR AT ALL PERSONAL ENITS. SEE "S" DRAWINGS FOR FLOOR FINISH LOCATIONS.
 5. FLOOR FINISH TO BE TO THE FACE OF CONCRETE PANEL WALL, CORNER OR FACE OF STAIR LANDING.
 6. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 7. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 8. CONTRACTOR TO PROTECT AND SETBACK THE FLOOR SLAB CLEAR. ALL CORNER AND EDGE FINISHES TO BE AS SHOWN ON THIS SHEET. NOTE: ALL DOORS FOR DOOR SCHEDULES ARE FINISH SCHEDULES.
 9. ALL DOORS TO BE 1 3/4" MINIMUM CLEARANCE UNDER DOOR.
 10. HANG DOOR COUNTERPARTY SHALL BE SCHEDULED BY WALL PARAMETER IN ALL CASES.
 11. NO MEZZANINES IN THIS PROJECT.



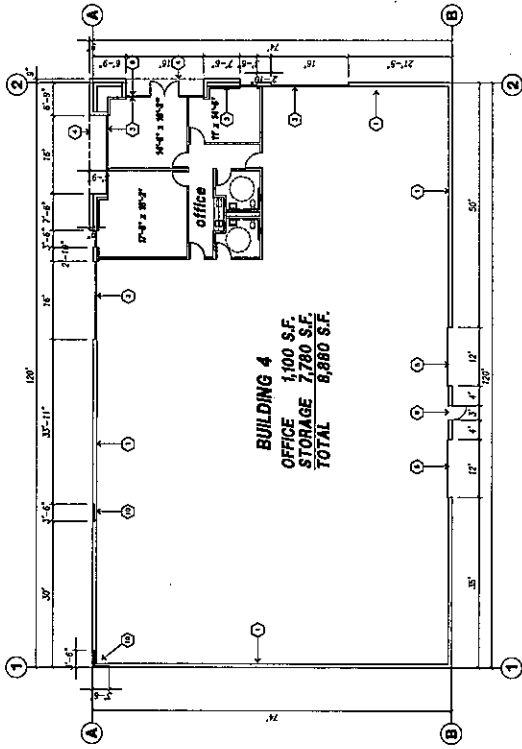
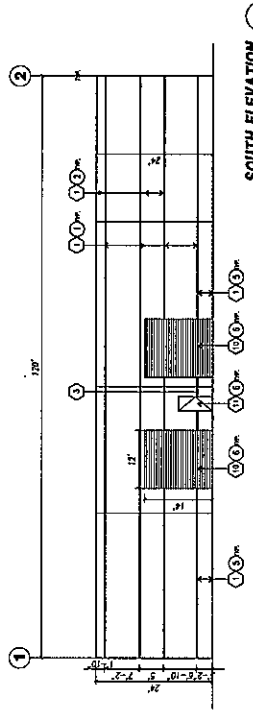
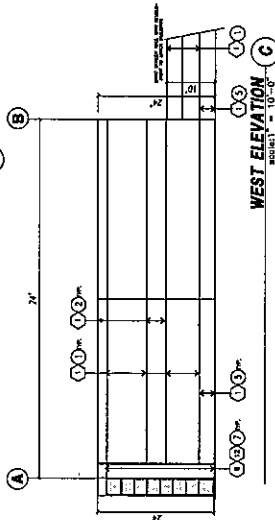
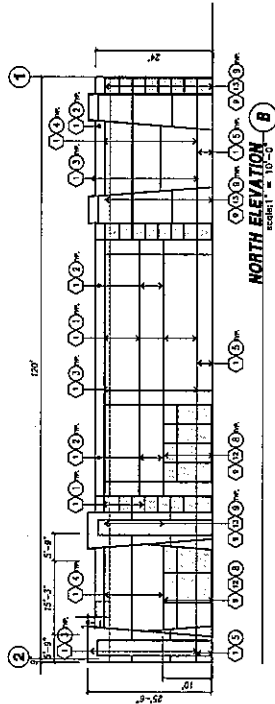
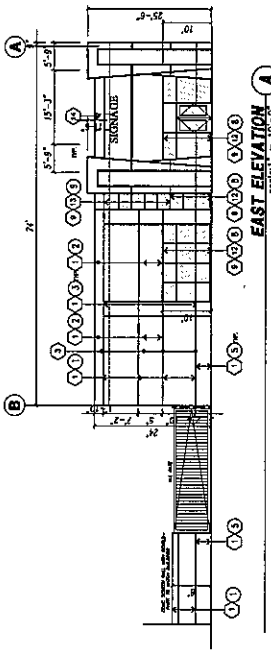
SHEET: DAB 2-F-3
PARCEL 38&39
PP 18877

BUILDING 3

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE

PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

3800 MAIN STREET, SUITE 270 RIVERSIDE, CALIFORNIA 92501
PROJECT NO. 18877
DATE: 08/17/2007



FLOOR PLAN & BUILDING FOOTPRINT



GENERAL NOTES - FLOOR PLAN

1. THE FLOOR FINISH SHALL BE APPROVED FOR THE CONTRACTOR.
2. ALL WALLS AND PARTITIONS SHALL BE CONCRETE ON A 4" THICK CONCRETE SLAB ON GRADE.
3. WINDSHIELD AND CONCRETE WALLS ARE PARTED WHITE. CHANGES ARE TO BE MADE TO MATCH THE CONTRACTOR'S WALLS IN SURROUND TO RECEIVE PROPER FINISH.
4. SLOPE FLOOR SLAB 1/8" IN 12" TO EXTERIOR AT ALL PERSONAL DOTS. SET 3" FROM EXTERIOR WALL.
5. ALL WINDSHIELD ARE TO BE FACE OF CONCRETE PANEL. WALL CORNER OF FACE OF TRIM JAMB.
6. SEE ONE DRAWING FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
7. PER DOOR TYPES AND SETS. SET DETAILS SHEET. NOTE: ALL DOORS CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. HANGING ROOF EQUIPMENT SHALL BE SECURED BY WALL PARAPET IN ALL CASES.
9. ROOF MEZZANINE IN THIS PROJECT.

KEYNOTES - FLOOR PLAN

1. FINISH THE WALL. SEE "D" DRAWINGS FOR THICKNESS AND STEEL REINFORCEMENT.
2. STRUCTURAL STEEL COLUMN. SEE "D" DRAWINGS FOR SIZE AND LOCATION.
3. TYPICAL STAIRWELL SYSTEM WITH GLAZING. SET ELEVATIONS FOR SIZE, CLEAR AND LOCATION.
4. SET THE LINE.
5. 12" X 12" TRUSS DOOR. METAL LIFT. STAIRWELL DOOR.
6. 2" X 7" HOLLOW METAL EXTERIOR HANG DOOR.
7. 2" X 7" HOLLOW METAL EXTERIOR HANG DOOR. METAL LIFT. STAIRWELL DOOR. SEE "D" DRAWINGS FOR THICKNESS AND LOCATION.
8. HANGING ROOF EQUIPMENT SHALL BE SECURED BY WALL PARAPET IN ALL CASES.
9. HANGING ROOF EQUIPMENT SHALL BE SECURED BY WALL PARAPET IN ALL CASES.
10. SPANGLER GLASS.

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANEL	PAINT: MARO. TRUCK. BRN. GRN. BENT.
2	CONCRETE TILT-UP PANEL	PAINT: MARO. TRUCK. BRN. BENT.
3	CONCRETE TILT-UP PANEL	PAINT: MARO. TRUCK. BRN. BENT.
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GENERAL NOTES - ELEVATIONS

1. ALL PANEL COLOR CHANGES TO COVER AT THESE COORDINATES UNLESS NOTED OTHERWISE.
2. ALL PANEL FINISHES ARE TO BE PLAIN UNLESS NOTED OTHERWISE.
3. 1/2" - 1" TOP OF PARAPET - ELEVATION.
4. 1/2" - 1" FLOOR FINISH.
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100. 1/2" - 1" FLOOR FINISH.

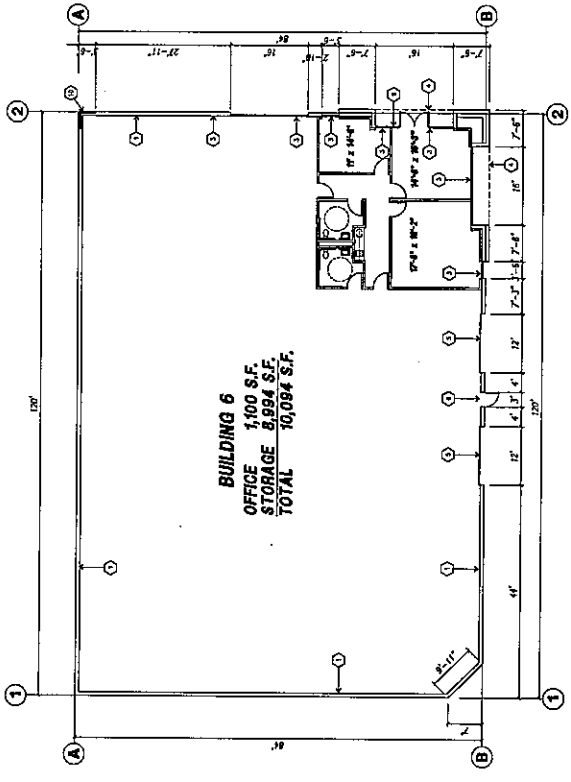
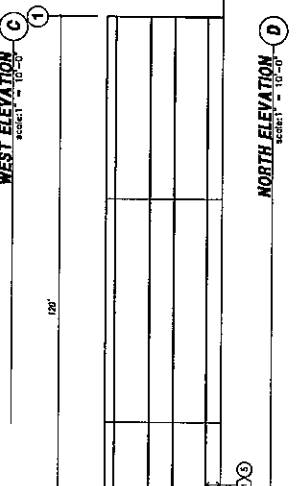
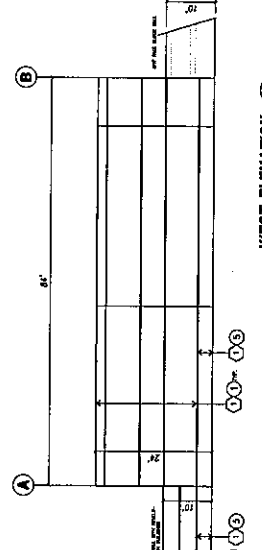
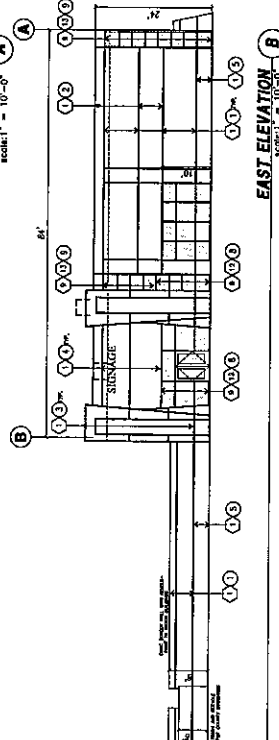
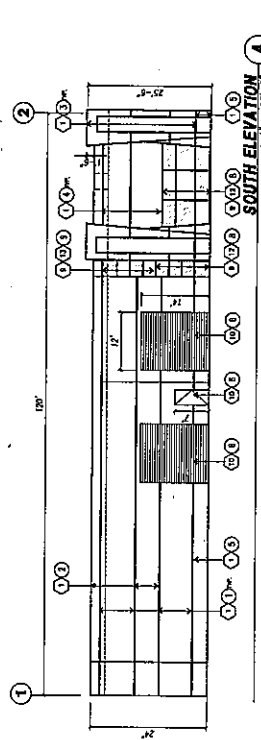
KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL SPANGLER
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99. CONCRETE TILT-UP PANEL SPANGLER
100. CONCRETE TILT-UP PANEL SPANGLER

SHEET: DAB 2-1-4
PARCEL 38&39
PP 18877
BUILDING 4

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.
380 WEST STREET, SUITE 207, RIVERSIDE, CALIFORNIA 92501
PROJECT 1, 201
199 200

HPA Inc.
18431 Redwood Ave., Irvine, California 92612
(949) 861-1726



BUILDING 6
OFFICE 1,100 S.F.
STORAGE 8,994 S.F.
TOTAL 10,094 S.F.

FLOOR PLAN & BUILDING FOOTPRINT

SCALE 1" = 4'-0"



KEYNOTES - FLOOR PLAN

- 1. CONCRETE TILT-UP PANEL, SEE "E" DIMENSIONS FOR THICKNESS.
- 2. PAINT, ENAMEL.
- 3. STRUCTURAL STEEL COLUMN, SEE "E" DIMENSIONS FOR SIZE.
- 4. TYPICAL STORAGE SYSTEM WITH GLASSING, SEE ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 5. SPARTI LITE ABOVE.
- 6. 12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE.
- 7. 2'-0" x 2'-0" TYP. THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOORS AND WINDOWS TO LANDING AND TYPICAL AT CITY REQUIREMENTS.
- 8. HOLLOW METAL DOORS.
- 9. HOLLOW METAL DOORS.
- 10. SPARKER GLASS.

GENERAL NOTES - FLOOR PLAN

- A. THESE LOCATIONS SHALL BE APPROVED FOR THE SUBMITTAL.
- B. FLOOR SLAB SHALL BE SLOPED WITH "REAL ROOF" OR APPROVED EQUAL.
- C. TO BE SLOPED AWAY FROM ALL WALLS TO PREVENT WATER TO PENETRATE TO INSULATION.
- D. SLOPE AWAY FROM ALL WALLS TO PREVENT WATER TO PENETRATE TO INSULATION.
- E. DRAWINGS FOR PAINT FINISH LOCATIONS.
- F. FINISH TO BE SHOWN ON THE FACE OF CONCRETE PANEL WALL, DOORCASE, OR WINDOW CASE.
- G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- H. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- I. FOR DOOR SIZES, SEE ARCHITECTURAL SHEET. NOTE: ALL DOORS TO BE SLOPED AWAY FROM ALL WALLS TO PREVENT WATER TO PENETRATE TO INSULATION.
- J. NO MEZZANINE AT THIS PROJECT.

KEYNOTES - ELEVATIONS

- 1. CONCRETE TILT-UP PANEL PAINTER.
- 2. PAINT, ENAMEL.
- 3. STRUCTURAL STEEL COLUMN.
- 4. TYPICAL STORAGE SYSTEM WITH GLASSING.
- 5. SPARTI LITE ABOVE.
- 6. 12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE.
- 7. 2'-0" x 2'-0" TYP. THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOORS AND WINDOWS TO LANDING AND TYPICAL AT CITY REQUIREMENTS.
- 8. HOLLOW METAL DOORS.
- 9. HOLLOW METAL DOORS.
- 10. SPARKER GLASS.
- 11. ROOF TOP EQUIPMENT, SCHEDULED BY PAINTER.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO COLOR AT THESE LOCATIONS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE PLAT UNLESS NOTED OTHERWISE.
- C. TOP OF FINISH FLOOR ELEVATION.
- D. FINISH FLOOR ELEVATION.
- E. STORMWATER COLLECTION BLASS, METAL ATTACHMENTS AND UNITS.
- F. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS TO BE NOTED AT ALL LOCATIONS.
- G. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCHEDULED FROM THE ARCHITECTURAL SHEET TO A MECHANICAL USE (SEE ELEVATION SHEET).

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR	FINISH
1	CONCRETE TILT-UP PANEL	SPARKER GLASS	CONCRETE
2	PAINT, ENAMEL	SPARKER GLASS	ENAMEL
3	STRUCTURAL STEEL COLUMN	SPARKER GLASS	PAINT
4	TYPICAL STORAGE SYSTEM WITH GLASSING	SPARKER GLASS	PAINT
5	SPARTI LITE ABOVE	SPARKER GLASS	PAINT
6	12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE	SPARKER GLASS	PAINT
7	2'-0" x 2'-0" TYP. THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOORS AND WINDOWS TO LANDING AND TYPICAL AT CITY REQUIREMENTS	SPARKER GLASS	PAINT
8	HOLLOW METAL DOORS	SPARKER GLASS	PAINT
9	HOLLOW METAL DOORS	SPARKER GLASS	PAINT
10	SPARKER GLASS	SPARKER GLASS	GLASS
11	ROOF TOP EQUIPMENT, SCHEDULED BY PAINTER	SPARKER GLASS	GLASS

SHEET, DAB 2-1-6
PARCEL 38&39
PP 18877
BUILDING 6

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

3800 NEW STREET, SUITE 700, RIVERSIDE, CALIFORNIA 92507
EXPIRES 12/20/27

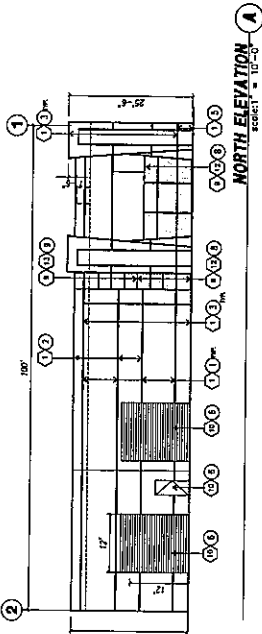
HPA Inc.
16311 Redwood Ave, Irvine, California 92612
(949) 451-1778

KEYNOTES - FLOOR PLAN

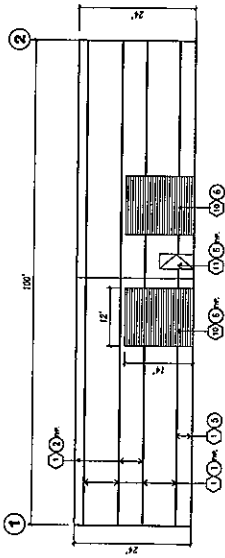
- 1 CONCRETE TILT-UP PANEL, SEE "Y" GRADING FOR FINISHES AND STEEL REINFORCERS
- 2 STRUCTURAL STEEL COLUMN, SEE "Y" DRAWINGS FOR SIZE
- 3 FINISH FLOOR, COLOR AND MATERIAL
- 4 FINISH WALL, COLOR AND MATERIAL
- 5 SMOOTH LINE FINISH
- 6 1/2" x 1/4" TRUSS CORK, VERTICAL UP, STANDARD GRADE
- 7 3" x 7" FLOOR METAL EXTERIOR WALK DOOR
- 8 1/2" x 1/4" TRUSS CORK, VERTICAL UP, STANDARD GRADE
- 9 ALL EXTERIOR WALLS TO BE CONCRETE BLOCK, 8" MIN. AT CITY REQUIREMENTS. PROVIDE WALK TO HARD SURFACE FOR TRUCK ENCLOSURE.
- 10 HANGUPPED ENTRY SIGN
- 11 SPANNER GLASS

GENERAL NOTES - FLOOR PLAN

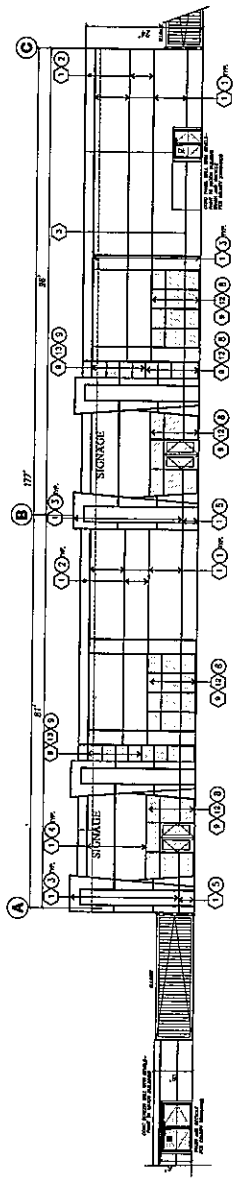
- A. FIRE RISE LOCATIONS SHALL BE APPROVED FOR THE DEPARTMENT.
- B. FLOOR SLAB SHALL BE SLOPED WITH "ZERO SLOPE" OR APPROVED EQUAL.
- C. WOODWORK INTERIOR CORNER WALLS SHALL BE PAINTED WHITE, COLUMN LINE 1' OUTLET OF WHITE TO CORNER.
- D. SLOPE FLOOR STEP 1/2" TO EXTERIOR AT ALL PERSONAL UTILITY, SEE "3" DRAWINGS FOR FLOOR STEP LOCATIONS.
- E. FACE OF STUB WALLS TO THE FACE OF CONCRETE PANEL WALL, ORNEAR OR CONNECTION TO NEAREST ACTUAL UTILITY LOCATIONS.
- F. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- G. FOR DOOR SCHEDULES, SEE "Y" DRAWINGS.
- H. CONTRACTOR TO PROTECT AND REPAIR THE FLOOR SLAB OVER ALL COMPARTMENT TO BE SHOWN AS REMOVED AND THEREIN.
- I. OTHER FLOOR COMPONENTS SHALL BE SCHEDULED BY WALL PROJECT IN ALL CASES.



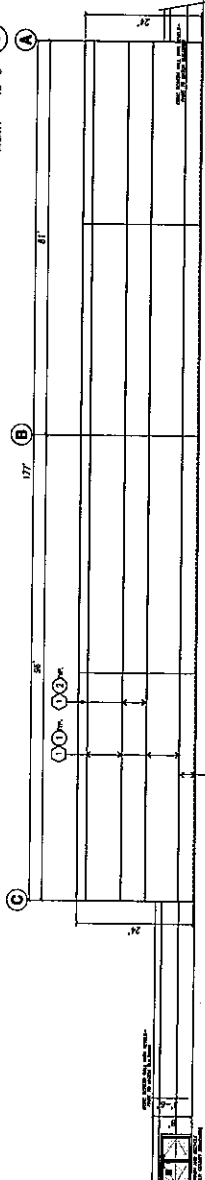
NORTH ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

KEYNOTES - ELEVATIONS

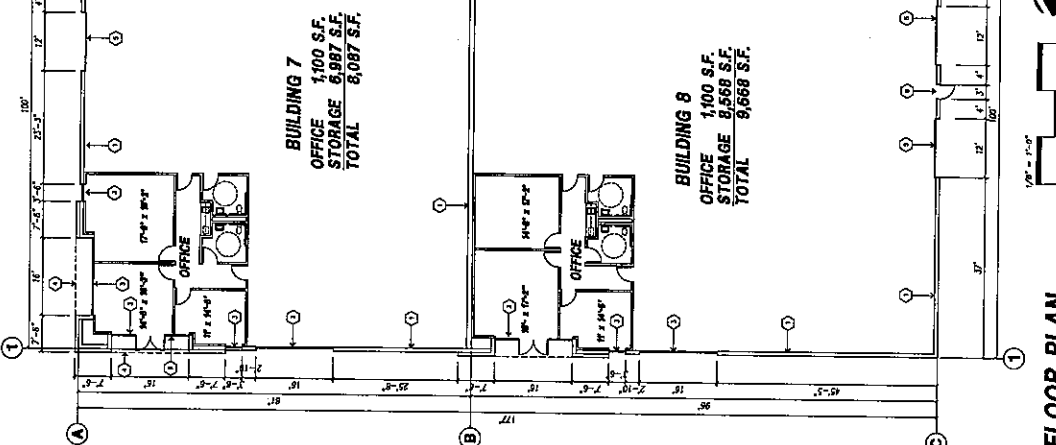
- 1 CONCRETE TILT-UP PANEL, PAINTED
- 2 WALL CORNER
- 3 CONCRETE TILT-UP CORNER WALL
- 4 NOT USED
- 5 1/2" x 1/4" TRUSS CORK, VERTICAL UP, STANDARD GRADE
- 6 ALUMINUM EXTERIOR DOOR, PAINTED BY TRUSS CORK, VERTICAL UP, STANDARD GRADE
- 7 1/2" x 1/4" TRUSS CORK, VERTICAL UP, STANDARD GRADE
- 8 HANGUPPED ENTRY SIGN
- 9 SPANNER GLASS
- 10 ROOF TOP EQUIPMENT, SCHEDULED BY PERMIT

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT THESE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP - TOP OF FINISH FLOOR ELEVATION
- D. FINISH FLOOR ELEVATION
- E. UNIFORM CONSTRUCTION SHALL BE MAINTAINED THROUGHOUT AND UNLESS CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL TO INSTALLATION.
- F. CONTRACTOR SHALL FILL PAINT ONE CONCRETE PANEL, IF SELECTED, WITH PAINT TO MATCH ADJACENT PANELS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL FILL PAINT TO MATCH ADJACENT PANELS.
- G. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL FILL PAINT TO MATCH ADJACENT PANELS.

COLOR SCHEDULE - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 2 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 3 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 4 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 5 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 6 VERTICAL UP OVERSLAB PAINT BRN. UNZ. (MIL. UNZ. UNZ.)
- 7 HANGUPPED ENTRY SIGN COLOR AS SHOWN
- 8 SPANNER GLASS COLOR, SEE ELEVATION
- 9 SPANNER SPANGLER COLOR, SEE ELEVATION



FLOOR PLAN
SCALE: 1" = 8'-0"

BUILDING 7
OFFICE 1,100 S.F.
STORAGE 6,887 S.F.
TOTAL 8,087 S.F.

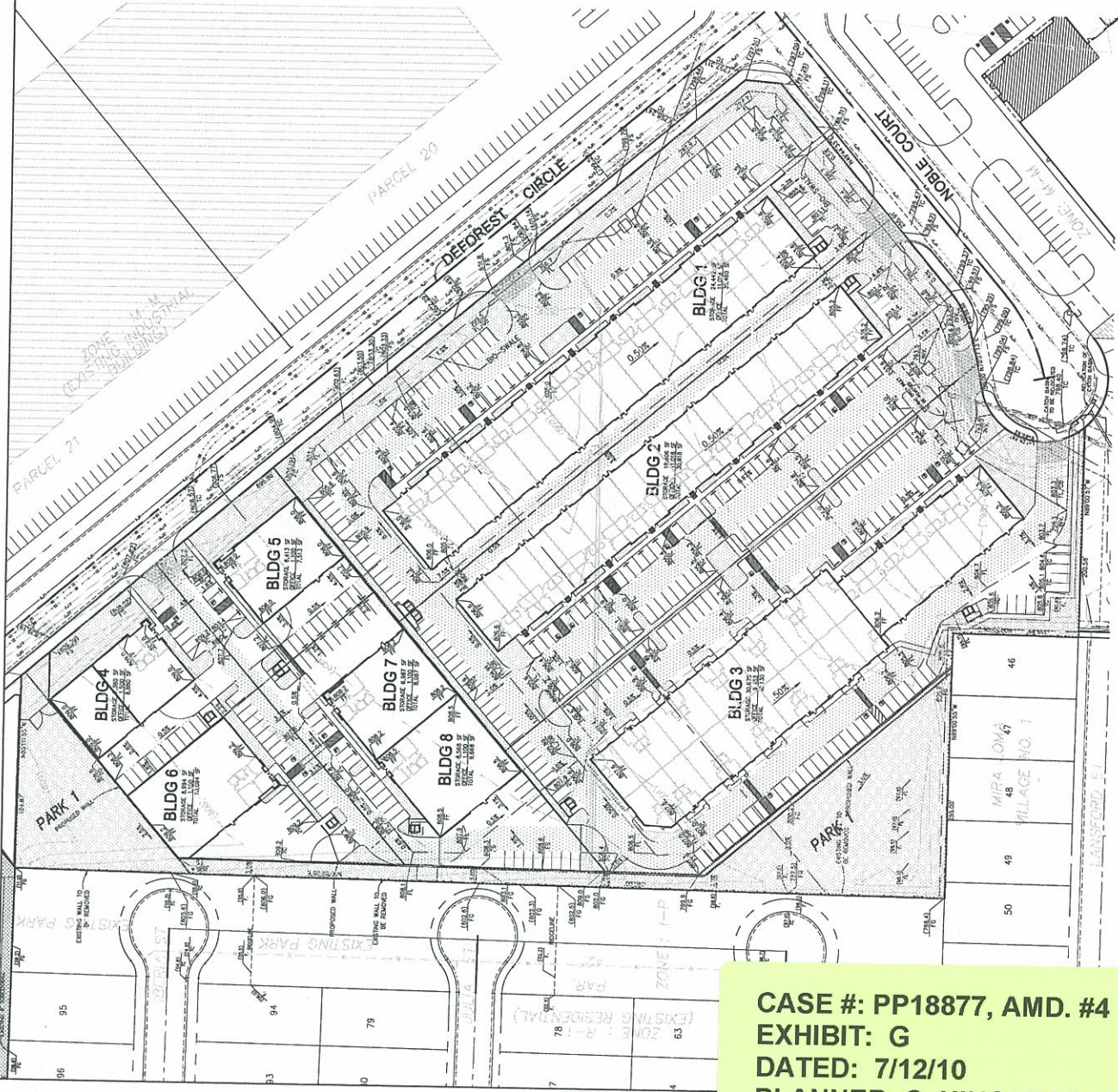
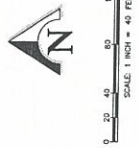
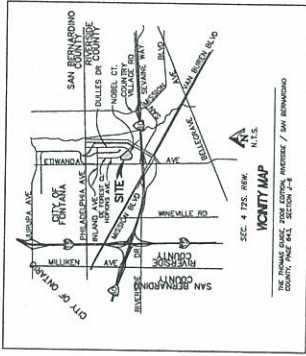
BUILDING 8
OFFICE 1,100 S.F.
STORAGE 8,568 S.F.
TOTAL 9,668 S.F.

SHEET: DAB 2-1-748
PARCEL 38&39
PP 19877

BUILDING 7&8

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.
3801 NEW STREET, SUITE 300, RIVERSIDE, CALIFORNIA 92501
SEPTEMBER 2, 2007
HPA Inc.
(919) 961-1776

CONCEPTUAL GRADING PLAN



APPROVED BY:		DATE:	
E.C.E. NO.:		DATE:	
REVISED BY:		DATE:	
DRAWN BY:		DATE:	
CHECKED BY:		DATE:	
SCALE: 1"=40'		DATE: SEPTEMBER 2007	
BENCH MARK:		N/A	
COUNTY OF RIVERSIDE		MIRA LOMA COMMERCE CENTER	
PARCEL 38-39		CONCEPTUAL GRADING PLAN	
1		of 1 SHEETS	
FOR: D.C. REAL ESTATE MANAGEMENT		NO. 14, PAGE NO. 10252-0902	

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 Two working days before you dig

CASE #: PP18877, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 38-39



BUILDING 1 (TYPICAL) - NORTH ELEVATION



BUILDING 1 (TYPICAL) - SOUTH ELEVATION

4 2 1 3 6 2 7 4 5



BUILDING 3 (TYPICAL) - NORTH ELEVATION



BUILDING 3 (TYPICAL) - SOUTH ELEVATION

MATERIAL BOARD

1	Frazeo 8680 W ARIA IVORY
2	Frazeo 001 WHITE
3	Frazeo 8762W TOUCHSTONE
4	Frazeo 8684M OAK FLATS
5	Frazeo 8794M FIRED STEEL
6	Anodized Mullions
7	Blue Reflective Glazing

DEFOREST CIRCLE BUSINESS PARK



18831 Borden Ave.
Suite 100
Irvine, CA 92612
Tel: 949 863 1770
Fax: 949 863 0851

BUILDING 1 ~ 8
CITY OF MIRA LOMA, CALIFORNIA

CASE #: PP18877, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 38-39



BUILDING 1 (TYPICAL) - NORTH ELEVATION



BUILDING 1 (TYPICAL) - SOUTH ELEVATION



BUILDING 3 (TYPICAL) - NORTH ELEVATION



BUILDING 3 (TYPICAL) - SOUTH ELEVATION

DEFOREST CIRCLE BUSINESS PARK

BUILDING 1 ~ 8
CITY OF MIRA LOMA, CALIFORNIA

HPA

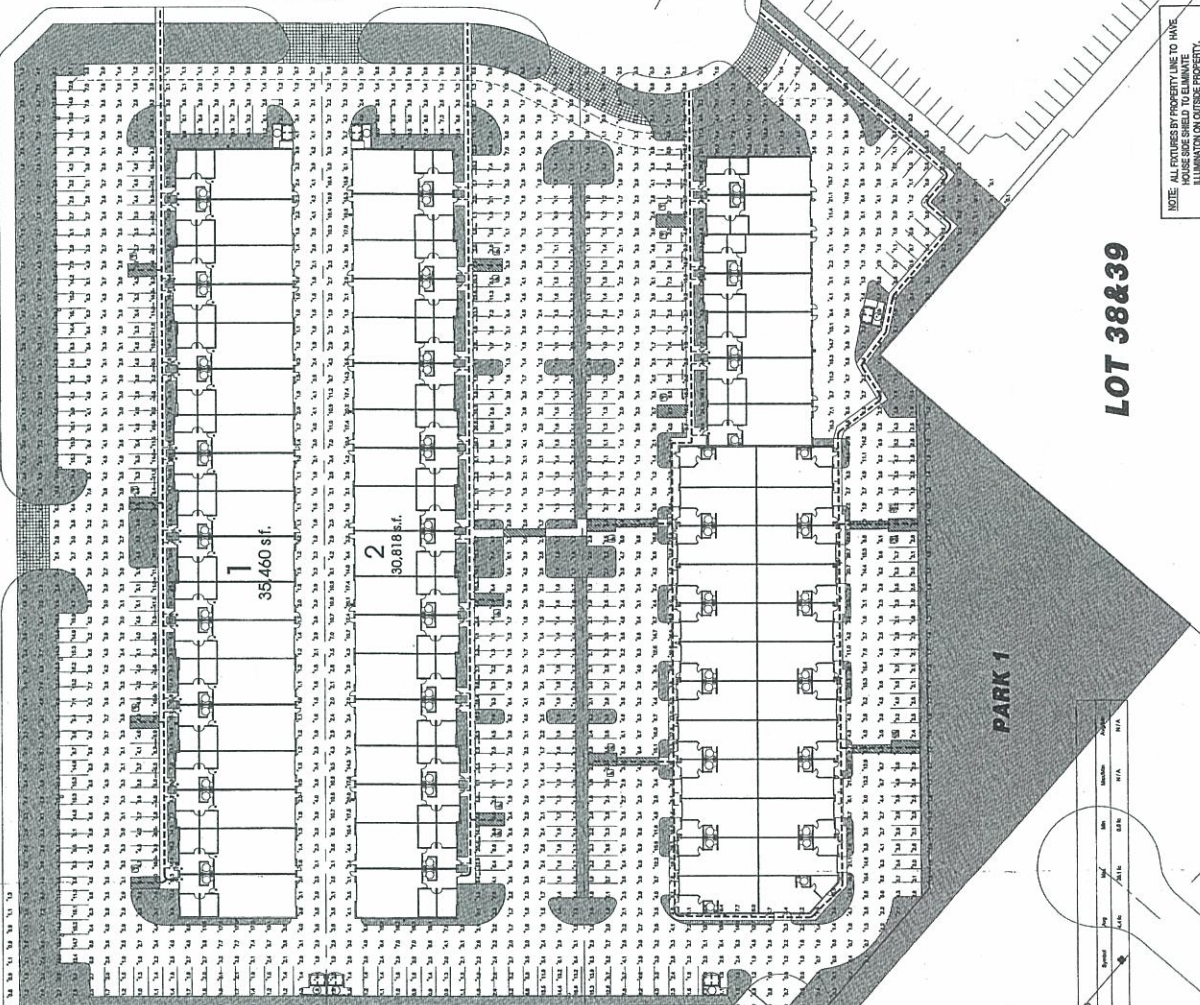


18831 Bardoon Ave.
Suite 100
Irvine, CA 92612
Tel: 949.863.1770
Fax: 949.863.1895

DEFOREST CIRCLE

NOBLE CT.

LOT 38&39



NOTE: ALL FEATURES BY PROPERTY LINE TO HAVE HOUSE SIDE SHIELD TO ELIMINATE ILLUMINATION ON OUTSIDE PROPERTY.

STATISTICS

Item	Quantity	Unit	Value
Area	100,000	Sq. Ft.	100,000
Perimeter	1,000	Feet	1,000
Count	100	Count	100

LUMINAIRE SCHEDULE

Code	Label	Qty	Description	Lot	Area	LF	Area
1	A	1	100 WATT	LOT 38 & 39	100,000	100	100
2	B	2	150 WATT	LOT 38 & 39	100,000	200	200
3	C	3	200 WATT	LOT 38 & 39	100,000	300	300
4	D	4	300 WATT	LOT 38 & 39	100,000	400	400
5	E	5	400 WATT	LOT 38 & 39	100,000	500	500
6	F	6	500 WATT	LOT 38 & 39	100,000	600	600

Project:
MIRA LOMA

VAL ELECTRIC INC.
CONTRACTORS & ENGINEERS
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202

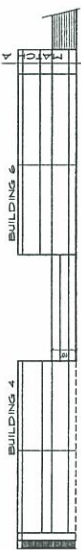
PROGRESS SET
AS BUILT SET
DATE:

Title:
LOT 38 & 39
PHOTOMETRICS

Project Number:
Drawn by:
Date:
Revised:

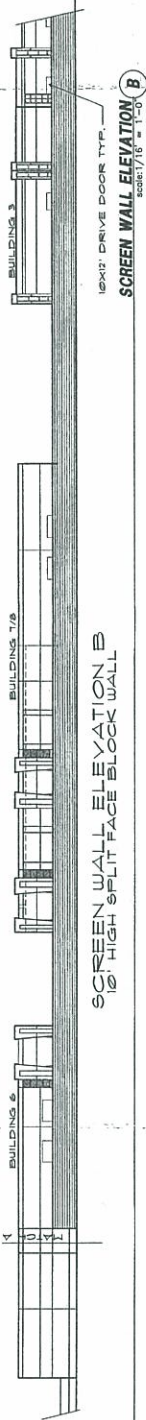
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E-1.0

CASE #: PP18877, AMD. #4
EXHIBIT: P
DATED: 7/12/10
PLANNER: C. HINOJOSA



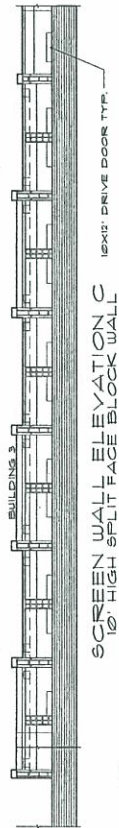
BUILDING 4
BUILDING 6
SCREEN WALL ELEVATION A
8' high conc tilt up to match buildings

SCREEN WALL ELEVATION (A)
SCALE: 1/16" = 1'-0"



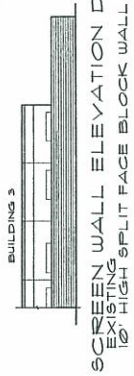
BUILDING 6
BUILDING T/6
SCREEN WALL ELEVATION B
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (B)
SCALE: 1/16" = 1'-0"



BUILDING 3
SCREEN WALL ELEVATION C
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (C)
SCALE: 1/16" = 1'-0"



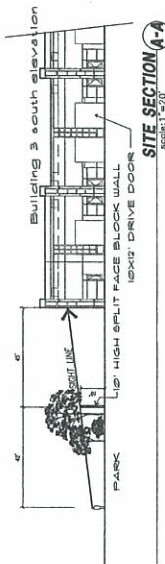
BUILDING 3
SCREEN WALL ELEVATION D
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (D)
SCALE: 1/16" = 1'-0"

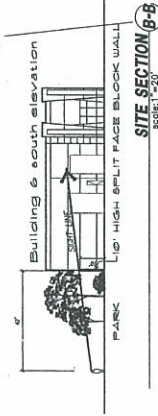


BUILDING T/6
BUILDING 5
SCREEN WALL ELEVATION E
8' high conc tilt up to match buildings

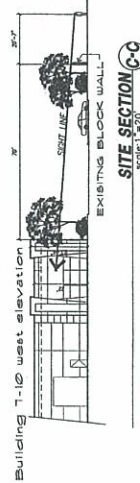
SCREEN WALL ELEVATION (E)
SCALE: 1/16" = 1'-0"



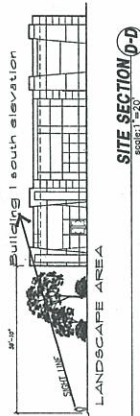
SITE SECTION (A-A)
SCALE: 1/32" = 1'-0"



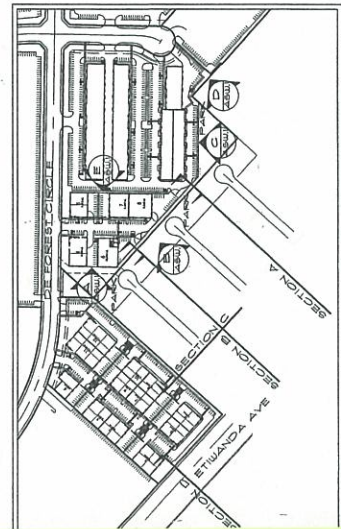
SITE SECTION (B-B)
SCALE: 1/32" = 1'-0"



SITE SECTION (C-C)
SCALE: 1/32" = 1'-0"



SITE SECTION (D-D)
SCALE: 1/32" = 1'-0"



OVERALL SITE LOTS 37 & 38/39

SCREEN WALL ELEVATIONS AND
SITE SECTIONS

SHEET: DAB SW-1
PARCEL 37, 38&39
PP 18876 - 18877
DEFOREST BUSINESS PARK
DAB LOT 37 38&39

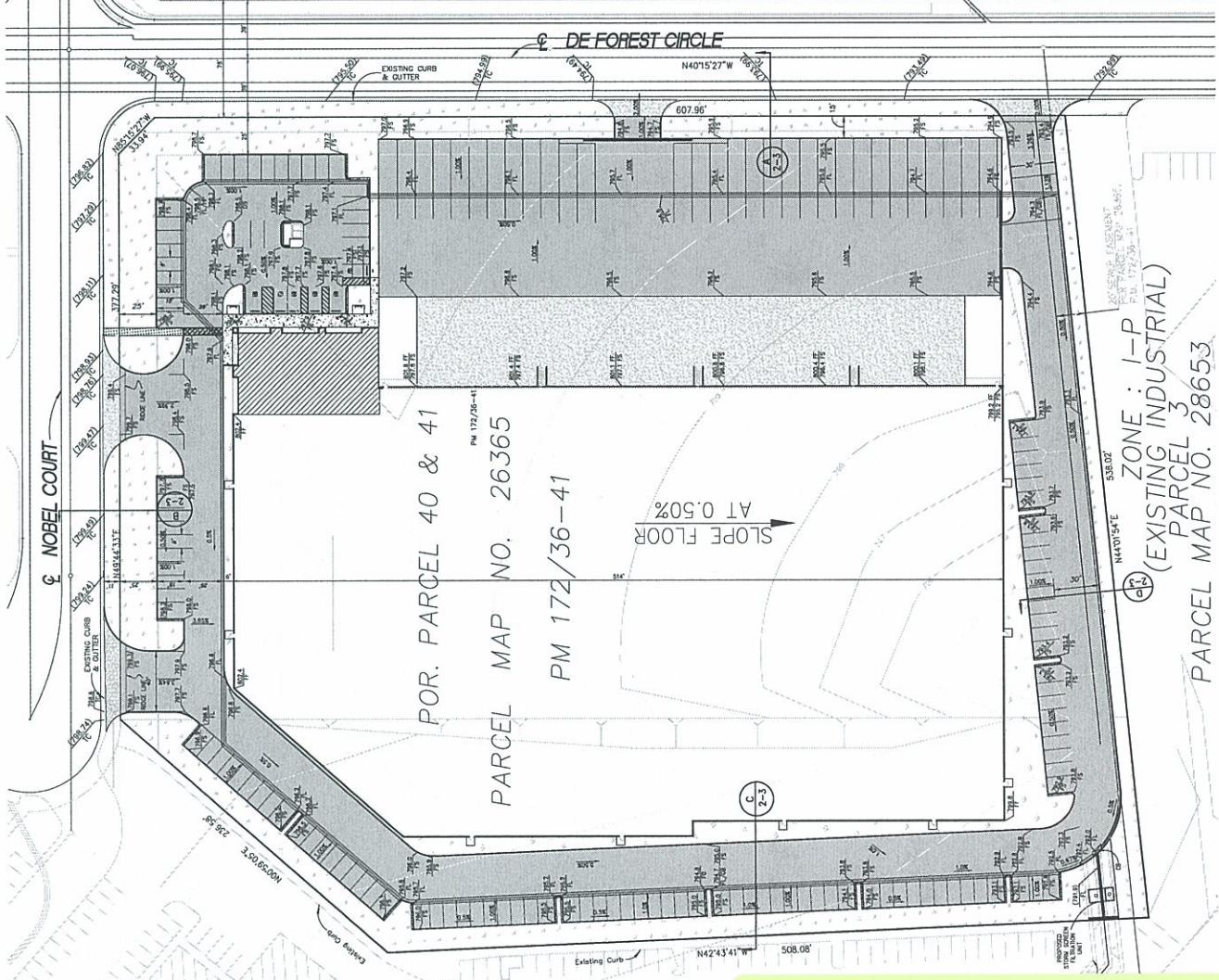
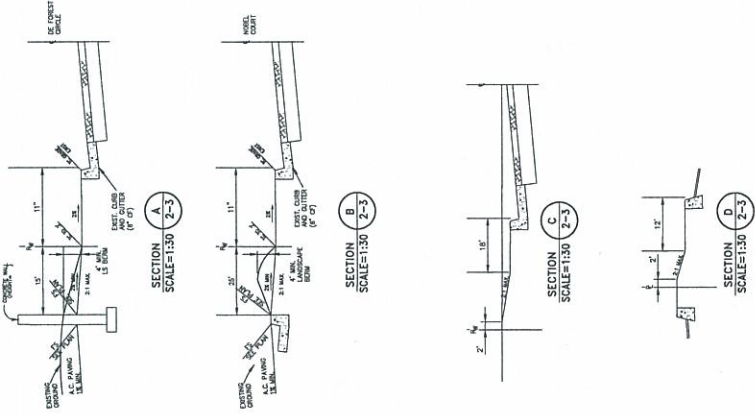
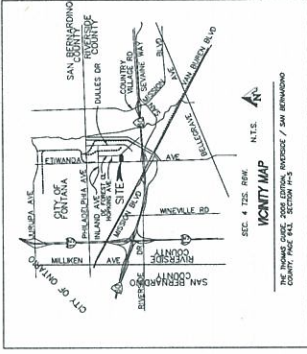


RCI
Riverside Commercial Institute
3665 MAIN STREET, SUITE 235 RIVERSIDE, CALIFORNIA 92507
CITY OF MIRA LOMA
MAY 23, 2007



CASE #: PP18877, AMD. #4
EXHIBIT: W
DATED: 7/12/10
PLANNER: C. HINOJOSA

CONCEPTUAL GRADING PLAN



REVISIONS:

NO.	DESCRIPTION	DATE	SCALE	BY	CHECKED
1	ISSUED FOR PERMITTING	7/12/10	N/A		
2	REVISED PER COMMENTS	7/12/10	N/A		

PLOT PLAN 18879
O.C. Real Estate Management, Inc.
Mrs Loma Commerce Center
KCT CONSULTANTS, INC
Civil Engineer - Survey - Planning
1000 W. GARDEN AVENUE, SUITE 100
POMONA, CA 91768
TEL: 909.861.1111
FAX: 909.861.1112
WWW.KCTCONSULTANTS.COM
REVISED BY: D.E.L. / D.B.F. / G.O.S.P. / B.E.L. / DATE: 10/24/2007 / SHEETS: 2 OF 3

CASE #: PP18879, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

NO.	DATE	REVISIONS



OC Real Estate Management, LLC
 430 Argentea, CA 90013
 (310) 697-9700
 CONTRACT: WILSON 11, Chatsworth, CA

PROJECT: WATER USE/HYDROZONES
 DRAWING NO.: L-3
 SHEET NO.: 3 OF 3

WATER USE CALCULATIONS BY HYDROZONES

Riverside County Ordinance 899 Landscape Water Use Calculations
 LOT 41
 (For Pockets with more than 1 hydrozone)

1. Maximum Annual Water Allowance (MAWA)
 INPUT: The total water storage of hydrozone = 57,800 G.F.
 INPUT: The H.W. ETc for the area = 56.27
 MAWA = $\frac{57,800 \text{ G.F.}}{56.27} = 1,027.00 \text{ gal/y}$

2. Estimated Annual Water Use (EAWU)
 Hydrozone #1
 INPUT: Square footage of hydrozone = 55,417 sq ft
 INPUT: Hydrozone infiltration efficiency = 0.33
 EAWU = $\frac{55,417 \text{ sq ft} \times 0.33}{0.33} = 18,389 \text{ gal/y}$

Hydrozone #2
 INPUT: Square footage of hydrozone = 3,351 sq ft
 INPUT: Hydrozone infiltration efficiency = 0.33
 EAWU = $\frac{3,351 \text{ sq ft} \times 0.33}{0.33} = 1,111 \text{ gal/y}$

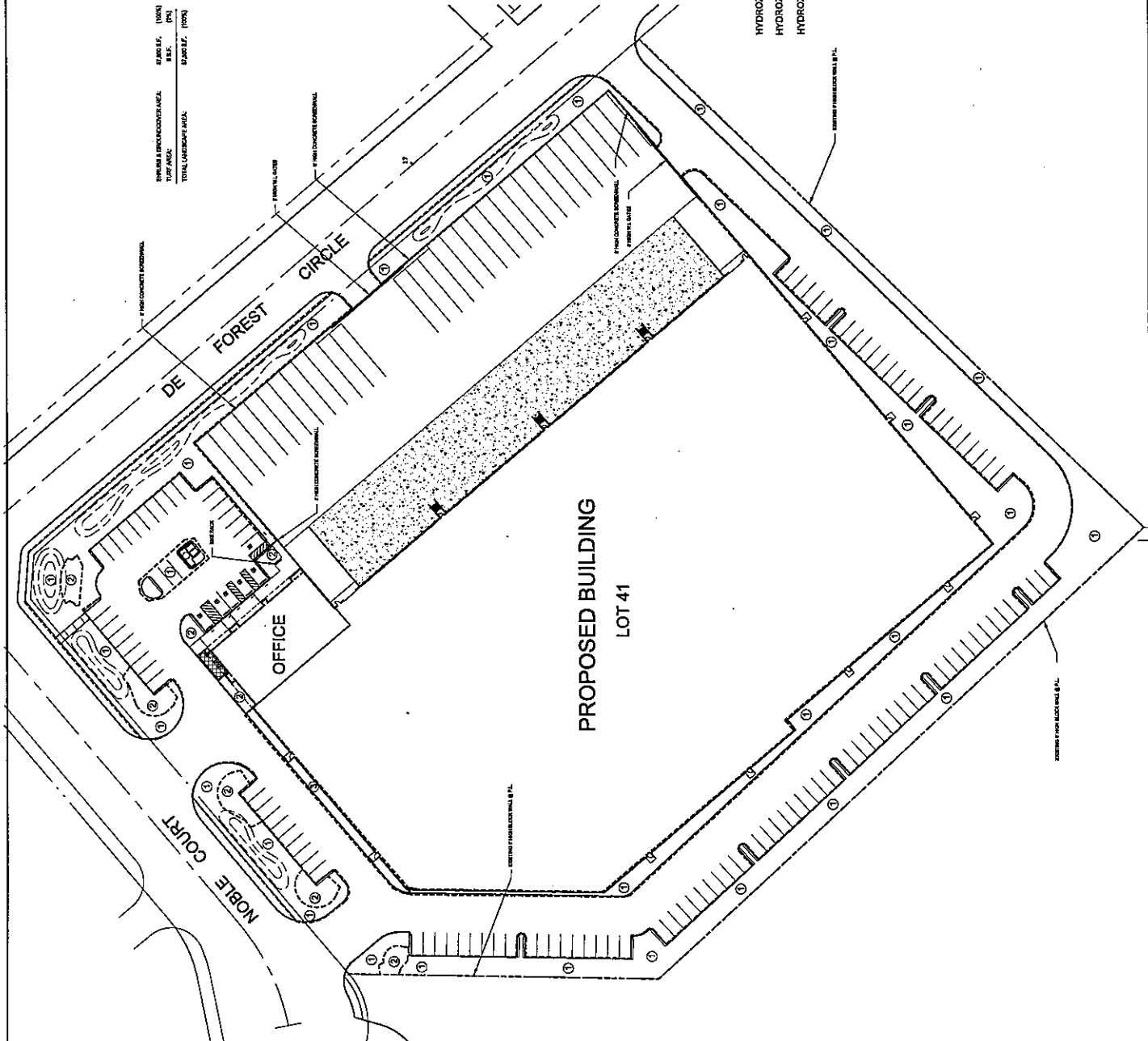
Hydrozone #3
 INPUT: Square footage of hydrozone = 1,237 sq ft
 INPUT: Hydrozone infiltration efficiency = 0.33
 EAWU = $\frac{1,237 \text{ sq ft} \times 0.33}{0.33} = 408 \text{ gal/y}$

Hydrozone #4
 INPUT: Square footage of hydrozone = 0 sq ft
 INPUT: Hydrozone infiltration efficiency = 0.33
 EAWU = 0 gal/y

Hydrozone #5
 INPUT: Square footage of hydrozone = 0 sq ft
 INPUT: Hydrozone infiltration efficiency = 0.33
 EAWU = 0 gal/y

Subtotal EAWU = 19,908 gal/y
 Total EAWU = 19,908 gal/y
 MAWA - EAWU = 1,007.10 gal/y
 (this number must be positive)

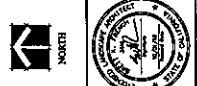
SHRUBS & ENVIRONMENTAL AREAS
 TURF AND
 TOTAL LANDSCAPE AREAS



- HYDROZONE ① - DRIP IRRIGATION - LOW WATER USE (2 PK) TREES, SHRUBS & GROUND COVER
- HYDROZONE ② - DRIP IRRIGATION - MEDIUM WATER USE (3 PK) TREES, SHRUBS & GROUND COVER
- HYDROZONE ③ - DRIP IRRIGATION - MED TO LOW WATER USE (3 PK) TREES, SHRUBS & GROUND COVER
- ④ NORTH / EAST EXPOSURE

IRRIGATION STATEMENT

This landscape design grade plans has distinct hydrozones taking into consideration the water requirements of each plant species. The irrigation system design will be used to water each hydrozone with above grade sprinklers held a minimum of 24" high from non permeable paving to prevent clogging & frost. Each hydrozone is will be irrigated in accordance with County of Riverside Landscape Water Ordinance 899. A 3" type of emitters which will be used to retain moisture and reduce waste. SEE RIVERSIDE GUIDE TO CALIFORNIA LANDSCAPING.



PLANT PHOTO BOOK

INDUSTRIAL FACILITY - BLDG. 41

MIRA LOMA, CALIFORNIA

OC Real Estate Management, LLC.

420 East Third Street, Suite 600

Los Angeles, CA 90013

(213) 687-9700

PREPARED BY:



Environs^{Inc}
LANDSCAPE ARCHITECTURE

Creating Sustainable & Water Conserving Solutions

1746 N. Bridgeport Avenue * Claremont, CA 91711

Ph. (909) 626-4663 * Fax (909) 626-0446

CASE #: PP18879, AMD. #4
EXHIBIT: L-1 (Sheets 1-17)
DATED: 7/12/10
PLANNER: C. HINOJOSA

TREE PALETTE



BOTANICAL NAME (COMMON)

CERCIDIUM FLORIDUM
(BLUE PALO VERDE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY
H- 35' - S-30'

APPLICATION

PARKING LOT SHADE / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
NARROW COLUMNAR
H- 60' - S-5'

APPLICATION

ARTICULATE BUILDING FACADE

WATER USAGE

LOW

TREE PALETTE



BOTANICAL NAME (COMMON)

BRACHYCHITON POPULNEUS
(BOTTLE TREE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN

VERTICAL DENSE SCREEN
H- 30'-50' - S-30'

APPLICATION

SOFTEN BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY)

FOLIAGE / FLOWER COLOR

PURPLE & GREEN / LAVENDER FLOWER

GROWING PATTERN / SIZE

DECIDUOUS

SMALL SCALE CANOPY TREE
H 20' S 25'

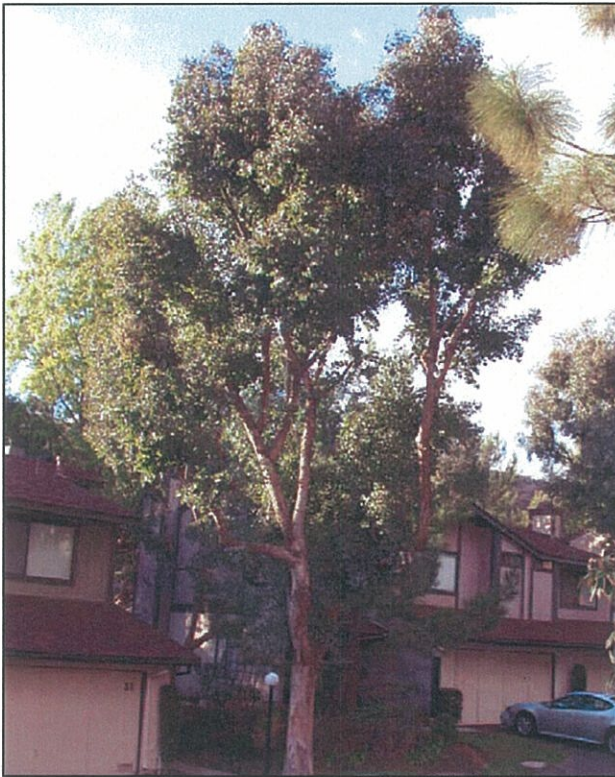
APPLICATION

ACCENT AT ENTRIES

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

KOELREUTERIA BIPINNATA
(CHINESE FLAME TREE)

FLOWER COLOR

SALMON AND YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY/
H 20'-40' S 20'-40'

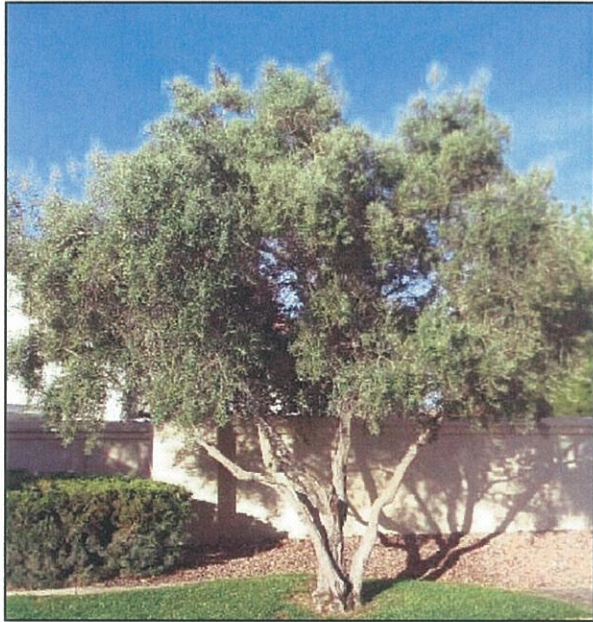
APPLICATION

ACCENT AND SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)
OLEA EUROPEA 'MAJESTIC BEAUTY'
(NON - FRUITING OLIVE)

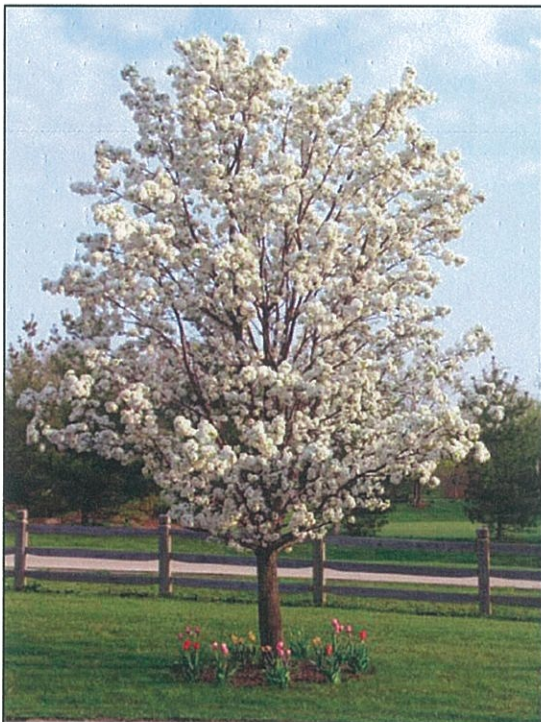
FOLIAGE COLOR
GRAY

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 25'-30' - S-25'-30'

APPLICATION
ACCENT AT BUILDING

WATER USAGE
LOW



BOTANICAL NAME (COMMON)

PYRUS CALLERYANA
(BRADFORD PEAR)

FOLIAGE / FLOWER COLOR
GREEN & RED / WHITE FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
FORMAL PYRAMIDAL
H- 40'-50' - S-30'

APPLICATION
ACCENT STREET TREE

WATER USAGE
MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

RHUS LANCEA
(AFRICAN SUMAC)

FLOWER COLOR

INCONSPICUOUS / WHITE

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 20'-30' - S-20'-35'

APPLICATION

SHADE IN PARKING LOT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

AGAVE ATTENUATA
(FOXTAIL AGAVE)

GROWING PATTERN / SIZE

EVERGREEN
SWORD LIKE SHAPE
H- 4' - S-5'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ARBUTUS UNEDO 'COMPACTUM'
(DWARF STRAWBERRY TREE)

FRUIT / FLOWER COLOR

RED / WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-8'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)
BUXUS MICROPHYLLA 'GREEN GEM'
(GREEN GEM BOXWOOD)

GROWING PATTERN / SIZE

EVERGREEN
HEDGE

H- 2'-3' - S-2'

APPLICATION

FOUNDATION

WATER USAGE

MED



BOTANICAL NAME (COMMON)

CALLISTEMON CITRINUS
(LEMON BOTTLEBRUSH)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING

H- 15' - S-15'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

CASSIA ARTEMISIOIDES
(FEATHERY CASSIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

ACCENT / SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CISTUS PURPUREUS
(ROCKROSE)

FLOWER COLOR

PINK

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 3' - S-5'-6'

APPLICATION

ACCENT / SHRUB MASSING

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

COTONEASTER LACTEUS
(COTONEASTER PARNEYI)

FLOWER COLOR

RED BERRIES WITH WHITE FLOWER

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-10'

APPLICATION

ACCENT/ FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ECHIUM FASTUOSUM
(PRIDE OF MADEIRA)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING WITH SPIKE LIKE FLOWERS
H- 5' - S-10'

APPLICATION

ACCENT

WATER USAGE

MEDIUM

SHRUB PALETTE



BOTANICAL NAME (COMMON)

GREVILLEA NOELLII
(GREVILLEA)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
(NEW ZEALAND TEA TREE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 5'-6' - S-4'-8'

APPLICATION

ACCENT / SCREEN

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

LAVANDULA STOECHAS
(SPANISH LAVENDER)

FLOWER COLOR

PURPLE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ROSA FLORIBUNDA 'ICEBERG'
(ICEBERG ROSE)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4' - S-4'

APPLICATION

ACCENT

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(TUSCAN BLUE ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

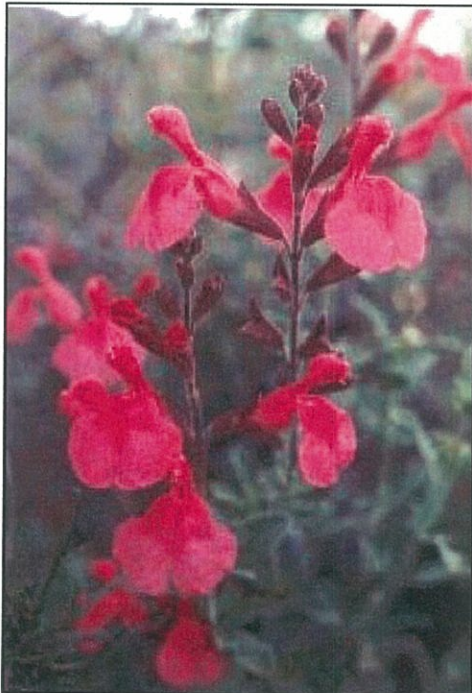
EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'

APPLICATION

FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

SALVIA GREGII
(AUTUMN SAGE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

XYLOSMA CONGESTUM
(SHINY XYLOSMA)

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-8'

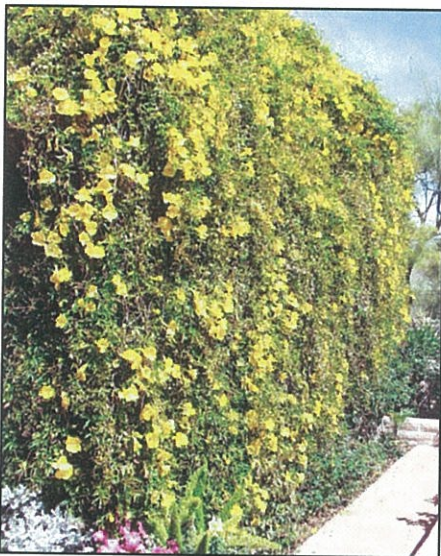
APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW - NORTH/ EAST EXPOSURE

VINE PALETTE



BOTANICAL NAME (COMMON)

MACFADYENA UNGUIS-CATI
(CAT'S CLAW VINE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-12'

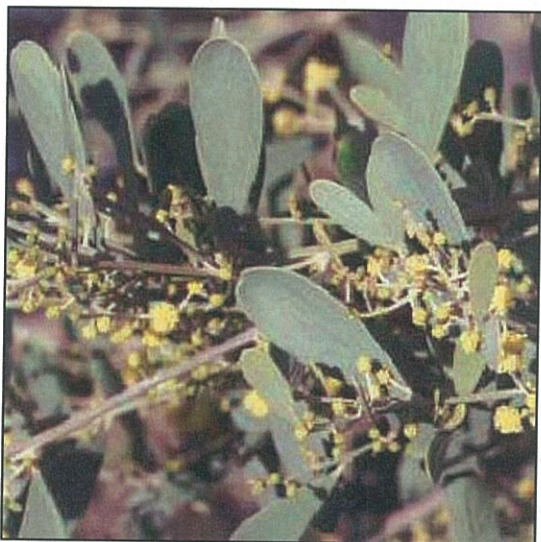
APPLICATION

ACCENT- SOFTEN WALLS

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ACACIA REDOLENS
(DESERT CARPET ACACIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2'-3' - S-12'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

BACCHARIS PILULARIS 'TWIN PEAKS'
(COYOTE BRUSH)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-6'

APPLICATION

GROUND COVER

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

HEUCHERA SANGUINEA
(CORAL BELLS)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

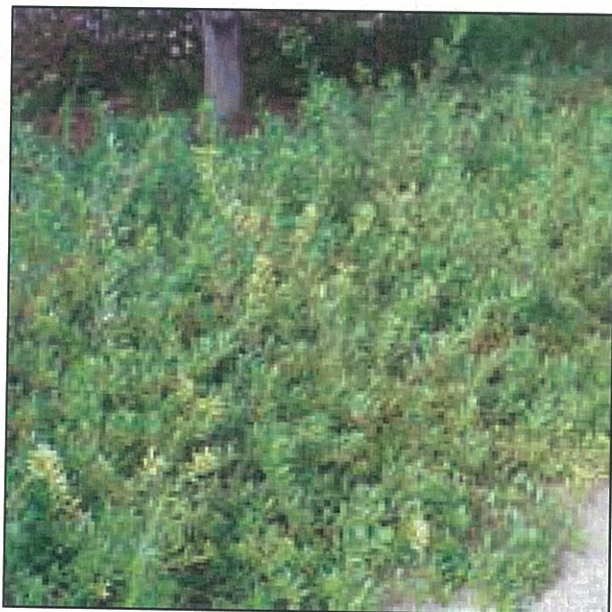
EVERGREEN
LOW MOUNDING SHAPE
H- 18" - S-2'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

MED



BOTANICAL NAME (COMMON)

MYOPORUM PACIFICUM
(N.C.N.)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2' - S-12'

APPLICATION

GROUND COVER

WATER USAGE

LOW - NORTH / EAST EXPOSURE

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING SHAPE

H- 18"-2' - S-3'-4'

APPLICATION

GROUND COVER

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

TRACHELOSPERMUM JASMINOIDES
(STAR JASMINE)

FLOWER COLOR

WHITE FRAGRANT

GROWING PATTERN / SIZE

EVERGREEN

IRREGULAR / MOUNDING SHAPE

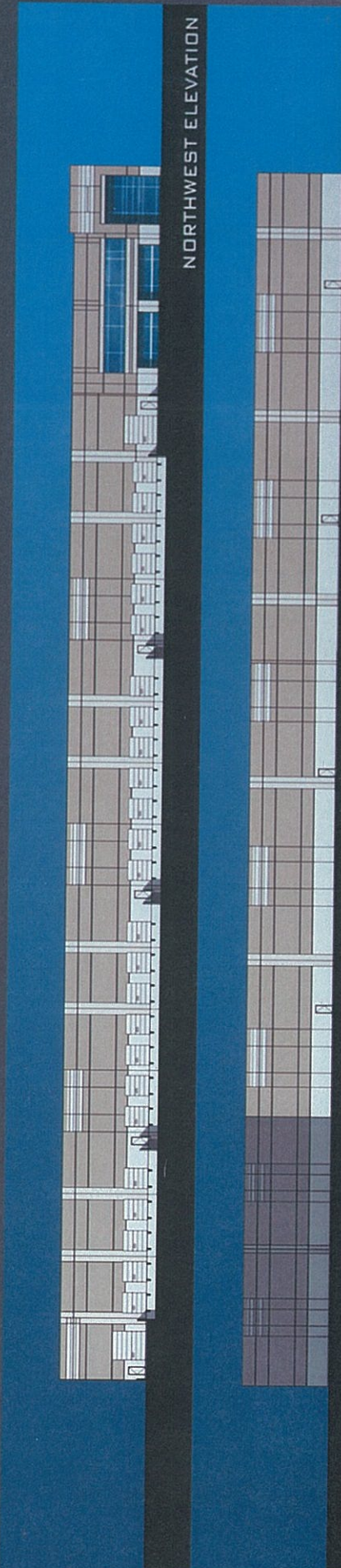
H- 2' - S-2'-3'

APPLICATION

GROUND COVER

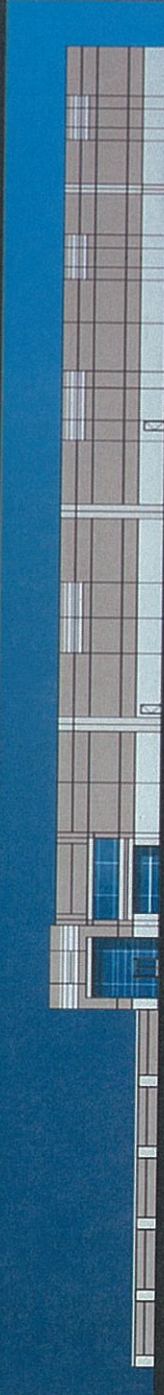
WATER USAGE

MED

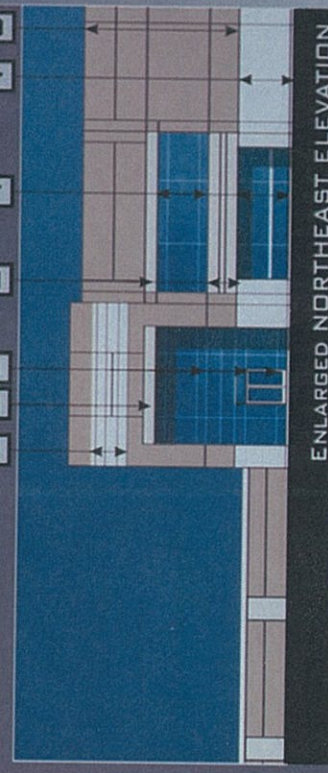


NORTHWEST ELEVATION

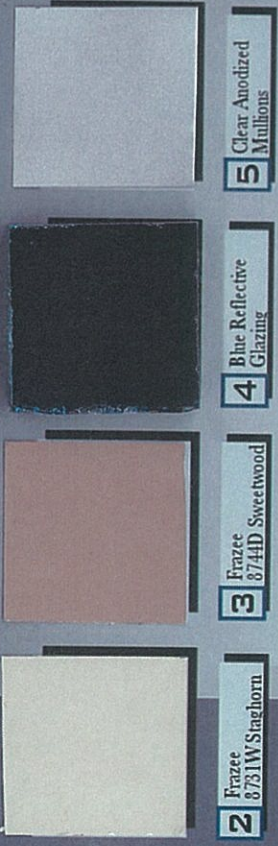
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



ENLARGED NORTHEAST ELEVATION



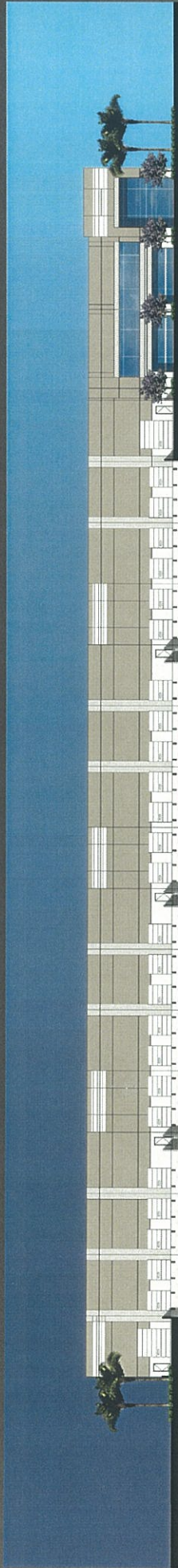
OC REAL ESTATE MANAGEMENT, LLC.

LOT 41 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

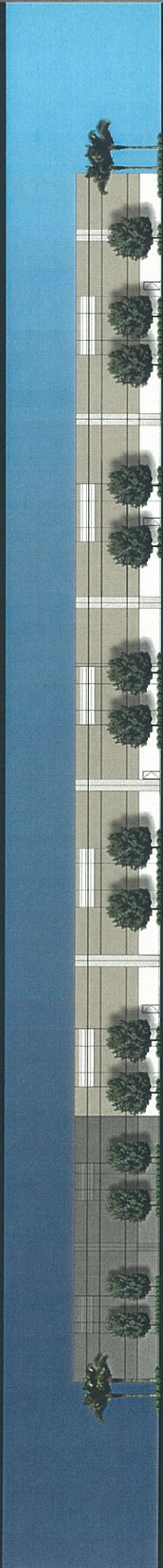
HPA

18931 Barden, Ave., Suite 100
Irvine, CA 92612
TEL: 949.251.1170
FAX: 949.251.1171

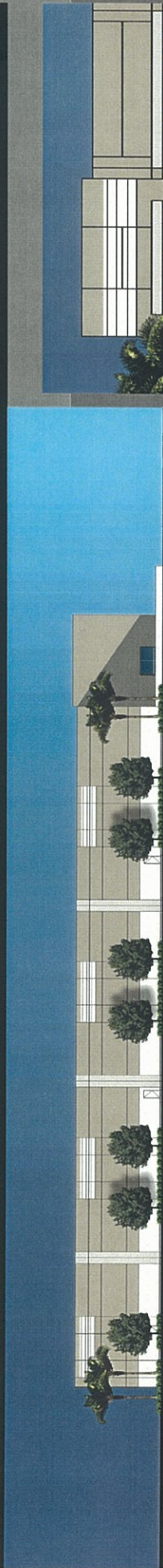
CASE #: PP18879, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



NORTHWEST ELEVATION



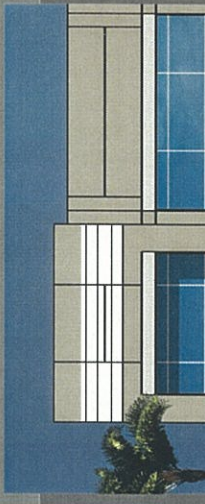
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



ENLARGED
NORTHEAST ELEVATION

OC REAL ESTATE MANAGEMENT, LLC.

LOT 41
CITY OF MIRA LOMA

HPA

18831 Bardleen Ave., # Suite 100
Irvine, CA 92612
Tel: 949.363.1770
Fax: 949.363.0851

PROJECT #3104
APRIL 09, 2007

PLOT PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 16979. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 16979 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

PLOT PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2). for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.to the fire department may result in project delays.
Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to construct an industrial building on a 10.75 acre parcel in the Mira Loma area. The site is located east of De Forest Circle and north of the 60

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Freeway.

The site is protected from tributary offsite runoff by drainage improvements constructed by the underlying development and by the District's San Sevaine Channel immediately to the east. An underground reinforced concrete (rcb) box traverses the southern portion of the site. This is the District's De Forest Circle Storm Drain.

The proposed building would be constructed immediately adjacent to the District's easement for this storm drain.

The applicant has submitted structural calculations to show that the rcb can handle additional cover of 1.5 feet for a total cover of 6.5 feet. The calculations were needed to support the proposed grading of the development. The rcb was originally designed for 5 feet of cover. Footings for the building shall be outside of the easement for the storm drain.

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

Water quality mitigation is required of this development.

10.FLOOD RI. 2 USE COVER OVER RCB RECOMMND

Cover shall be limited to 6.5 feet over the De Forest Circle Storm Drain reinforced concrete box (rcb).

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 10,000 square feet of office and mezzanine area, and 190,731 square feet of storage/warehouse area with a total building area of 200,731 square feet that requires 231 parking spaces. The project is providing a total of 256 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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

10.PLANNING. 29 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 30 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - ORD 810 O S FEE (1)

RECOMMND

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

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

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES

RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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

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

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

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

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

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

10.PLANNING. 44

USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 27, 2001, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the

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10. GENERAL CONDITIONS

10.PLANNING. 44

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 45 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 46 USE - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If

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10. GENERAL CONDITIONS

10.PLANNING. 46

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 47

USE - INADVERTENT ARCHAEO FIND

RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 48 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 23, 2001.

10.PLANNING. 49 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 50 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 51 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 52 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

TRANS DEPARTMENT

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Forest Circle since adequate right-of-way exists, per PM 172/36-41.

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10. GENERAL CONDITIONS

10.TRANS. 7

USE - STD INTRO 2 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8

USE - TS/CONDITIONS 1

RECOMMND

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

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

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avneue

Etiwanda Avenue at: Hopkins Street

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 1 (cont.)

RECOMMND

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Aveneu at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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

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

10.TRANS. 9 USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

Prior to the expiration of the two year period, the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 2 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.2 IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8

USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE DEDICATE EASEMENT

RECOMMND

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

60.FLOOD RI. 2

USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE EROS CNTRL AFTER RGH GRAD (cont.) RECOMMND

of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 3 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 4 USE BMP - FILTRATION RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 5 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 16 USE - FEE BALANCE RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 16979, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 18 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.17, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:

www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.16 and 90.TRANS.18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - FOOD PLANS REQD (cont.) RECOMMND

finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Existing retaining wall on the southern side of the property shall remain.

Existing chain link fencing shall be replaced with wrought-iron or similar type fencing.

No chain link fencing shall be permitted.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits for Plot Plan No. 16979, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 48 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 49

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 50

USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 27, 2001, summarized as follows:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 50 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 51 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

TRANS DEPARTMENT

80.TRANS. 8 USE - R & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone C of the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - R & B B D (cont.)

RECOMMND

Mira Lome Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project net acreage is 10.76 acres.

80.TRANS. 10 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

80.TRANS. 15 USE - TS/GEOMETRICS 1

RECOMMND

The intersection of Etiwanda Avenue/Inland Avenue shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, and one shared through/right turn lane.

Southbound: One left turn lane, two through lanes, and one shared through/right turn lane.

Eastbound: One left turn and one shared through/right turn lane.

Westbound: One left turn lane and one shared through/right turn lane.

The intersection of Etiwanda Avenue/Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15

USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 16

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90:E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (909) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES

RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred fifty-six (256) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of eight (8) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.) RECOMMND

of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - LOADING SPACES RECOMMND

A minimum of twenty-nine (29) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 10 USE - COMPACT PARKING SPACES RECOMMND

A maximum of twenty-seven (27) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 13 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - INSTALL BIKE RACKS (cont.) RECOMMND

access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 27 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 27, 2001, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - EXTENDED TRUCK IDLING (cont.)

RECOMMND

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 31 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 16979 is calculated to be 10.76 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 16979 has

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

been calculated to be 10.76 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 36 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 38 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 3 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following location:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

90.TRANS. 12 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 17 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, De Forest Circle shall be constructed within the dedicated right-of-way in accordance with County Standard No. 207A and No. 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle. See plan and profile number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

90.TRANS. 19 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within De Forest Circle.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 17788. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 17788 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 17788 is a proposal to construct a warehouse building on a 20.5-acre parcel in the Mira Loma area. The property is located on the east side of Dulles Drive,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

approximately 700 feet south of Philadelphia Avenue. This project falls within parcels 8, 9, and 10 of underlying Parcel Map 26365.

The site lies just west of the existing San Sevaine Channel, which is currently owned and maintained by the District. The recent construction of this channel has provided this site with protection from offsite storm runoff from the northeast. Therefore the project site is subject to nuisance nature local runoff, and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage to the proposed buildings. New construction should comply with all applicable ordinances.

The applicant's engineer has proposed to drain the property to the existing Dulles Drive Storm Drain which would serve this project as an adequate outlet so that mitigation for increased runoff would not be required. The Tentative Map Exhibit shows onsite storm drain connected to the back of the catch basin this is unacceptable, the onsite storm drain shall be connected directly to the District's storm drain.

10.FLOOD RI. 2 XXU-DRAIN TO STREET RECOMMND

The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 8,000 square feet of office area and 418,212 square feet of warehouse area with a total building area of 426,212 square feet that requires 241 parking spaces. The project is providing a total of 257 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

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10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS (cont.) RECOMMND

the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Department verifying compliance with the conditions contained in their letter dated April 22, 2002, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ARB SIGN FOR IDLING (cont.) RECOMMND

than twenty four inches square.

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 39 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 41 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 18, 2002.

10.PLANNING. 42 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 43 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 44 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 45 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Dulles Drive since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 6 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - TS/CONDITIONS 1

RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

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10.TRANS. 7 USE - TS/CONDITIONS 1 (cont.) RECOMMND

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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

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

10.TRANS. 8 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6

USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 9

USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE BMP - FILTRATION

RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 17788, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 14 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND
Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.7 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE (cont.) RECOMMND

submittal.

THE APPLICATION SHALL ALSO HAVE A LETTER OF CLEARANCE FROM THE STATE FOOD AND DRUG THAT INSPECTIONS WILL OCCUR WITHIN THE REFRIGERATOR WAREHOUSE.

80.E HEALTH. 2 USE - HAZMAT RISK RECOMMND

The business must provide a California Accidental Release Plan (Cal-ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. Cal-ARP format requires completion prior to occupancy. Cal-ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Bob Lehmann for requirements of the Cal-ARP at (951) 766-6524.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Chain-link fencing is not permitted. Fencing shall be wrought-iron or similar material.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 13 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 18 USE - SCHOOL MITIGATION_ RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 17788, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 22, 2002, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 25 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 27

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 20.48 acres.

80.TRANS. 5 USE - TS/DESIGN RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 6 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

turn lane

Westbound: One left turn lane, one shared through/right
turn lane

The intersection of De Forest Circle at Hopkins Street
shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right
turn lane

Southbound: One left turn lane, one shared through/right
turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics
shall be the responsibility of the landowner/developer.

80.TRANS. 7

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project
proponent shall comply with County requirements within
public road rights-of-way, in accordance with Ordinance
461. Assurance of maintenance is required by filing an
application for annexation to Landscaping and Lighting
Maintenance District No. 89-1-Consolidated by
contacting the Transportation Department at (951) 955-6767
and/or any other maintenance district approved by the
Transportation Department or by processing and filing a
'Landscape Maintenance Agreement' through the
Transportation Department Plan Check Division. Said
annexation should include the following:

- (1) Landscaping along Dulles Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Dulles Drive and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred fifty-seven (257) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of eight (8) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 6 USE - LOADING SPACES

RECOMMND

A minimum of fifty-one (51) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 22, 2002, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 27 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 17788 is calculated to be 18.73 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 17788 has been calculated to be 18.73 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 2 USE - SIDEWALK IMP NOTAPPLY

The project proponent shall revise the existing street improvement plan P/P 869-FF for Dulles Drive to show the addition of a 6' curb face sidewalk and access ramps.

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals on Dulles Drive shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of Dulles Drive. See Plan and Profile file number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 7 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Duller Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Dulles Drive.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

District No. 89-1-Consolidated by contacting the
Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 18875. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 18875 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-16) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 USE* NPDES Supplement "A" RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES Supplement "A" (cont.) RECOMMND

system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG (cont.) RECOMMND
and inspection requirements.

10.BS GRADE. 21 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. the fire department may result in project delays. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT RECOMMND

Plot Plan 18875 is a proposal to construct a speculative warehouse building on 5-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT (cont.)

RECOMMND

Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18876, PP 18877 and PP 18879.

The site is Parcel 35 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map also constructed a storm drain (Line A) within De Forest Circle right of way. The storm drain outlets to the District's San Sevaine Channel. The site is graded to drain Line A as shown in the hydrology for the underlying parcel map.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 2

USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 10,860 square feet of office area, and 93,350 square feet of storage/warehouse area with a total building area of 104,210 square feet that requires 90 parking spaces. The project is providing a total of 96 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS

RECOMMND

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

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10. GENERAL CONDITIONS

10.PLANNING. 22

USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur with 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 23

USE - NOISE MONITORING REPORTS

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 29 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 30 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 37 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

"Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 38 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 40 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 6, 2003, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH

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10. GENERAL CONDITIONS

10.PLANNING. 40

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 41 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

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10. GENERAL CONDITIONS

10.PLANNING. 42

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 43

USE - INADVERTENT ARCHAEO FIND

RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance,

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

etc). for the cultural resource.

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

10.PLANNING. 44 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 17, 2003.

10.PLANNING. 46 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 47 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 48 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 49 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Etiwanda Avenue, Hopkins Street and De Forest Circle since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 8 USE - TS/CONDITIONS 2 RECOMMND

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

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

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

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 2 (cont.) RECOMMND

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off Ramp

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

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

10.TRANS. 9 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.2 IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

XXU-SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2

USE BMP - FILTRATION

RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE BMP - FILTRATION (cont.) RECOMMND
Controls".

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 15 USE - FEE BALANCE RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18875, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.15, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.13 and 90.TRANS.17.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE

RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD

RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS (cont.)

RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

XXU-SUBMIT PLANS

RECOMMND

A copy of the mprovement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 6

USE - CONFORM TO ELEVATIONS

RECOMMND

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

In addition, architectural enhancements shall be provided to enhance the views along Hopkins Avenue and Etiwanda Avenue.

The northeast corner shall maintain the same architectural elements as the front entry of the building. This includes the application of storefront glazing where appropriate.

The northwest corner shall also maintain the same architectural elements as the front entry of the building. This includes a raised parapet and application of storefront glazing where appropriate.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Wall and fence locations shall be in substantial conformance with APPROVED EXHIBIT A.

No chain-link fencing is allowed.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits for Plot Plan No. 18875, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 43 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 27, 2001, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 43 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 44 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 45 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 45

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

80.PLANNING. 46 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R & B B D (cont.) RECOMMND

The project gross acreage is 5.99 acres.

80.TRANS. 7 USE - MAP.CORNER CUT-BACK NOTAPPLY

The project proponent shall apply corner cut-backs per the 2nd, 3rd and 5th District Guidelines.

80.TRANS. 10 USE - TS/DESIGN RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.14.

80.TRANS. 11 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/GEOMETRICS 1 (cont.) RECOMMND

turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 12 USE - TRAFFIC SIGNAL RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Etiwanda Avenue and Inland Avenue. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

80.TRANS. 13 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Hopkins Street and De Forest Circle.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within Hopkins Street and DeForest Circle and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT (cont.)

RECOMMND

no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of ninety-six (96) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of eighteen (18) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 14 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 19 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 20 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 6, 2003, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 28 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 33 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 18875 is calculated to be 5.00 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 34 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18875 has been calculated to be 5.00 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35

USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 36

USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 37

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS NOTAPPLY

Hopkins Street and De Forest Circle are County maintained roads and shall be improved with 34 feet of asphalt concrete pavement within a 48 foot part-width dedicated right-of-way in accordance with County Standatd No. 111.

Note: 6' wide curb adjacent sidewalk will be ocnstructed along the frontage of this site on both streets.

90.TRANS. 2 USE - IMP PLANS NOTAPPLY

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 14 USE - TS/INSTALLATION INEFFECT

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 15 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15

USE- EXISTING CURB & GUTTER (cont.)

RECOMMND

within County right-of-way, including sewer and water laterals on De Forest Circle and Hopkins Street shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontages of Hopkins Street and De Forest Circle. See Plan and Profile file number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 16

USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with plan and profile file number 869-FF.

90.TRANS. 17

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Hopkins Street and De Forest Circle.
- (2) Traffic signals per 90.TRANS.14 condition.

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90.TRANS. 17 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(3) Street sweeping.

90.TRANS. 18 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Hopkins Street and De Forest Circle.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 18876. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 18876 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBITS B & C = Project Elevations and Floor Plans (Sheets 1-6) for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT W = Wall Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#84-TANK PERMITS (cont.) RECOMMND

Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 7 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

10.FIRE. 9 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 18876 is a proposal to construct a speculative warehouse building on 6.41-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18875, PP 18877 and PP 18879.

The site is Parcel 37 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map also constructed a storm drain (Line A) within De Forest Circle right of way. The storm drain outlets to the District's San Sevaine Channel. The hydrology for the underlying parcel map shows this site to drain to Line A. An exhibit received by the District August 14, 2007 shows the site graded to the south west corner where a catch basin on Etiwanda Avenue and existing Line D on a south side picks up the onsite flows as well as surface flows from the street and outlets to Line "A" on De Forest Circle. Existing Line D parallels the south property line to a junction with the De Forest Circle storm drain. Line D was only designed to convey runoff emanating from the roadway surface for Etiwanda Avenue and Philadelphia Avenue; it is unlikely to have capacity for flows from this site. The developer shall either prove that Line "D" has capacity to accept the onsite flows or propose an alternate storm drain to convey the onsite flows to Line "A".

The District has reviewed the preliminary WQMP dated December 2006, the developer is proposing filters to mitigate for water quality that is acceptable to the District.

10.FLOOD RI. 2

USE DRAIN ONSITE TO LINE A

RECOMMND

All onsite flows from the project area shall be collected and conveyed to Line A in De Forest Circle.

10.FLOOD RI. 4

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 5

XXU SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 XXU SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 13,200 square feet of office area and 83,810 square feet of storage area with a total building area of 97,010 square feet that requires 137 parking spaces. The project is providing a total of 243 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any

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10. GENERAL CONDITIONS

10.PLANNING. 21

USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur with 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22

USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25

USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or

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10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS. RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

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

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

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10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES

RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 12, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross; Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 38 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 52 USE - GEO01827 RECOMMND

County Geologic Report (GEO) No. 1827, submitted for this project (PP18876, PM35536), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northeast Corner of Etiwanda Avenue and Iberia Street, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 3. Northeast Corner of Etiwanda Avenue and

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10. GENERAL CONDITIONS

10.PLANNING. 52

USE - GEO01827 (cont.)

RECOMMND

Iberia Street, Riverside County Case #PP18876", prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Etiwanda Avenue and Iberia Street, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of Etiwanda Avenue and Iberia Street, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1827.

GEO No 1827 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1827 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in

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10. GENERAL CONDITIONS

10.PLANNING. 52

USE - GEO01827 (cont.) (cont.)

RECOMMND

order to preclude their incorporation in the proposed fills.

2.The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3.The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4.Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1827 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1827 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01827 (cont.) (cont.) (cont.) RECOMMND
 building permits.

10.PLANNING. 53 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 54 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 54

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 55

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 56 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 57 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 58 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 59 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 60 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Etiwanda Avenue and De Forest Circle since adequate right-of-way exists.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Etiwanda Avenue due to existing improvements.

10.TRANS. 6 USE - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 9 USE - COUNTY WEB SITE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN

RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 11 USE NPDES Supplement "A"

RECOMMND

In order to insure compliance with supplement "A" - New Development Guidelines for Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all Specific Land Use cases (plot plans, conditional use cases, & public use permits) shall provide, as part of their conceptual grading and drainage exhibit, for the control of impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE-SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3

USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4

USE ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE ENCROACHMENT PERMIT REQ (cont.) RECOMMND

processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18876, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 21 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Industrial Park (IP) zone.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 USE - GRADING PLAN REVIEW

RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 23 USE - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.16, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE-SUBMIT PLANS

RECOMMND

A copy of the mprovement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

In addition, architectural enhancements shall be provided to enhance views along Etiwanda Avenue.

The west elevation shall include a pop-up center, similar to the raised parapet on the southerly side of the western elevation. This portion shall maintain the same architectural elements as the building front entry, and storefront glazing shall be applied where appropriate.

The southwest corner shall also maintain the same architectural elements as the building front entry. This includes the application of storefront glazing where appropriate.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 13 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LIGHTING PLANS (cont.)

RECOMMND

No. 655 and the Riverside County Comprehensive General Plan. All parking and outdoor lighting shall be in substantial conformance with that shown on APPROVED EXHIBIT P.

80.PLANNING. 22 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 23 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 18876, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 12, 2007, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 25 USE - TITLE 24 BLD EFF STANDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 26 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Industrial Park (IP) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.21 is satisfied.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 6.83 acres.

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Street sweeping.

80.TRANS. 6 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LANDSCAPING (cont.)

RECOMMND

format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90:E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM (cont.)

RECOMMND

edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project-specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred forty-three (243) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of thirteen (13) accessible parking spaces for persons with disabilities shall be provided as shown on

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.)

RECOMMND

provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES

RECOMMND

Six (6) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Department verifying compliance with the conditions contained in their letter dated June 12, 2007, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 27 USE -- CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 18876 is calculated to be 6.42 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18876 has been calculated to be 6.42 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - MITIGATION MONITORING (cont.)

RECOMMND

mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 9 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE- EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

- NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle. See plan and profile file number 869-FF.
2. A driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 17 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with plan and profile file number 869-FF.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Street sweeping.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within DeForest Circle.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 18877. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 18877 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBITS B & C = Project Elevations and Floor Plans (Sheets 1-10) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT W = Wall Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

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

10.BS GRADE. 2 USE* NPDES Supplement "A"

RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES Supplement "A" (cont.) RECOMMND

system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE-G2.8 MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 19 USE-G4.3 PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No
Certificate of Occupancy (human occupant and/or materials)

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10. GENERAL CONDITIONS

10.FIRE. 1

USE-#01A - SHELL/FPE/COMM. (cont.)

RECOMMND

will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE. 2

USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3

USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4

USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 2125 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

10.FIRE. 5

USE-#31-ON/OFF NOT LOOPED HYD

RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6

USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7

USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8

USE-#25-GATE ENTRANCES

RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9

USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency

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10. GENERAL CONDITIONS

10.FIRE. 9 USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 18877 is a proposal to construct a speculative warehouse building on 11.4-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18876, and PP 18879.

The site is Parcels 38 and 39 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map constructed a storm drain (Line A) within De Forest Circle right of way that outlets to the District's San Sevaine Channel. The underlying map also constructed a storm drain (Line C) beginning at the cul-de-sac of Nobel Court that outlets to a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The hydrology for the underlying parcel map and existing grading shows Parcel 38 (6.2-acres) to drain to Line A and Parcel 39 (6.9 acres) to drain to Line C.

The District has reviewed this proposal and the preliminary Water Quality Management Plan (WQMP) received on June 7, 2007 and is acceptable to the District. The tentative exhibit shows bio swales on east and south side of the site and storm filters to mitigate for water quality.

10.FLOOD RI. 5 XXU SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

XXU SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 52,500 square feet of office area and 92,094 square feet of storage area with a total building area of 144,594 square feet that requires 302 parking spaces. The project is providing a total of 444 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY_ RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING (cont.)

RECOMMND

approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25 USE - CAUSES FOR REVOCATION

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 48 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 49 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 50 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 14, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the

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10. GENERAL CONDITIONS

10.PLANNING. 50

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMNI

Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMNI

accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Sung Key Ma, Planner from the Riverside County Waste Management Department Phone (951) 486-3283.

10.PLANNING. 51 USE - ARB SIGN FOR IDLING RECOMMNI

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 52 USE - GEO01826 RECOMMNI

County Geologic Report (GEO) No. 1826, submitted for this project (PP18877, PM35535), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 1. Northwest Corner of De Forest Circle and

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01826 (cont.)

RECOMMNI

Nobel Court, Riverside County Case #PP18877", prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1826.

GEO No 1826 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1826 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01826 (cont.) (cont.)

RECOMMNI

order to preclude their incorporation in the proposed fills.

2.The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3.The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4.Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1826 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1826 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01826 (cont.) (cont.) (cont.) RECOMMNI
building permits.

10.PLANNING. 53 USE - IF HUMAN REMAINS FOUND RECOMMNI

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 54 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 54 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMNI

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

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

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

10.PLANNING. 56 USE - SHERIFF CLEARANCE RECOMMNI

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 57 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 58 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 59 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 60 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W

RECOMMNI

No additional on-site right-of-way shall be required on De Forest Circle and Noble Court since adequate right-of-way exists, per PM 173/36-41.

10.TRANS. 6 USE - STD INTRO 3 (ORD 460/461)

RECOMMNI

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 USE - TS/CONDITIONS 2

RECOMMND

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

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

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

Dulles Drive at: Philadelphia Avenue

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 2 (cont.)

RECOMMNI

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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

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

10.TRANS. 9 USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.2 IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS (cont.)

RECOMMNI

approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 USE-G2.7DRNAGE DESIGN Q100

RECOMMNI

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMNI

under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMNI
issuance of grading permit.

60.PLANNING. 5 USE - LOT LINE ADJUSTMENT REQ RECOMMNI

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 156-360-027 and 156-360-028, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Industrial Park (I-P) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

60.PLANNING. 12 USE - FEE STATUS RECOMMNI

Prior to the issuance of grading permits for Plot Plan No. 18877, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 14 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved site plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMNI

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2

USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.19, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3

USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.13 and 90.TRANS.21.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE* RECOMMEND CONDITION

NOTAPPLY

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE* RECOMMEND CONDITION (cont.) NOTAPPLY
Safety Department.

80.BS GRADE. 2 USE-G3.1NO B/PMT W/O G/PMT RECOMMND
Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE RECOMMND
A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND
Clearance from the Environmental Resources Management Division LEA

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND
Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMNI

certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMNI

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS_ RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 7 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 17 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 28 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 18877, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 29 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 14, 2007, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMNI

Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 30 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMNI

Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 31 USE - LOT LINE ADJUST REQD (2) RECOMMNI

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 156-360-027 and 156-360-028, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Industrial Park (I-P) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.05 is satisfied.

80.PLANNING. 32 USE - LC LANDSCAPE PLOT PLAN RECOMMNI

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMNI

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 33 USE - LC LANDSCAPE SECURITIES

RECOMMNI

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 10 USE - R & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 12.75 acres.

80.TRANS. 11 USE - TS/DESIGN

RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/DESIGN (cont.)

RECOMMNI

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.14.

80.TRANS. 12 USE - TS/GEOMETRICS 1

RECOMMNI

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

80.TRANS. 14 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and Nobel Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMNI

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMNC

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMNI

Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMNI

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMNI

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.)

RECOMMNI

owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMNI

A minimum of four hundred forty-four (444) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of sixteen (16) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMNI

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMNI

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMNI

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

Eight (8) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) RECOMMND

for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 14, 2007, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 18877 is calculated to be 10.23 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

RECOMMNI

"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18877 has been calculated to be 10.23 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMNI

free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 9 USE - WRCOG TUMF RECOMMNI

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 14 USE - TS/INSTALLATION RECOMMNI

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 19 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle and Nobel Court shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19 USE- EXISTING CURB & GUTTER (cont.) RECOMMND

revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle and Nobel Court. See plan and profile file number 869-FF.

2. Driveway(s) shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 20 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 21 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

90.TRANS. 22 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within De Forest Circle and Nobel Court.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 22

USE - LANDSCAPING COMM/IND (cont.)

RECOMMNI

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 18879. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 18879 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-17) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

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

10.BS GRADE. 2 USE* NPDES SUPPLEMENT "A"

RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES SUPPLEMENT "A" (cont.) RECOMMNI

Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMNI

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 2 USE-#01A - SHELL RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No
Certificate of Occupancy (human occupant and/or materials)

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#01A - SHELL (cont.)

RECOMMNI

will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE. 3 USE-#04-HIGH PILE/RACK STORAGE

RECOMMNI

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 5 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#19-ON/OFF LOOPED HYD RECOMMNI

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 7 USE-#84-TANK PERMITS RECOMMNI

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall

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10. GENERAL CONDITIONS

10.FIRE. 10

USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 18879 is a proposal to construct a speculative warehouse building on 8-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18875, PP 18876 and PP 18877.

The site is Parcel 41 and a small portion of Parcel 40 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying map also constructed a storm drain (Line C) beginning at the cul-de-sac of Nobel Court that outlets to a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The hydrology for the underlying parcel map shows this site to drain to Line C. The tentative map shows that the site is graded to drain to southeast corner of the property into a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The District finds this to be an acceptable alternative.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. The District has received preliminary WQMP dated December 2006.

The applicant has proposed mechanical filters to mitigate impacts to water quality. Additionally a turf management plan shall be provided. Due to potential pathogen pollutants from the trash enclosures the following features shall be incorporated into the design of the enclosures:

1. The dumpster shall be covered.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMNI

2. Dumpster pads will be constructed with a raised surface (at least 2" - 3") to prevent run-on from the surrounding paved area.

3. No storm drain grates or inlets shall be constructed within the dumpster pad.

4. Water Spigot or supply will not be installed unless a sanitary waste line is also installed. The sewer utility must approve all waste connections in the dumpster pad area.

10.FLOOD RI. 2 USE SUBMIT FINAL WQMP =PRELIM RECOMMNI

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMNI

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMNI

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 10,000 square feet of office and mezzanine area, and 145,480 square feet of storage/warehouse area with a total building area of 155,480 square feet that requires 113 parking spaces. The project is providing a total of 131 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING

RECOMMNI

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMNI

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any

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10. GENERAL CONDITIONS

10.PLANNING. 21

USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur with 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22

USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25

USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES

RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 20, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities); or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 50 USE - GEO 1825 RECOMMND

County Geologic Report (GEO) No. 1825, submitted for this project (PP18879), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 2. Southwest Corner of De Forest Circle and Nobel Court, Riverside County Case #PP18879"prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - GEO 1825 (cont.)

RECOMMNI

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1825.

GEO No 1825 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1825 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in order to preclude their incorporation in the proposed fills.

2.The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the

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10. GENERAL CONDITIONS

10.PLANNING. 50

USE - GEO 1825 (cont.) (cont.)

RECOMMNI

footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3.The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4.Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1825 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1825 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 51

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 51

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 52

USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMNI

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 53 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 53 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

10.PLANNING. 54 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 55 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 56 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 57 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 58 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way required on De Forest Circle and Nobel Court since adequate right-of-way exists.

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - STD INTRO 3(ORD 460/461)

RECOMMNI

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 9

USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMNI

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.2 IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMNI

approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 USE-G2.7DRNAGE DESIGN Q100 RECOMMNI

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G2.14OFFSITE GDG ONUS RECOMMNI

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

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE MITCHARGE (cont.)

RECOMMNI

should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 18879 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.99 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18879, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 18 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Industrial Park (IP) zone.

60.PLANNING. 19 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE - PLANNING DEPT REVIEW

RECOMMNI

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMNC

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.16, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE

RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD

RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS (cont.)

RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 18879 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.99 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The Fencing Plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

All wall and fence locations shall substantially conform to APPROVED EXHIBIT A.

No chain-link fencing is permitted.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - FENCING PLAN REQUIRED (cont.) RECOMMNI

8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMNI

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

80.PLANNING. 13 USE - EDA/RDA CLEARANCE RECOMMNI

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 17 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 18879, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMNI

contained in their letter dated June 20, 2007, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 25 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - TITLE 24 BLD EFF STANDARD (cont.) RECOMMND

calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 26 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Industrial Park (IP) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.18 is satisfied.

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMNI

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES

RECOMMNI

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R. & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 7.99 acres.

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5

USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMNI

contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Street sweeping.

80.TRANS. 6

USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and Nobel Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMNI

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMNI

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3

USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

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Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMNI

A minimum of one hundred thirty-one (131) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMNI

A minimum of six (6) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 6 USE - LOADING SPACES

RECOMMND

A minimum of twenty-five (25) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMNI

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMNI

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMNI

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided

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Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) RECOMMNI

for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMNI

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 20, 2007, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 18879 is calculated to be 7.99 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18879 has been calculated to be 7.99 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy,

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 16 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle and Nobel Court shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207 and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle and Nobel Court. See plan and profile file No. 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - ST DESIGN/IMP CONCEPT

RECOMMNI

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST

RECOMMNI

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Street sweeping.

90.TRANS. 19 USE - LANDSCAPING COMM/IND

RECOMMNI

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within De Forest Circle and Nobel Court.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA)
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **March 21, 2001**

TO: Transportation (3)	Western Municipal Water Dist.
Environmental Health	Caltrans #8
Flood Control District	So. Cal Edison
Fire Department	So. Cal Gas
Building & Safety - Grading	Verizon
Building & Safety - Charles Ray	C.A. Dept. of Fish & Game
County Parks & Open Space	U.S. Fish and Wildlife Services
Riverside Co. Waste	U.S. Postal Service/S.B.
Sheriff's Dept.	EIC(Attachment A)
Commissioner Snell	Center for Community & Environmental Justice
Supervisor Tavaglione	West End Resource Conservation Dist.
CSA # 152	

PLOT PLAN NO. 16979 - EA No. 38240 - Applicant: Ernst & Adda Educational Trust - Engineer/Rep.: William Simpson Associates - Second Supervisorial District - Prado Mira-Loma Zoning Area - Located The site is located east of De Fores Circle, west of San Sevaine Channel and north of 60 freeway. - 10.75 acres - M-M, I-P (CZ 6286) Zone - **REQUEST:** This is an application to construct a 205,589 concrete tilt-up industrial building. - Schedule - APN: 156-160-018 - Related Cases: PM 28653, CZ 5904, COC 4710, PP 15152, CZ 6286, OPP 00326 (1ST LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **April 5, 2001** by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Sierra System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Kathleen Utter**, Project Planner, at **(909) 955-1888**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 10, 2002

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety- Mark Berg
Riv. Co. Sheriff's Dept.
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell
Union for River Greenbelt-Ray Johnson

Jurupa Unified School Dist.
Jurupa Recreation and Parks Dist.
Jurupa Community Services Dist.
So. Calif. Edison Co.
So. Calif. Gas Co.
Pacific Bell
Caltrans Dist. #8
U.S. Postal Service/S.B.
Calif. Dept. of Fish and Game
Center for Community Action & Env. Justice

PLOT PLAN NO. 17788 - EA No. 38633 - Applicant: Millard Refrigerated Services - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - District Zoning Prado-Mira Loma - Located east of Etiwanda Avenue, south of Philadelphia Avenue - 20.48 acres - M-M zone - **REQUEST:** This is an application to construct a 426,000+ square foot refrigerated warehouse. The project will be constructed in one phase. There will be just over 11,000 square feet of office space on two floors. The project will have parking for 322 private vehicles and 102,765 square feet of landscaping. - Schedule: N/A - APN: 156-360-014 - Related Cases: PP 15767, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **May 2, 2002**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Michael Freitas**, Project Planner, at **(909) 955-3258**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18875 - EA No. 39221 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the southwest corner of Hopkins Street and Deforest Cir. - 5 acres - M-M (Manufacturing Medium) zone - **REQUEST:** Plot Plan No. 18875 proposes the construction of a speculative warehouse facility with 93,350 square foot building, and an additional 10,860 square feet of office space. The project has 39,595 square feet of landscaping and 93 parking spaces. - Schedule: n/a - APN: 156-360-015 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18876 - EA No. 39222 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, on the east side of Etiwanda Ave. - 6.41 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18876 proposes the construction of a speculative warehouse facility with 126,800 square foot building, and an additional 10,000 square feet of office space. The project has 48,374 square feet of landscaping and 136 parking places. - Schedule: n/a - APN: 156-360-020, 021 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18877 - EA No. 39223 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Deforest Circle, north of Nobel Ct. - 11.4 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18877 proposes the construction of a speculative warehouse facility with 221,870 square foot building, and an additional 10,000 square feet of office space. The project has 71,625 square feet of landscaping and 198 parking places. - Schedule: n/a - APN: 156-360-027, 028 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist.
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Services Dist.
Building & Safety - Grading	Western municipal Water
Building & Safety - John Vasquez	So. Calif. Edison
Regional Parks & Open Space	So. Cal Gas
Geologist	SBC
Biologist	CA Dept of Fish and Game
EDA	Caltrans#8
Riv. Co. Sheriff	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
Supervisor Tavaglione	EIC(Attachment "A")
Commissioner Snell	Center for Community Action & Environmental Justice

PLOT PLAN NO.18879 - EA No. 39225 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, south of Nobel Ct. - 8 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18879 proposes the construction of a speculative warehouse facility with 156,150 square foot building, and an additional 10,000 square feet of office space. The project has 62,740 square feet of landscaping and 121 parking places. - Schedule: n/a - APN: 156-360-031, 041 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca, Gloria Perez, Brenda Salas

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist

DATE: July 22, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Plot Plans 18875, 18876, 18877, 18879 [Warehouse Development –Mira Loma]

Site Visit: November 5, 2003 and July 13, 2010

PROJECT DESCRIPTION AND LOCATION:

Plot Plans 18875, 18876, 18877, and 18879 requests to construct a development comprised of four (4) warehouse/office buildings in the community of Mira Loma. Currently vacant, the proposed project consists of 30.81 acres located on DeForest Circle. The zoning classifications for the project site are Manufacturing- Medium (M-M) and Industrial Park (I-P), and the land use designation is Light Industrial (CD: LI). The surrounding land uses include manufacturing uses to the north, east and south of the project site, with residential uses located to the west. PP18877 and a portion of PP18879 are not located within the JVPA, Mira Loma sub-area.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Mira Loma sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Mira Loma sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Plot Plan 18875, 18876, 18877, and 18879
July 22, 2010
Page 2

Please note: Serena Chow issued a formal comment letter for the proposed project on November 5, 2003. The following requirements outlined in the Conditions of Approval have been satisfied.

- Building Elevations
- Site Illumination
- Landscaping plan

The elevations for the proposed buildings are attractive and comply with the *Second District Design Guidelines (October 2002)*.

The landscaping complies with the *County of Riverside's Guide to Friendly Landscaping (December 2009)*. The conceptual landscape plan for the proposed project meets all requirements for the M-M and I-P zoning classifications per Ordinance 348.

The RDA recommends that the following conditions of approval be placed in the standard conditions of approval (the "pinks") as written.

Conditions of Approval

As part of the conditions of approval for Plot Plan 18875, 18876, 18877, and 18879, the following condition(s) shall apply unless modified in writing by the EDA/RDA:

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.



**Riverside County
Waste Management Department**

Robert A. Nelson, General Manager-Chief Engineer

March 27, 2001

Kathleen Utter, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Plot Plan No. 16979

Dear Ms. Utter:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. The project is subject to Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. The standard conditions for these recyclable collection areas are as follows:

1. **Prior to building permit issuance**, the applicant shall submit four (4) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.
2. **Prior to building final inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

It should be noted that the Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to divert 50 percent of solid waste from landfills by the year 2000. The applicant is encouraged to consider the following measures to help reduce the amount of solid waste which is generated by the project:

1. Construction and demolition waste can be reduced through the use of onsite grinders or hauling materials to recycling facilities.
2. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. Green waste may be disposed of through onsite composting of green waste or separating green waste from other waste types and sending it to a composting facility in the area for recycling.

Please be advised that Riverside County landfills do not accept hazardous materials. Any hazardous wastes, such as paint, used during construction should be properly disposed of at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Steve Lech, Planner III

f:\data\plng\landuse\...\plot plans\PP 16979.doc

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 / 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC

March 23, 2001

ATTN: Kathleen Utter, Project Planner

RE: PP No. 16979 - EA No. 38240

APN: 156-160-018, Related Cases: PM 28653, CZ 5904, COC 4710, PP 15152,
CZ 6286, OPP 00326 (1st LDC)

Dear Ms Utter,

Thank you for the opportunity to comment on the proposed request for the construction of a concrete tilt-up industrial building at the above location within the Prado-Mira Loma Zoning District. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas: The interior doors should be secured with a heavy duty type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the location, provide the servicing alarm vendor with a point of contact, and/or responder in the event of activation. During normal operational hours, the management should institute some manner of control, access and egress from these employee work areas, loading areas and doors. The proper use of security measures (i.e. CCTV - closed circuit TV) may prevent the future loss of business equipment and/or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access: The design for access to the roof should preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced access.

D. Landscaping: The landscape design should be based on the use of planted items which will not overgrow areas of the business and/or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas.

Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department, Jurupa Valley Station Community Resources Unit.

The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered.

Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises. All exterior lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... should be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Business Numbering and Monument:

The property address should be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and/or law enforcement (Riverside County Sheriff's Department).

Additionally, the Sheriff's Department requests that the property address (numerics) be placed atop the roof of the main building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

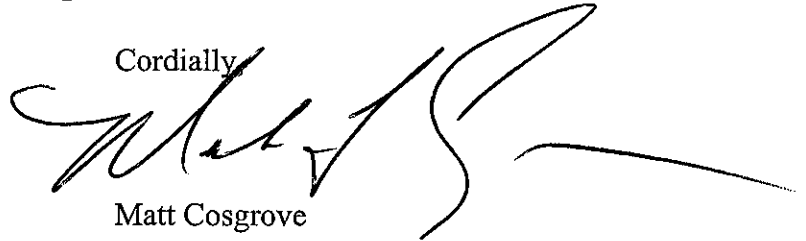
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering " signs posted along the perimeter fenceline a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

It is not indicated whether any gate(s) at the location have the Knox Lock Security System or Rapid Entry Locking Devices. Should the decision to install a locking gate(s) at the project, the Sheriff's Department will require the installation of the dual switch system. This will provide each emergency responding agency, the fire and law enforcement their independent key access without compromising accountability or security.

Prior to the issuance of building permit(s), the Sheriff's Department requests the presentation of those above indicated project designs and/or diagrams for proper review.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (909) 955-2612 or Sergeant John Ruffcorn.

Cordially

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a long horizontal flourish extending to the right.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

DEPARTMENT OF TRANSPORTATION**DISTRICT 8**

464 W Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400
PHONE (909) 383-6327
FAX (909) 383-6890



April 3, 2001

08-Riv-60-2.538

Ms. Kathleen Utter
Project Planner
Riverside County Planning Department
9th Floor, CAC
PO Box 1409
Riverside, CA 92502-1409

Dear Ms. Utter:

Ref: Plot Plan 16979, Prado/Mira Loma area

This proposal is an application to construct a 205,589 square foot industrial building directly north of State Route 60, east of Etiwanda Avenue and west of San Sevaine Channel.

The County of Riverside should ensure that the applicant complies with the current Congestion Management Program as defined by the Riverside County Transportation Commission (1999).

Please forward all future plans regarding this project to our office for review, as they become available.

If you have any question, please call Jim Belty at (909) 383-4473 or FAX (909) 338-6890.

Sincerely,

A handwritten signature in cursive script that reads "Linda Grimes".

LINDA GRIMES, Chief
Office of Forecasting/
IGR/CEQA Review



Riverside County
Waste Management Department

Robert A. Nelson, General Manager-Chief Engineer

April 22, 2002

Michael Freitas, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 17788

Proposal: To construct a 426,000 square foot refrigerated warehouse; including 11,000 square feet of office space, parking area for 322 vehicles and 102,765 square feet of landscaping

Dear Mr. Freitas:

The Riverside County Waste Management Department has reviewed the proposed project located east of Dulles Drive and Etiwanda Avenue, south of Philadelphia Avenue, north of Highway 60, in the Prado-Mira Loma Zoning District. The project has the potential to impact landfill capacity during the construction phase of the business, and from the generation of solid waste upon operation of the commercial use.

The project site is required to have its own area for recyclables collection and loading (as per State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991). Please apply the following standard conditions upon approval of the proposed project:

1. **Prior to building permit issuance for the proposed refrigerated warehouse building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.
2. **Prior to building final inspection of the proposed refrigerated warehouse building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

In addition, the project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

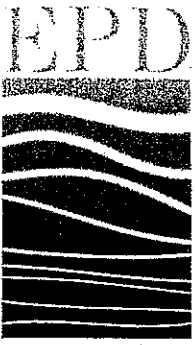
- a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Lastly, hazardous materials are not accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Mirtha Purkart, Planner III



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

May 4, 2005

KCT Consultants, Inc.
4344 Latham Street, Suite #200
Riverside, CA 92501

Dear KCT Consultants, Inc.:

RE: MSHCP Compliance Letter
Assessor's Parcel Number(s): 156-360-014
Case Number: PP17788

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning this letter, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Chad Young
Ecological Resources Specialist

CY

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 or x 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Michael Freitas, Project Planner

April 18, 2002

RE: PP No. 17788, EA No. 38633
APN: 156-360-014, Related Cases: PP 15767 (1st LDC)
Applicant: Millard Refrigerated Services, Engineer: KCT Consultants, Inc.

Dear Mr. Freitas,

Thank you for the opportunity to comment on the proposed construction of a commercial building at the above location within the Prado / Mira Loma Zoning District. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas:

During periods of non-use, interior and roll-up type doors should be secured with a heavy duty interior locking device(s) to provide an additional deterrent to forced entry, as well as, any exterior locking mechanism. Recommend a security alarm system for the location, provide the service vendor with a point of contact and a responder in the event of activation. During operational hours, the management should institute some control measures for access and egress to the employee work areas, tools rooms, loading areas, office areas, etc... The proper use of security measures (i.e. CCTV - closed circuit TV and video) may discourage future loss of business equipment and / or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to the roof should preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of the existing plan. The use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures, fencelines, walls or buildings, and not should they be planted in a manner which will obstruct observation both, into and out of the premises.

2. Construction Site:

Prior to construction on any structure or project site, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and / or equipment.

It is recommended that a list of serial and / or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas.

Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Jurupa Valley Station Community Resources Unit.

The developer and builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises. All lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend metal halide or low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare). A professional light survey should be conducted for the site plan. The Riverside County Sheriff's Department requests a review of the exterior illumination plan prior to final approval.

2. Graffiti Issues:

Any changes to the surface of walls, fences, buildings, logo monuments, etc... should include graffiti resistant protection either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Business Numbering:

The property address should be prominently displayed to the business front, visible from the street and the approach by either direction. The selection of adequate size numbering and contrasting color from the building façade will assist in emergency responses by the fire department, ambulance service and/or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numeric) be placed atop the roof of the main administrative building. The application of the address numbers assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (1 x 4 ft.) and contrasting in color against the rooftop.

4. Knox System:

The property plans indicate several points for access and egress. The plan does not indicate the proposed installation of any type of gate(s). Should the determination be made to install such security gate devices, the premises may be required to install double switch (Model # 3503), Knox Box Rapid Entry system per the Riverside County Fire and the Riverside County Sheriff's Department.

The required authorization forms for ordering with the Knox Company may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Sub-station, 7477 Mission Blvd., Riverside, CA. (909) 955-2612 or 2600.

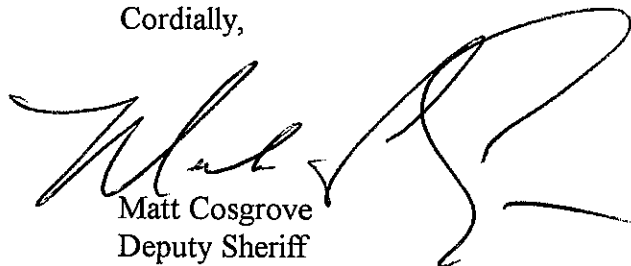
The forms required from Riverside County Fire may be obtained on the 2d Floor, County Administrative Center, 4080 Lemon St., Riverside, CA..

5. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter and landscaping design demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering" signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

Prior to the issuance of building permits, the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and / or diagrams for proper review. Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (909) 955-2612 or Sergeant Dave Wilson.

Cordially,

A handwritten signature in black ink, appearing to read "Matt Cosgrove", written in a cursive style.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

464 W Fourth Street, 6th Floor MS 726

San Bernardino, CA 92401-1400

PHONE (909) 383-6327

FAX (909) 383-6890



July 9, 2002

08-Riv-60-R1.933

Mr. Michael Freitas
Riverside County Planning Department
9th Floor, CAC
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Freitas:


Plot Plan No. 17788, Refrigerated Warehouse, Millard Refrigerated Services, Applicant

We have received the Land Development Committee notification of pending Initial Case Acceptance of the above noted project. This project proposes to construct 426,000 square feet of refrigerated warehouse with 320 parking spaces and 102,765 square feet of landscaping on 20.48 acres of vacant land. The property is located north of State Route 60, south of Philadelphia Avenue and east of Dulles Drive.

Because the project site does not immediately abut existing SR 60 right of way, we do not expect project approval and development to result in direct impact to nearby State transportation facilities. However, our concern with "cumulative" traffic impacts resulting from continued growth in this area remains particularly with respect to truck traffic. Due to the magnitude of this project, we recommend a traffic impact study be conducted to address traffic impact mitigation measures relevant to the growth of related uses in the area. When available, please forward a copy of TIA for our review and files.

Thank you for providing us this opportunity to review and to offer our comments concerning this project. If you have any questions regarding this letter, please contact Mr. Kee T. Ooi at (909) 383-4149 for assistance.

Sincerely,


for: LINDA GRIMES, Chief
Office of Forecasting/IGR-CEQA Review
Transportation Planning Division



Riverside County
Waste Management Department

Joseph R. McCann, General Manager-Chief Engineer

November 6, 2003

Larry Ross, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 18875 – EA No. 39221

Proposal: Construct a warehouse facility with a 93,350 square foot building and an additional 10,860 square feet of office space with associated parking and landscaping

APN#: 156-360-015

Dear Mr. Ross:

The Riverside County Waste Management Department has reviewed the proposed project located on the southwest corner of Hopkins Street and DeForest Circle in the Prado Mira Loma Zoning District, 2nd Supervisorial District. The project is a proposal to develop a speculative warehouse facility including a 93,350 square foot building and an additional 10,860 square feet of office space, with 39,595 square feet of landscaping and 93 parking spaces on 5 acres. The project site is zoned M-M (Manufacturing Medium). This project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables). The following comments are offered for your consideration:

At the development stage, the project proponent is required to implement the following standard conditions of approval:

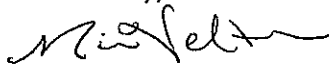
1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage.
2. **Prior to building final inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

In addition, the project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3351.

Sincerely,



Mir Velten, Planner III

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 / 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Larry Ross, Project Planner

November 17, 2003

RE: Plot Plan No. 18875 - EA No. 39221
APN: 156-360-015, Related Cases: EIR 450 (1st LDC)
Applicant: Obayashi Corporation; Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed request for the construction of an industrial warehouse building at the above location within the Prado-Mira Loma Zoning District. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas:

The interior doors should be secured with a heavy duty type lock which provides deterrence to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the site which is zoned by area. Provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation.

During normal operational hours, the management should institute some manner of control, access and egress from these employee work areas (i.e. tool rooms, etc...) loading areas and doors.

The proper use of security measures (i.e. CCTV - closed circuit TV) may prevent the future loss of business equipment and / or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to the roof should preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced entry.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and / or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and / or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises.

A professional lighting survey should be conducted and included for review.

All exterior lighting standards and fixtures should be resistant to vandalism and tampering.

The standards should be of a height to reduce any tampering or damage.

Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... should be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering and Monument:

The property address should be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade.

This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numerics) be placed atop the roof of the main building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

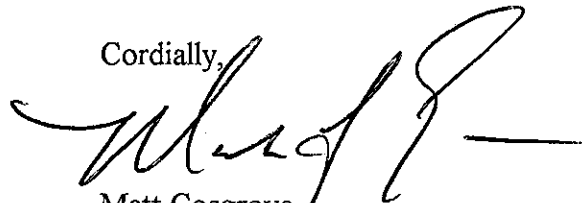
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering" signs posted along the perimeter fenceline a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

It is not indicated whether any gate(s) at the location will have the Knox Lock Security System or Rapid Entry Locking Devices. Should the decision to install a locking gate(s) at the project, the Sheriff's Department will require the installation of the dual switch system. This will provide each emergency responding agency, the fire and law enforcement their independent key access without compromising accountability or security.

Prior to the issuance of building permit(s), the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and / or diagrams for proper review.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (909) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a horizontal line extending to the right.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc: - Admin, RSO

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

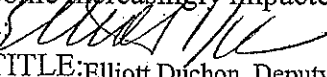
Transportation (4)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist.
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Services Dist.
Building & Safety - Grading	Western municipal Water
Building & Safety - John Vasquez	So. Calif. Edison
Regional Parks & Open Space	So. Cal Gas
Geologist	SBC
Biologist	CA Dept of Fish and Game
EDA	Caltrans#8
Riv. Co. Sheriff	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
Supervisor Tavaglione	EIC(Attachment "A")
Commissioner Snell	Center for Community Action & Environmental Justice

PLOT PLAN NO.18875 - EA No. 39221 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the southwest corner of Hopkins Street and Deforest Cir. - 5 acres -- M-M (Manufacturing Medium) zone - **REQUEST:** Plot Plan No. 18875 proposes the construction of a speculative warehouse facility with 93,350 square foot building, and an additional 10,860 square feet of office space. The project has 39,595 square feet of landscaping and 93 parking spaces. - Schedule: n/a - APN: 156-360-015 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: *11/03/03* SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 12, 2007

Andrew Gonzalez, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 18876 Amended No. 4
Proposal: The Plot Plan proposes the development of 12 single story industrial structures for storage and office uses.
APN: 156-360-020

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Hopkins Street and east of Etiwanda Avenue, in the Jurupa Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or

arrangements can be made through the franchise hauler and/or a construction clean-up business.

b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Andrew Gonzalez, Project Planner

June 13, 2007

RE: ~~Plot Plan No. 18876~~ - Amended No. 4 - EA No. 39222
APN: 156-360-020 and -021
Applicant: KCT Consultants, Inc.
Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of twelve single story industrial buildings for storage and office use. The project consists of 97,010 sq. ft. of total building area, 42,679 sq. ft. of landscaping, and 243 parking spaces on a 6.83 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to building roofs shall preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. All roof top vents shall be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is required that a list of serial and / or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and / or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage.

Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

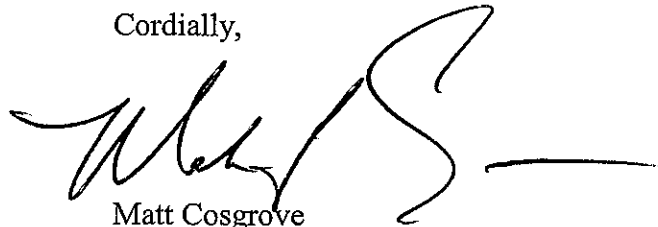
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall have "No Trespassing or Loitering" signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a horizontal line extending to the right.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell


Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18876 - EA No. 39222 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, on the east side of Etiwanda Ave. - 6.41 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18876 proposes the construction of a speculative warehouse facility with 126,800 square foot building, and an additional 10,000 square feet of office space. The project has 48,374 square feet of landscaping and 136 parking places. - Schedule: n/a - APN: 156-360-020, 021 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: 11/6/03 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 14, 2007

Andrew Gonzalez, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: ~~Plot Plan No. 18877~~, Amended No. 4 — Construct Eight (8) Industrial Structures with Office and Storage Space

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Nobel Court and easterly of Julia Street in Jurupa. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. It is also subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables). In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
3. **Prior to issuance of a building permit FOR EACH BUILDING**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management

Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.


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

The project proponent should implement the following measures, as feasible:

5. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Andrew Gonzalez, Project Planner

June 13, 2007

RE: ~~Plot Plan No. 18877~~ - Amended No. 4 - EA No. 39223
APN: 156-360-027 and -028
Applicant: KCT Consultants, Inc.
Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of eight single story industrial buildings for storage and office use. The project consists of 150,747 sq. ft. of total building area, 122307 sq. ft. of landscaping, and 444 parking spaces on a 12.75 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to building roofs shall preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. All roof top vents shall be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is required that a list of serial and / or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and / or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall have "No Trespassing or Loitering" signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell


Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18877 - EA No. 39223 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Deforest Circle, north of Nobel Ct. - 11.4 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18877 proposes the construction of a speculative warehouse facility with 221,870 square foot building, and an additional 10,000 square feet of office space. The project has 71,625 square feet of landscaping and 198 parking places. - Schedule: n/a - APN: 156-360-027, 028 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: 11/20/03 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations

TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 20, 2007

Andrew Gonzalez, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 18879 Amended No. 4
Proposal: The Plot Plan proposes the development of one structure with mezzanine space, for office and warehouse uses
APN: 156-360-031, -041

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Nobel Court and west of Deforest Circle, in the Jurupa Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or

arrangements can be made through the franchise hauler and/or a construction clean-up business.

b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Andrew Gonzalez, Project Planner

June 13, 2007

RE: ~~Plot Plan No. 18879~~ - Amended No. 4 - EA No. 39225
APN: 156-360-031 and -041, Concurrent Cases: EIR00450
Applicant: KCT Consultants, Inc.
Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of one industrial building with mezzanine, office space and 145,480 sq. ft. warehouse. The project consists of 155,480 sq. ft. of total building area, 53,941 sq. ft. of landscaping, and 119 parking spaces on a 7.99 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to building roofs shall preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. All roof top vents shall be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials, and / or equipment.

It is required that a list of serial and / or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and / or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

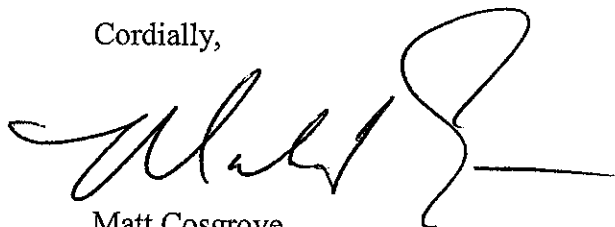
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall have "No Trespassing or Loitering" signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a long horizontal line extending to the right.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18879 - EA No. 39225 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, south of Nobel Ct. - 8 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18879 proposes the construction of a speculative warehouse facility with 156,150 square foot building, and an additional 10,000 square feet of office space. The project has 62,740 square feet of landscaping and 121 parking places. - Schedule: n/a - APN: 156-360-031, 041 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: *10/23/03* SIGNATURE: *[Signature]*
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Department of **Public Health**
Riverside County Community Health Agency

Date: January 6, 2004

To: Larry Ross
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (909) 955-3157

From: Steven T. Uhlman, REHS, CIH, JD *SU*
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (909) 358-5050 *SU*

Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: EIR 450 / Plot Plans 18875 - 18879

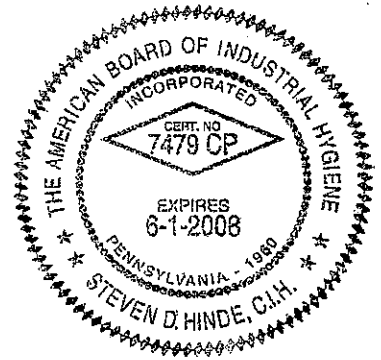
Reference Number: **95439**

Applicant: Lesley Turner
KCT Consultants Inc
4344 Latham Street, Suite 200
Riverside, CA 92501

Noise Consultant Giroux & Associates
17744 Sky Park Circle, Suite 210
Irvine, CA 92614

Review Stage: First Review

Information Provided: "Noise Impact Study Mira Loma Industrial Center Riverside County, CA" Project No. P02-045 dated January 9, 2003.



Noise Standards:

For Stationary Noise Sources:

A. Standards

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.
4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such

combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.
6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant/ plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Hinojosa, Christian

From: Sarah Morrison [Sarah.Morrison@doj.ca.gov]
Sent: Wednesday, May 12, 2010 6:13 PM
To: Hinojosa, Christian
Subject: Mira Loma Commerce Center EIR No. 450

Dear Mr. Hinojosa,

Thank you for talking to me today regarding the Mira Loma Commerce Center (MLCC), EIR No. 450. As I mentioned, I have been reviewing the MLCC EIR, and I would like to be added to the mailing list for this project. I would appreciate receiving notice of when the final EIR is issued and when the public hearing is scheduled.

I also have questions regarding the projects that were used to determine cumulative impacts. I could not find information on the Riverside County website regarding the APN and the project name for the cumulative projects. It is not clear where these projects are located, and how it was determined that these are appropriate past, present, and probable future projects to be considered in the MLCC EIR. Lastly it was unclear what assumptions were made regarding these projects to arrive at the cumulative emissions in the tables attached to the Air Quality Impact Analysis. Any assistance regarding these matters would be appreciated.

Please contact me if you would like to discuss further.

Thanks, Sarah

Sarah Morrison
Deputy Attorney General
California Attorney General's Office
Environment Section
300 S. Spring St., Ste. 1702
Los Angeles, CA 90013
(213) 897-2640
fax (213) 897-2802

E-mail address: Sarah.Morrison@doj.ca.gov

Please consider the environment before printing this e-mail

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Response to the
California Attorney General's Office
E-mail dated: May 12, 2010**

The responses provided below clarify the analysis presented in the Draft EIR for the Mira Loma Commerce Center (EIR No. 450) in response to the questions asked by Ms. Sarah Morrison, Deputy Attorney General. The below responses do not present any substantial evidence showing any new or different potentially significant impacts.

AG Comment #1

Thank you for talking to me today regarding the Mira Loma Commerce Center (MLCC), EIR No. 450. As I mentioned, I have been reviewing the MLCC EIR, and I would like to be added to the mailing list for this project. I would appreciate receiving notice of when the final EIR is issued and when the public hearing is scheduled.

Response to AG Comment #1

The Riverside County Planning Department will add Ms. Sarah Morrison's name and address to the project's mailing list and will provide any notices required by law, including notice as to when the public hearing is scheduled.

AG Comment # 2

I could not find information on the Riverside County website regarding the APN and the project name for the cumulative projects.

Response to AG Comment # 2

The following list of Assessor's Parcel Numbers (APN) for the cumulative projects listed in Table 4.3-U (Draft EIR, p. 4.3-73) and Table 6.0-E (Draft EIR, p. 6.0-6) of the Draft EIR. Riverside County does not record the names chosen by developers for their projects and generally refers to project by their project number. These project numbers are listed in the first column of Tables 4.3-U and 6.0-E of the Draft EIR and in the table below. It should be noted that most of the APNs are those listed for each project when the application for each project was submitted to the County of Riverside or the City of Fontana and may no longer be current.

Cumulative Projects Assessor's Parcel Numbers

Project	Assessor's Parcel Numbers
PP19748	156-111-001 156-111-002 156-111-003 156-113-001 156-113-002

Project	Assessor's Parcel Numbers
	156-113-003 156-113-004 156-113-005 156-113-006 156-120-001 156-130-001 156-130-002 156-130-003 156-130-004 156-130-005 156-130-007 156-130-011
PP19980	156-210-064 156-210-065 170-330-027
PP21014	156-350-032
PP16686	156-340-024 156-340-025
PP18351	156-360-066 156-360-067 156-360-068 156-360-069
PP18352	156-361-007
PP18356	156-360-061 156-360-062 156-360-063 156-360-064
PP18504	156-361-012
PP19213	156-332-022 156-332-023
PP19215	156-140-045
PP19574	156-310-049
PP19763	156-200-021
PP20378	156-360-050 156-360-051
TR33461	160-060-041
TR31644	160-060-006 160-060-036 160-060-037
DRP04-16*	0236-141-13
DRP05-38*	0238-112-16
DRP04-22*	0238-111-34
DRP05-49*	0236-091-67
DRP04-39*	0238-091-45
	0238-091-46

Note* = Project located in city of Fontana

AG Comment # 3

It is not clear where these projects are located, and how it was determined that these are appropriate past, present, and probable future projects to be considered in the MLCC EIR.

Response to Comment # 3

The location of the cumulative projects is shown on Figure 4-J of the Traffic Study (Appendix J of the Draft EIR), a copy of which is attached.

As discussed in detail in Section 6.0 (Mandatory CEQA Topics) of the MLCC EIR utilizes the "summary of projections" approach in the cumulative analysis, as provided for by Section 15130(d) of the CEQA Guidelines. The cumulative impact analysis is based on information contained in the Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR (SCH No. 20022051143) certified by the Riverside County Board of Supervisors on October 7, 2003. (Draft EIR, pp. 6.0-1 and 6.0-2).

The Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR ("RCIP EIR") certified by the Riverside County Board of Supervisors on October 7, 2003 evaluated the potential environmental impacts associated with a theoretical build-out of all unincorporated areas which is expected to occur in 2040 or possibly later. The projections developed and analyzed in this EIR estimated potential population, dwelling units, and employment for unincorporated areas of the County. The General Plan's land uses served as the basis for these projections. The Riverside County General Plan reflects the past, present and probable future development for that area within which the proposed project is located and its Program EIR described and evaluated the conditions contributing to area-wide and regional cumulative impacts. (Draft EIR, pp. 6.0-2 and 6.0-3)

Although the RCIP EIR addressed the range of environmental impacts covered by the proposed project and covers a geographic area that included the project; in those environmental issues that are potentially affected by project square footages (i.e., Air Quality and Transportation/Traffic), the cumulative impact analysis contained within this EIR incorporated the actual impact of the total square footage of the proposed project into the RCIP build-out year (2037) analysis. Additionally, known projects within the vicinity of the proposed project which may not have been incorporated into the RCIP EIR analysis, as shown on **Table 6.0-E, Cumulative Projects Within the Proposed Project Vicinity**, were incorporated into the cumulative impact analysis for Air Quality and Transportation/Traffic impacts in order to provide a worst-case analysis. (Draft EIR, pp. 6.0-5 and 6.0-6) The significance conclusion under this approach was that the Project will result in a significant contribution to cumulative air quality impacts. (Draft EIR, pp. 4.3-74 and 6.0-13)

In order to identify which projects may not have been incorporated into the RCIP EIR analysis, a list of all known project applications within one mile of the proposed project was generated from Riverside County's GIS database, which included project applications as early as October 1989. Inasmuch that on-road motor vehicles contribute most of long-term operational air quality emissions related to area-wide development, it was determined that a one-mile radius would

reasonable encompass all known projects that have the potential to contribute to cumulative traffic on those roadways affected by the proposed Project and thus also contribute to long-term operational air quality emissions. This list of project applications was screened to eliminate those approved projects that had already been constructed (and thus previously incorporated into the RCIP EIR analysis). Project applications that had been approved, but had expired without being constructed, were also eliminated as no longer representing past, present and probable future development. The City of Fontana provided a list of all planning projects within the city limits from August 1997 to present. The City of Fontana projects were screened in the same manner as the Riverside County projects, but also to delete those projects located outside of the identified study area. The City of Ontario indicated that there were no projects located within that portion of the study area located within its boundaries. The remaining projects, regardless of their size, were included in the cumulative projects listed in Table 4.3-U (Draft EIR, p. 4.3-73) and Table 6.0-E (Draft EIR, p. 6.0-6) of the Draft EIR.

AG Comment # 4

Lastly it was unclear what assumptions were made regarding these projects to arrive at the cumulative emissions in the tables attached to the Air Quality Impact Analysis. Any assistance regarding these matters would be appreciated.

Response to AG Comment # 4

The Air Quality Impact Analysis made the assumption that all of the cumulative projects will be constructed and in operation concurrently with the proposed project in order to provide a worst-case scenario for analysis. As recommended by South Coast Air Quality Management District staff, the URBEMIS 2007 for Windows version 9.2.2 computer model was used to quantify cumulative project-related emissions. The emissions modeling used the combined sizes of the cumulative projects, and with the exception of emissions related to landscape maintenance, as described below, used the default settings for projects located within the South Coast Air Quality Management District (SCAQMD) (Draft EIR, p. 4.3-74). These default settings were used because they present typical emissions from land uses within the SCAQMD based upon data from the California Air Resources Board, SCAQMD and the U.S. Environmental Protection Agency.

For example, these default settings assume the following:

- Natural gas is used as the primary source of water and space heating, with the exception of wood used for fireplaces.
- Stoves are used for an average two hours per day during winter months, and 100 days per year (200 hours per year).
- Average annual emissions for landscape maintenance assume that daily emissions would only occur during the summer period of 180 days.
- Consumer product emissions for residential uses are based upon 2.861 persons per dwelling unit.
- Ten percent of total residential and nonresidential building square footage is repainted each year.

- One hundred percent of vehicle miles traveled occur on paved roads.
- The trip speed of project generated traffic is 30.0 mph.
- Residential trips are made up of 32.9% home-work (12.7-mile urban trip length, 17.6-mile rural trip length), 18.0% home-shop (7.0-mile urban trip length, 12.1-mile rural trip length) and 49.1% home-other (9.5-mile urban trip length, 14.9 mile rural trip length).
- Commercial commute trips by land use are 2.0% of warehouse trips, 50.0% of general light industrial trips, and 48.0% of manufacturing trips; all with an urban trip length of 13.3 miles and rural trip length of 15.4 miles.
- Commercial non-work trips by land use are 1.0% of warehouse trips, 25.0% of general light industrial trips, and 24.0% of manufacturing trips; all with an urban trip length of 7.4 miles, and rural trip length of 9.6 miles.
- Commercial customer trips by land use are 97.0% of warehouse trips, 25.0% of general light industrial trips, and 28.0% of manufacturing trips; all with an urban trip length of 8.9 miles and a rural trip length of 12.6 miles.

Although the URBEMIS default settings for landscape maintenance assume that daily emissions would only occur during the summer period of 180 days, the cumulative project analysis assumed that landscape maintenance would occur throughout the year due to climate conditions in southern California and, again, to provide a worst-case impacts scenario for purposes of analysis. The emissions related to landscape maintenance were manually added to the results for winter emissions because URBEMIS only includes landscape maintenance emissions in its summer emissions output.

Additionally, in order to generate a worst-case scenario for cumulative impact emissions analysis, it was assumed that there would be no “pass-by trips” or “diverted linked trips” which would reduce the total number of vehicle miles traveled as a result of the cumulative projects; therefore assuming that all cumulative project trips would be “primary trips” made for the specific purpose of traveling to and from the cumulative project.¹ Additionally, it was assumed that no mitigation measures would be used to reduce potential impacts. As a result of this overall worst case analysis, it was determined that potential cumulative impacts will exceed the regional thresholds for ROG, NO_x, CO, PM-10, and PM-2.5 in both summer and winter. Therefore, since the project’s operational emissions also exceed the SCAQMD regional thresholds for ROG, NO_x, and CO in both summer and winter; it was determined that the Project will result in a significant contribution to cumulative air quality impacts. (Draft EIR, pp. 4.3-74 and 6.0-13)

¹ *Primary Trips* are trips made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.

Pass-By Trips are trips made as intermediate stops on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on an adjacent street that contains direct access to the generator. These trips do not require a diversion from another roadway.

Diverted Linked Trips are trips attracted from the traffic volume on roadways within the vicinity of the generator but which require a diversion from that roadway to another roadway to gain access to the site. These roadways could include streets or freeways adjacent to the generator, but without access to the generator.

**Response to
Center for Community Action and Environmental Justice & Natural
Resources Defense Council
Comment letter dated: June 11, 2010**

The Center for Community Action and Environmental Justice and the Natural Resources Defense Council (CCAIEJ/NRDC) provided joint comments regarding Draft EIR No. 450 for Plot Plan 16979, Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879 in its letter dated June 11, 2010. The following discussion provides responses to those comments. As explained in Section 1.0 of this Final EIR (*Corrections, Errata, and Changes from Draft EIR to Final EIR*), above, the responses and edits provided below merely clarify and amplify the analysis and conclusions already presented in the Draft EIR. The environmental issues raised in the comment letters and responded to below do not present any substantial evidence showing any new or different potentially significant impacts.

CCAIEJ/NRDC Comment #1

On behalf of the Center for Community Action and Environmental Justice and the Natural Resources Defense Council, we write to provide comments on the Recirculated Environmental Impact Report for the Mira Loma Commerce Center ("EIR"). We request that these comments and the attachments be included in the record for this project. After careful review, we have concluded that the EIR fails in many respects to comply with the requirements of the California Environmental Quality Act ("CEQA"). As described below, the EIR is inadequate because it fails to carry out CEQA's mandates. It does not accurately identify or analyze the significant environmental impacts that would result from the implementation of this major Project in close proximity to sensitive sites, and it fails to provide sufficient mitigation for such impacts as it does identify. The Project also fails to analyze and adopt all feasible mitigation measures as mandated by CEQA. The Project also fails to comply with the County of Riverside's General Plan, which would make certification of this EIR a per se violation of CEQA. Finally, it fails to consider alternatives that effectively protect the environment.

Response to CCAIEJ/NRDC Comment #1

Comment noted. These comments and the attachments are included in the record for this Project. Responses to the remaining comments in this letter describe how the EIR complies with CEQA and the Riverside County General Plan.

This comment letter contained two attachments; 1) the Southern California Association of Governments (SCAG) *2008 Regional Transportation Plan Goods Movement Report*, and 2) Colliers International *West Inland Empire Market Report*. The SCAG *Goods Movement Report* focused on the activities generated by the Ports of Los Angeles and Long Beach and how goods are transported out of the region. As discussed in Response to CCAIEJ/NRDC Comment #3, the propose Project, due to its size and location, will not primarily be associated with Port activities

such as regional long-distance truck trips. This attachment does not provide information that changes any analysis in EIR because it provides background information on goods movement *from the Ports* – not the Project - and the regional strategies that SCAG is proposing to address the challenges associated with regional goods movement in terms of accelerated infrastructure improvements. The Colliers International Market Report addresses the industrial market trends for the first quarter of 2010. In summary, it states that the total vacancy rate and total availability rate for the West Inland Empire has decreased slightly and that the vacancy rate has started to stabilize. It also indicated that for the first time in over two years more space was leased or sold than was brought back to the market vacant, but that further evidence is necessary before a market bottom can be called. The report may relate to the marketability for the Project buildings, but it does not relate to the environmental effects being analyzed in the EIR. Moreover, the report shows that the leasing rate for industrial space is actually increasing, thus providing substantial evidence of the need for the space provided by the Project. Therefore, no information in this report changes the analysis in the EIR.

Moreover, the commenter's conclusory statements above regarding the EIR are not supported by any evidence, much less substantial evidence. No explanation is provided regarding why the commenter believes that these conclusions are correct. In fact, the EIR includes a thorough, complete, and careful analysis of all potentially significant impacts resulting from the Project, and the EIR includes mitigation measures that would be mitigated to the fullest extent feasible all of those potentially significant impacts. Additionally, the EIR includes a complete analysis of the Project's consistency with the County's General Plan and concludes that the Project is consistent with the General Plan. (See Draft EIR § & 4.9 and 5.0.) Finally, the EIR analyzed a range of reasonable alternatives to the proposed Project as is required by CEQA. (See Draft EIR p. 6.0-32 et seq.) These commenter's conclusory statements do not require any further response. (See *Browning-Ferris Industries of California v. City of San Jose* (1986) 181 Cal.App.3d 852 [Where a general comment is made, a general response is sufficient].)

CCA/EJ/NRDC Comment #2

I. The Proposed Project will have an Indelible Impact on Adjacent Communities and the Region in General.

The health impacts and regional air quality impacts from freight activities are well documented. Of all listed Toxic Air Contaminants identified by the California Air Resources Board ("CARB"), diesel particulate matter ("DPM") is known to present the greatest health risks to Californians.¹ Dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen ("NO_x") including respiratory disease, cardiovascular mortality, cancer, and reproductive effects as well as an increase in regional smog and water contamination. CARB has determined that diesel exhaust is responsible for over 70% of the risk from breathing our air statewide and in the South Coast Air Basin ("SCAB").² Further, the South Coast Air Quality Management District ("SCAQMD") in the Multiple Air Toxics Exposure Study III ("MATES III") "indicate[ed] that diesel exhaust is the major contributor to air toxics risk, accounting on average for about 84% of the total" risk from breathing air toxics.³

CARB recently revised its analysis of annual impacts from PM_{2.5} pollution. Previously, CARB estimated that statewide, 2,400 premature deaths annually are linked to goods movement, mostly from particulate pollution and 50% of these deaths are in the SCAB.⁴ Now, as the chart below demonstrates, CARB estimates that there are 3,700 premature deaths statewide associated with PM_{2.5} from Goods Movement activities.⁵

Table 6: Annual premature deaths associated with PM_{2.5} from Goods Movement activities¹

Pollutant	Low	Mean	High
Primary Diesel PM	600	2,000	3,500
Secondary Diesel PM (Nitrates)	480	1,600	2,800
Secondary Diesel PM (Organic Aerosols)	15	49	85
Other Primary PM _{2.5} ²	12	39	68
Statewide Total³	1,100	3,700	6,500

¹For the year 2005, these estimates do not include the contributions from particle sulfate formed from SO_x emissions, which is being addressed with several ongoing emissions, measurement, and modeling studies. Results listed are based on the previous emission inventories used in the Goods Movement Emission Reduction Plan in April of 2006 but with the new PM_{2.5}-mortality relationship of 10 percent per 10 µg/m³ increase in PM_{2.5} exposures; these values may change if emissions inventories are updated.

²PM_{2.5} includes tire wear, brake wear, and particles from boilers, which are not covered under primary diesel PM.

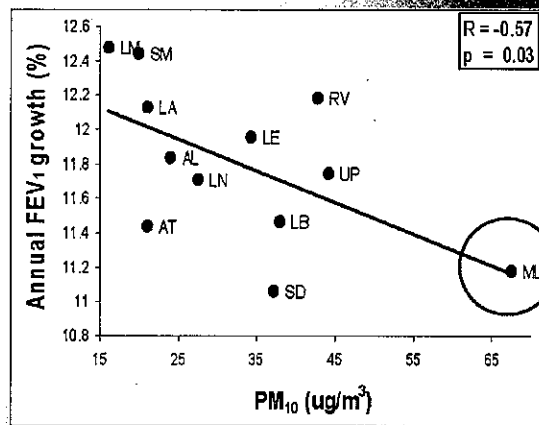
³Totals do not add up due to rounding.

Residents in Inland Empire communities will undoubtedly face additional impacts due to the increased pollution from this project. For sensitive populations, such as children and the elderly, and for those who live and work in close proximity to these major sources of diesel exhaust, the risk will be even higher.

In recent years, environmental health researchers have firmly established the linkage between air pollution exposure and a range of negative health outcomes, including slowed lung growth rates in children (Gauderman et al Cohort C, Cohort D papers), exacerbation of existing respiratory disease (McConnell et al EHP bronchitis/asthmatic paper), increased absences from school due to respiratory illness (Gilliland et al CHS absences paper), and increased mortality. The following charts display the troubling findings of the impacts of air pollution on health of residents in the Inland Empire, including our most vulnerable populations, children.

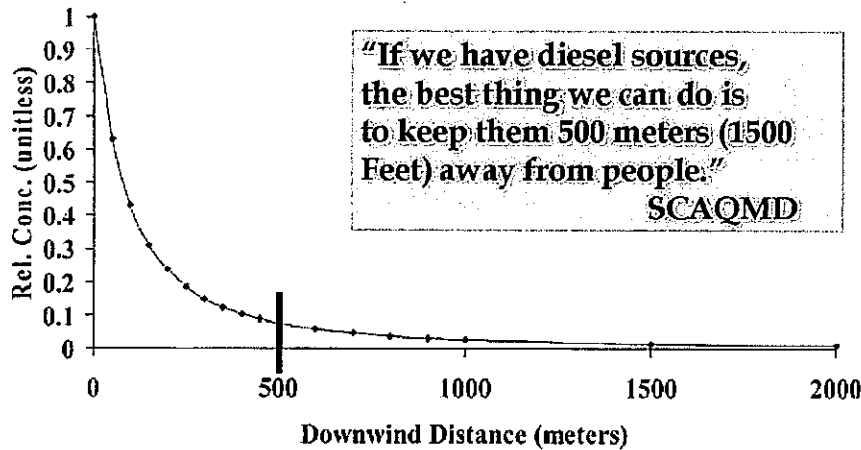
USC Children's Health Study

- University of Southern California (USC), Children's Health Study found children in the Mira Loma area to have the **slowest lung growth and weakest lung capacity.**²

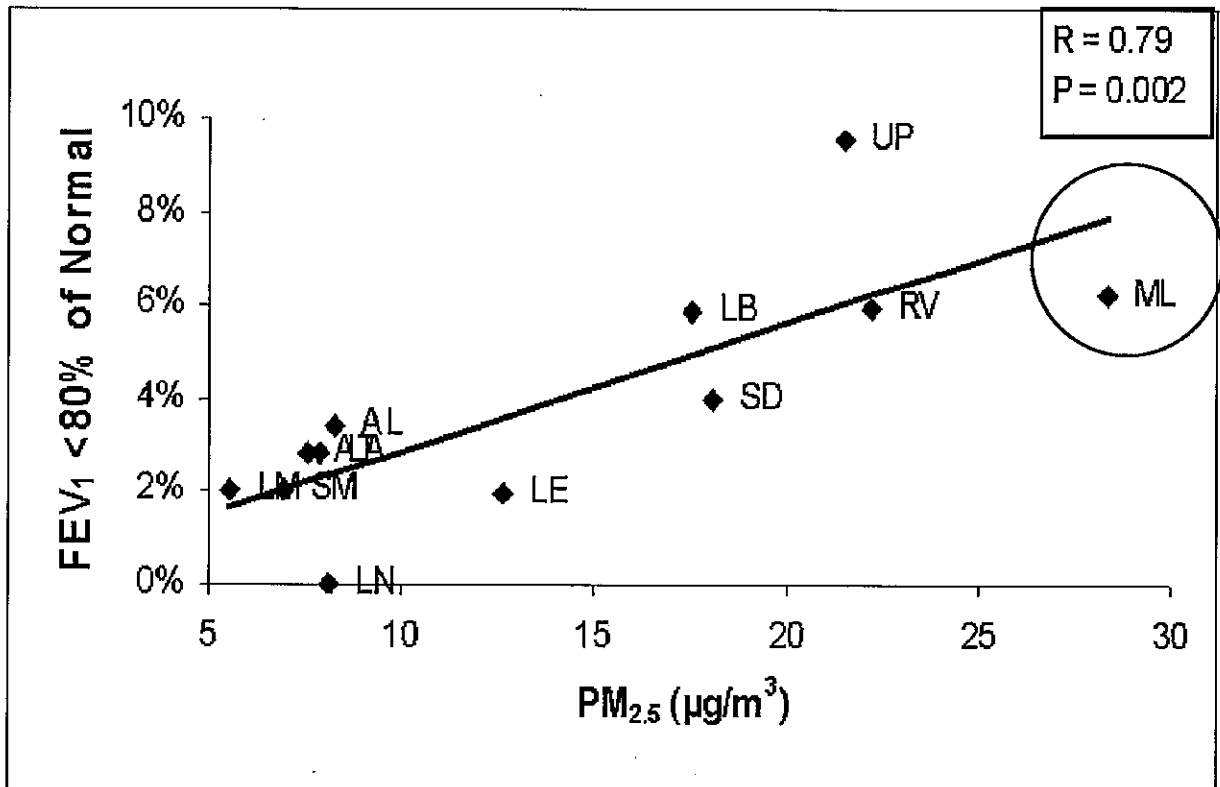


² Association Between Air Pollution and Lung Function Growth in Southern California Children, *American Journal of Respiratory and Critical Care Medicine*, Gauderman, W. James, McConnell, Roby, et al, Department of Preventive Medicine, University of Southern California School of Medicine, Los Angeles.

Sensitivity of Concentrations to Downwind Distance



SCAQMD “Mira Loma Specific Air Management Project”, 2002. Presentation by Mike Nazemi before the Mira Loma Community Committee. August 29, 2002.



South Coast Air Quality Management District, “Multiple Air Toxics Exposure Study in the South Coast Air Basin” (MATES II Study), March 2000.

In addition to the large impacts on residents and workers closest to the sources of emissions, distribution center operations pose a particularly acute threat to regional air quality. The South Coast Air Basin ("SCAB"), where the project area is located, consistently ranks near the top of the lists for the nation's filthiest air quality. Freight transport, including the operations culminating in the Inland Empire, greatly contributes to the persistent failure of the SCAB to meet clean air standards established by the Environmental Protection Agency. Without all feasible mitigation, the SCAB could fail to achieve the federal annual PM_{2.5} standard by 2014. This project proposes to add additional pollution that would not have occurred if the project was not built. Against this backdrop, there are several deficiencies in the EIR that must be addressed.

Response to CCAEJ/NRDC Comment #2

Comment noted. Air quality and health impacts are fully analyzed in the Draft EIR. Descriptions of criteria air pollutants, toxic air contaminants, and their associated health effects are included on pages 4.3-7 through 4.3-11 of the Draft EIR. Additional information on diesel particulate matter (DPM) is provided in the Project's Health Risk Assessment (HRA) included as Appendix B of the Draft EIR. Specifically, page 4.3-7 and 4.3-8 of the Draft EIR describes the impacts of NO_x and ozone being linked to respiratory illness. Smog is also known as ground-level ozone and its impacts are listed in the Draft EIR as stated above. DPM was also described as increasing the risk of cancer on page 4.3-9 of the Draft EIR. Table 2-1 of the 2007 AQMP, referenced in the Draft EIR, indicates that particulate matter (PM-10 and PM-2.5) exacerbates the symptoms of cardiovascular disease in sensitive patients.

The comment that dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen (NO_x) including reproductive effects and water contamination is not supported by any evidence in the comment letter or the documents the letter cites. A review of research data by Radim J. Sram et. al concerning the possible adverse effects of ambient air pollution on birth outcomes indicates that "overall there is evidence implicating air pollution in adverse effects on different birth outcomes, but the strength of the evidence differs between outcomes" and that "in terms of exposure to specific pollutants, particulates seem the most important for infant deaths, and the effects on intrauterine growth retardation (IUGR) seems linked to polycyclic aromatic hydrocarbons (PAHs), but existing evidence does not allow precise identification of the different pollutants or the timing of exposure that can result in adverse pregnancy outcomes" (2005¹). A recent study by Michael Brauer et. al showed "consistent associations with PM 2.5, but not other pollutants for births < 37, 35, or 30 weeks" (2008²). This study, like other studies addressing similar issues, has important limitations on data obtained, such as the definition of fetal growth restriction, and because the "exposures were estimated only for home addresses, it is also possible to that subject mobility was related to varying degrees of exposure misclassification for the different modeling approaches" (2008). A study by Peneluppi de Medeiros et. al. states that

¹ Radim J.Sram et. Al, *Ambient Air Pollution and Pregnancy Outcomes: A Review of the Literature*, Environmental Health Perspectives Vol. 113, Number 4, April 2005.

² Michael Brauer et.al, *A Cohort Study of Traffic-Related Air Pollution Impacts on Birth Outcomes*, Environmental Health Perspectives Vol. 116, Number 5, May 2008.

“the early neonatal component may be associated with mothers’ exposure to air pollution from traffic near their homes. Although (they) could not provide strong evidence of such association, the consistent literature and the biologic plausibility indicate that motor vehicle exhaust exposures may be important for this outcome” (2009³). Studies found “the highest incidence of preterm birth among mothers lacking prenatal care, who are young and old age, who are African-American race, who experienced previous low-weight births, and who use tobacco during pregnancy” and that studies were limited by lack of information for other known risk factors for preterm birth, such as “marital status and psychosocial stressors, and the birth records (which) did not allow (them) to address adequately factors such as maternal weight, occupation, nutrition, mobility, and active and passive smoking” (Ritz et. al, 2000⁴). As “the biologic mechanisms whereby air pollution may cause preterm birth remain to be determined” (Wilhelm and Ritz, 2003⁵) it is not certain, as stated by the commenter, that DPM and NO_x cause reproductive effects. A study by Edith H van den Hooven et. al stated that “mothers exposed to residential traffic had no higher risk of adverse birth outcomes or pregnancy complications” (2009⁶). Research in this area is on-going in an effort to correlate cause-and-effect and dose-response between ambient pollutants and their reproductive effects.

Health effects from DPM and ozone are presented in Table 1-3 of the CARB *Emissions Reduction Plan* (ERP) cited by the commenter, which does not identify reproductive effects or water contamination as associated effects from these pollutants. Commonly, water quality is of concern from shipping operations at Ports from dredging, waste, ballast waters, and oil spills. In addition, Project-specific Health Risk Assessment (HRA) included in Appendix B also describes health effects of DPM on pages 11-13 and does not identify reproductive effects. In fact, it states “Reproductive or developmental effects from diesel exposure in laboratory animals have been seen, however, there is insufficient information to determine if those same effects are seen in humans (OEHHA 2000).” (HRA p. 12)

While the commenter cited a publication date of May 22, 2008 for the draft CARB document *Methodology for Estimating Premature Deaths Associated with Long-Term Exposures to Fine Airborne Particulate Matter in California*, the latest version of the report is from October 24, 2008. According to the CARB website⁷, the report is not final and the Board directed staff to withdraw the 2008 report to reassess the methodology developed to quantify the association between PM-2.5 exposure and premature deaths because of concerns over the development of the concentration-response factor. The report will be revised again and be available for public review and comment. To date, a revised report has not been published. In the absence of an acceptable methodology for providing further analysis of statewide premature deaths, any such analysis would be speculative. Accordingly, further analysis of this issue is not required under

³ Andrea Paula Peneluppi de Medeiros et. Al, *Traffic-Related Air Pollution and Perinatal Mortality: A Case-Control Study*, Environmental Health Perspectives Vol. 117, Number 1, January 2009.

⁴ Beate Ritz et. Al, *Effect of Air Pollution on Preterm Birth Among Children Born in Southern California Between 1989 and 1993*, Epidemiology Vol. 11, No. 5, September 2000.

⁵ Michelle Wilhelm and Beate Ritz, *Residential Proximity to Traffic and Adverse Birth Outcomes in Los Angeles County, California, 1994-1996*, Environmental Health Perspectives Vol. 111, Number 2, February 2003.

⁶ Edith H van den Hooven et. Al, *Residential Traffic Exposure and Pregnancy-Related Outcomes: A Prospective Birth Cohort Study*, Environmental Health 2009, 8:59.

⁷ http://www.arb.ca.gov/research/health/pm-mort/pm-mort_arch.htm

CEQA. (State CEQA Guidelines, § 15145.) Finally, any discussion in the EIR regarding increased risk of premature death from PM-2.5 exposure would only be for informational purposes. Incorporation of such information would not change the EIR's significance conclusion, but would merely be an expansion of the already-adequate analysis provided by the EIR.

The commenter also listed other adverse health impacts from air pollution: slow lung growth rates in children, exacerbation of existing respiratory diseases, increased school absences from respiratory illness, and increased mortality. The HRA discussed health effects from air pollution, including, but not limited to, lung function growth in children, exacerbation of existing respiratory diseases, and increased absences from school and cited studies by Gauderman et al., McConnell et al., and Gilliland et al. (HRA p. 12-13). As noted above, further discussion regarding potentially increased mortality from particulate matter exposure would only be added to the Final EIR as additional background information, which would not constitute significant new information.

It is because of these known risks and health impacts that protective air quality standards were developed, including those by the South Coast Air Quality Management District (SCAQMD) (e.g., CEQA regional and localized significance thresholds for criteria pollutants, maximum incremental cancer risk of toxic substances, and hazard index for non-cancer health impacts of toxic substances).

The Draft EIR thoroughly analyzed all of these impacts, including those to sensitive receptors. The localized significance threshold (LST) analysis for criteria pollutants concluded that the Project would result in significant short-term construction impacts to nearby sensitive receptors; however, Project operations will not exceed the LST (Final EIR p.4.3-51). Impacts due to localized CO concentrations from vicinity traffic were also found to be less than significant and below applicable standards thus not creating CO hotspots (Final EIR p. 4.3-54). Cancer risk to sensitive receptors from DPM was evaluated in the Final EIR and discussed on pages 4.3-87 – 4.3-95 and concluded to result in significant impacts after mitigation (Final EIR p. 4.3-103). However, non-cancer health effects of DPM (as described above) were found to be less than significant without mitigation required (Final EIR p. 4.3-95).

The CARB ERP contains 11 diesel emissions reduction strategies for trucks that are implemented and enforced by CARB and U.S. EPA. Only 3 of the 11 strategies were yet to be developed when the document was published in 2006 and one of them was for port truck modernization, thus not applicable and another was for enhanced enforcement of existing truck idling limits. All but one strategy is implemented by CARB and it is the Carl Moyer Program which offers monetary incentives to reduce emissions from diesel engines. Through implementation of **MM Air 8** and **MM Air 12**, the Project is required to provide information on this or similar programs to building occupants. Therefore, the Project complies with all the diesel emission reduction control strategies. For additional analysis of other mitigation strategies that were considered, please see Final EIR pages 2.0-95 through 2.0-97 (Response to CCAEJ Comment #3).

The proposed Project has implemented mitigation measures to reduce the significant and unavoidable air quality impacts to the fullest extent feasible. The Project does propose

development on currently vacant land; however, this vacant land is within the existing 288 acre Mira Loma Commerce Center (MLCC) industrial park and is considered in-fill (Draft EIR p. 1.0-1). Because of the existing land use designations, it is reasonable to assume that this land would not remain vacant and would develop with uses similar to those of the proposed Project.

CCA/EJ/NRDC Comment #3

II. The Revised EIR Fails to Adequately Analyze Air Quality and Traffic Impacts.

The South Coast Air Quality Management District critiqued the air quality analysis in the EIR on several grounds. We have similar concerns that the Air Quality analysis was designed to mask the true impacts of this project. The air quality analysis uses an unduly narrow trip length that is unrealistic given the type of project proposed for this facility. The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach, which is much further than the 8.9 miles used for the EIR analysis.⁶

By excluding large portions of the truck trips, the EIR severely understates the Project's traffic impacts and associated air quality impacts. The California Supreme Court has emphasized that "an EIR may not ignore the regional impacts of a project approval, including those impacts that occur outside of its borders; on the contrary, a regional perspective is required."⁷ An EIR must analyze environmental impacts over the entire area where one might reasonably expect these impacts to occur.⁸ This principle stems directly from the requirement that an EIR analyze all significant or potentially significant environmental impacts.⁹ An EIR cannot analyze all such environmental impacts if its study area does not include the geographical area over which these impacts will occur. Here, the fact that trucks will travel to and from the ports is not only corroborated by the South Coast Air Quality Management District, but also meets the low threshold of "reasonable expectat[i]ons" that the freight moves from the port areas as detailed in the 2008 Regional Transportation Plan to the Inland Empire.

Response to CCA/EJ/NRDC Comment #3

The Air Quality Impact Analysis (AQIA) was not designed to mask or underestimate the Project's impacts. Response to SCAQMD Comment # 2, provided below and on Final EIR p. 2.0-65), provides an explanation of why the analysis used the default urban trips lengths for Riverside County and why they are appropriate for this Project:

The comment correctly states the trip lengths utilized in the Air Quality Impact Analysis for this project. The values used are the default urban trip lengths listed in URBEMIS

2007 for Riverside County. According to staff at SCAQMD⁸, there are no published documents that describe how to adjust trip lengths for development projects. This is particularly the case when there are no building occupants identified.

While it is understandable that other warehouse projects in the region have chosen to use a 40-mile one-way trip length, it is not as applicable to the proposed project as described herein. The project consists of six separate plot plans, two of which are business/industrial park uses rather than warehouses. Businesses draw local, short-distance trips in comparison to warehouses and because the project includes businesses, the average trip lengths generated will be shorter than if the project was entirely warehousing. The remaining four plot plans are smaller scale warehouse uses ranging from 104,210 square feet to 426,212 square feet in size. Typically, the larger warehouses over 250,000 square feet accommodate goods that may come from the ports. Only one plot plan of this project is over 250,000 square feet and there are no plot plans with very large regional-type warehouses over one million square feet in size. The smaller size of the majority of the project's plot plans makes them more suitable for local distribution facilities. It is also reasonable to assume that goods may be traveling to the project site from the Ontario Airport only five miles west of the project site.

Because the project's trips will primarily be localized, short-distance trips associated with business matters or warehouse trips to Ontario Airport – and not regional, long-distance trips associated with Port warehouse activities – the average trip lengths used in the air quality analysis (which are URBEMIS default trip lengths) are accurate.

For these reasons, the mobile sources emissions were not recalculated as the trip lengths used in the Draft EIR are deemed appropriate.

The comment that "The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach" is inaccurate and taken out of context. The citation given in support of that statement is from a study on Port related goods movement and pertains to a discussion on Port related trucking. The study did not focus on all commerce in the Inland Empire nor did it discuss what the majority of commerce in the Inland Empire is from the Ports. Further, that data provided in the study related to Port traffic (Table 9 and Appendix A) doesn't even include freeway segments that are in the Project vicinity. The closest freeway segment cited in the study is SR-60 between SR- 57 and I-605 approximately 16 and a half miles west of the site. Table 9 of the report also estimated Port trucks as a percentage of total daily truck volume on each segment. Port truck traffic along the segment nearest the Project site only represented 6.7 percent of total daily truck volume. As stated above, the Project's trips will primarily be localized and not regional, long-distance trips associated with the Ports. Therefore, the comment does not apply to this Project and no further response is necessary. No new environmental issues have been raised by this comment and no modification of the Draft EIR is required.

⁸ Personal communication with James Koizumi on 8/27/09.

CCAIEJ/NRDC Comment #4

III. The Revised EIR Includes an Improper Greenhouse Gas Emissions Analysis.

The deficiencies with the air quality analysis also taints the greenhouse gas analysis for this project. The curtailed trip analysis dramatically underestimated the emissions of greenhouse gasses associated with this project.

Response to CCAIEJ/NRDC Comment #4

Because the AQIA used appropriate assumptions for mobile source trip distances, as outlined above, it is not deficient and therefore, the related greenhouse gas emissions were also estimated adequately. No further comments were provided by the commenter on this issue, and therefore no further response is required.

No new environmental issues have been raised by this comment and no modification of the Draft EIR is required.

CCAIEJ/NRDC Comment #5

IV. The Mitigation Measures Fail to Comply with CEQA.

Mitigation of a project's significant impacts is one of the "most important" functions of CEQA.¹⁰ Under CEQA, feasible mitigation measures must be adopted that will avoid or substantially lessen significant environmental effects.¹¹

i. The Construction Mitigation Measures Must be Improved.

The mitigation measures for construction are vague. We recommend that the construction mitigation comply with the following requirements:

Construction Equipment

Equipment¹² greater than 25 horsepower must:

- (1) Meet current emission standards¹³ *and*
- (2) Be equipped with Best Available Control Technology (BACT)¹⁴ for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.

Diesel Trucks

On-road trucks used at construction sites, such as dump trucks, must:

- (1) Meet current emission standards, *or*
- (2) Be equipped with BACT¹⁵ for emissions reductions of PM and NOx, *and*
- (3) Any trucks hauling materials such as debris or fill, must be fully covered while operating off-site (i.e. in transit to or from the site).

Generators

Where access to the power grid is limited, on-site generators must:

- (1) Meet the equivalent current off-road standards for NOx, *and*
- (2) Meet a 0.01 gram per brake-horsepower-hour standard for PM, *or*
- (3) Be equipped with Best Available Control Technology (BACT) for emissions reductions of PM.

Special Precautions Near Sensitive Sites

All equipment operating on construction sites within 1,000 feet of a sensitive receptor site (such as schools, daycares, playgrounds and hospitals)¹⁶ would either:

- (1) Meet US EPA Tier IV emission standards *or*
- (2) Install ARB Verified "Level 3" controls (85% or better PM reductions), and
- (3) Notify each of those sites of the project, in writing, at least 30 days before construction activities begin.¹⁷

Response to CCAEJ/NRDC Comment #5

Contrary to the commenter's unsupported assertion, the mitigation measures proposed in the Draft EIR are not vague as demonstrated in Section 3.0, Mitigation Monitoring and Reporting Protocol of the Final EIR. However, additional feasible air quality mitigation measures were incorporated into the Final EIR in response to agency comments.

The comment recommends that mitigation for construction equipment greater than 25 horsepower must meet current emissions standards and be equipped with BACT for PM and NO_x emissions reductions *or* use an alternative fuel. As noted in footnote 13 of the comment letter, Tier 4 engines automatically meet the BACT requirement. Thus, a requirement to utilize Tier 4 standards or alternative fuel vehicles would fulfill the commenter's request. Please see page 4.3-28 of the Final EIR for further discussion of the off-road regulations and note that the US EPA Tier 4 standards apply to the various different engine ratings (horsepower) and take affect between 2011 and 2015 for engines over 25 horsepower, just as the commenter requested.⁹ Accordingly, the Project will comply with the measure recommended by the commenter.

Mitigation measure **MM Air 3a** was added to the Final EIR in response to comments from the Southern California Association of Governments (SCAG). **MM Air 3a** requires Tier 3 or better engines or alternative fuels be used in construction equipment and has been modified herein to address CCAEJ/NRDC recommendations:

In order to reduce emissions from project construction equipment, the following mitigation measures implementing those contained within the Southern California Association of Governments' 2008 Regional Transportation Plan (RTP) Program EIR shall be implemented:

MM Air 3a: The project developer shall require, by contract specification, that, low sulfur and diesel powered vehicles with Tier 4 engines (once available on the market) or retrofitted/repowered—to meet equivalent emissions standards as Tier 4 engines—be used in construction equipment. Contract specifications shall be included in project construction documents, which shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.

The comment recommends that mitigation for on-road diesel trucks used during construction must meet current emission standards *or* be equipped with BACT and be fully covered while hauling materials. As demonstrated in **MM Air 3a**, above, all diesel-fueled vehicles used during construction must meet Tier 4 or equivalent emissions standards. Therefore, diesel vehicles used during construction will meet the current emissions standards either through new engines or through repowered or retrofitted engines to meet equivalent standards.

Recommendation "(3)" under Diesel Trucks is addressed through regulatory compliance with SCAQMD Rule 403 for fugitive dust and was also incorporated into **MM Air 3d** in response to

⁹ <http://www.epa.gov/nonroad-diesel/2004fr/420f04032.htm>

comments from SCAQMD. **MM Air 3d** has been modified to address CCAEJ/NRDC's recommendation as shown below.

MM Air 3d: The project developer will implement the following dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during construction phases of the proposed project:

- Application of water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days).
- Periodic watering for short-term stabilization of disturbed surface areas and haul roads to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- Suspension of all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
- Requiring all trucks hauling dirt, sand, soil, or other loose materials are to be covered.
- Sweeping of streets at the end of the day if visible soil material is carried over to adjacent roads.
- Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- Posting and enforcement of traffic speed limits of 25 miles per hour or less on all unpaved roads.

Mitigation measure **MM Air 3c** was incorporated into the Final EIR in response to comments from SCAG, shown below, which requires the usage of electricity from power poles instead of temporary gasoline or diesel-fueled generators. Therefore, the "Generators" recommended measures in this comment are inapplicable because there will be no "on-site generators."

MM Air 3c: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.

The mitigation recommendations for "Special Precautions Near Sensitive Sites" state all equipment operating on construction sites within 1,000 feet of sensitive receptors should either meet Tier 4 emissions standards *or* install CARB verified Level 3 controls and notify each of the sensitive receptor sites, in writing, of the Project within at least 30 days before construction begins. As shown in **MM Air 3a**, above, equipment used during construction must meet Tier 4 or equivalent emissions standards. Therefore, diesel vehicles used during construction will meet the current emissions standards either through new engines or through repowered or retrofitted engines to meet equivalent standards.

Regarding written notification of construction activities to sensitive sites, the construction intensity for the proposed Project is not unique and does not warrant special notice to sensitive sites. California's open meeting laws and CEQA itself specify the circumstances in which notices are required. The County will fully comply with those laws regarding the provision of notices. Nonetheless, as a convenience to the public, the County will impose the following additional mitigation measure to provide a community liaison contact number as the commenter requested.

Mitigation measure **MM Air 3f** will be included in the Mitigation Monitoring and Reporting Program to provide contact information for the public to call should a specific air quality issues arise.

MM Air 3f: Prior to issuance of grading permit, the project developer shall post contact information on the construction site for the public to call if specific air quality issues arise.

CCAIEJ/NRDC Comment #6

ii. The Project's Operational Mitigation Measures Must be Made Enforceable and Augmented.

Given the significant environmental impacts to air quality associated with this project, the EIR should require additional mitigation. For heavy duty trucks, the Ports of Los Angeles and Long Beach recently adopted a program that will require only 2007 EPA compliant trucks to perform port drayage service by 2012. This program is expected to reduce port truck emissions by at least 80%.¹⁸ These types of requirements should be imposed for this project.

In addition to the vagueness of the existing mitigation measures, the EIR also fails to consider and adopt additional feasible mitigation. We recommend that the operational mitigation comply with the following requirements:

Diesel Trucks

On-road trucks serving a facility, must:

- A. If a facility is served by a centrally controlled fleet, trucks should
 - (1) Be electrified to the extent feasible, *and*
 - (2) Meet current US EPA emission standards.
- B. All independently operated trucks shall meet the following standards, enforced by gate personnel.
 - (1) Meet current US EPA emission standards, *or*
 - (2) Be equipped with BACT¹⁹ for emissions reductions of PM and NOx, *and*

Equipment

Equipment²⁰ greater than 25 horsepower must:

- (1) Meet current US EPA emission standards²¹ *and*
- (2) Be equipped with Best Available Control Technology (BACT)²² for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.²³

Refrigeration Units

Each warehousing facility must include the following if it is used for any refrigerated cargo:

- (1) Provide ample space for refrigerated cargo to be kept cool without the use of transportation refrigeration units or other temporary or inefficient refrigeration means;
- (2) All loading docks must be equipped to provide electrical hook-ups for refrigerated cargo;
- (3) All trucks transporting refrigerated cargo must be equipped with the ability to connect to electrical power from the loading docks; *and*
- (4) On-board refrigeration units on all trucks may not be employed when a vehicle is not in use *and* must meet current US EPA standards.

Recommendations to Limit Global Warming Pollution from Warehousing:

- (1) Prohibit all non-essential idling of vehicles and equipment onsite.
- (2) All vehicles and equipment should be the most efficient models available; heavy-duty trucks should be US EPA SmartWay certified.²⁴
- (3) Use the lowest carbon fuels possible (such as biodiesel or other alternative fuels).
- (4) Electrify operations to the extent possible. All generators, forklifts and equipment that can be electrified, should be.
- (5) All constructed buildings should meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ including the use of locally sourced materials where possible.²⁵

Response to CCAEJ/NRDC Comment #6

The first paragraph of the comment describes how the Ports of Los Angeles and Long Beach recently adopted a program to require only 2007 compliant trucks and states that the proposed Project should be required to do the same. This type of program is not feasible or applicable for this type of project where the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites. If such a requirement were imposed, it would severely limit the number of potential building occupants which would significantly affect the economic viability of the Project. A tenant of a particular building may not even have control over the trucks used to transport goods to and from the facility. Specifically, in a competitive market like that which exists today, imposing measures that prohibit any tenant with even a single older truck from operating at the Project will likely result in the Project standing vacant. According to a 2004 study by the Bay Area Economic Forum, "Vacant buildings, along with their large parking lots, can attract litter, graffiti, and vandalism, as well as loiterers and homeless populations. A decaying building both worsens its own prospects for refurbishment and weakens the vitality of the buildings around it."¹⁰ Because the imposition of the measures proposed by the commenter would make the Project unmarketable and, thus, likely to remain vacant, the implementation of those measures would introduce other potentially significant impacts associated with aesthetics, hazards, and other environmental effects. Accordingly, they are rejected as infeasible for environmental reasons as well. Further, CARB has already adopted a regulation (referred to as the Truck and Bus Regulation) to reduce emissions from on-road diesel trucks which starts phasing in requirements for most fleets in January 2011¹¹. However, and as required by mitigation measures **MM Air 8** and **MM Air 12**, the Project is required to do what is feasible by providing information to tenants about incentive programs and other technologies that support "clean" truck fleets so that the Project's future tenants can take advantage of those programs to reduce overall emissions. Ultimately, and as another example of the EIR's conservatism, the EIR concluded that this measure, even when combined with other feasible mitigation measures, would not reduce the health risks impacts associated with the production of diesel particulate matter to a less than significant level. (Draft

¹⁰ <http://www.bayeconfor.org/pdf/PPRSCscreen11.2.pdf>

¹¹ <http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>

EIR p. 4.3-72) Accordingly, the revisions suggested by the CCAEJ/NRDC are infeasible, and the existing analysis provided in the EIR is adequate.

The mitigation measures presented in the Draft EIR are not vague, as detailed in the Mitigation Monitoring and Reporting Protocol (Final EIR Section 3.0) and all feasible mitigation was considered. Additional mitigation measures were recommended in agency comments (SCAG and SCAQMD) and the feasible measures were incorporated into the Final EIR which will further reduce the Projects impacts to air quality. However, to be conservative, no direct reductions are taken and the Project's impacts continue to be considered significant.

Regarding the comment which recommended measures for diesel trucks, **MM Air 8** and **MM Air 12**, as discussed above provide information to tenants about incentive programs and other technologies that support "clean" truck fleets so that the Project's future tenants can take advantage of those programs to reduce overall emissions. Because the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites, it is infeasible to impose the recommended measure for diesel trucks as proposed. Additionally, and as discussed above, the imposition of such measures would result in the Project remaining vacant and the introduction of potentially significant aesthetic and safety and hazard effects. Accordingly, the measures proposed by the commenter are infeasible for those reasons as well.

Regarding the comment-recommended measures for equipment, **MM Air 6**, as shown below, currently requires that service equipment be low-emission propane (an alternative fuel) or electric. Electric equipment does not emit any emissions and properly maintained propane engines produce significantly fewer carbon monoxide, hydrocarbon, particulate matter and nitrogen oxide emissions than gasoline- or diesel-fueled forklifts. US EPA and CARB Standards and BACT apply to emissions from diesel engines and diesel fuel used in forklifts and other non-road equipment. Since electric or propane powered equipment is required by **MM Air 6** as written, the current mitigation measure meets or exceeds the emission reductions of the measure proposed by the commenter.

Therefore, no additional measure is required.

MM Air 6: Service equipment at the facilities will be either low-emission propane powered or electric (i.e., forklifts).

Regarding the comment-recommended measures for refrigeration units, **MM Air 5** as shown below currently requires electrical hookups to be installed where refrigeration units are in use. However, in response to this comment, **MM Air 5** shall be modified as shown below. The comment-recommended measure to ensure that ample space for refrigerated cargo to be kept cool without the use of TRUs or other temporary or inefficient refrigeration does include any proposed performance standard regarding how much space is "ample." However, the Project will necessarily include adequate refrigerated space to store refrigerated goods as a Project feature, because it is good business practice and because it is required to ensure that any food products are maintained at safe temperatures as mandated by the Health and Safety Code. In the absence of adequate space to store refrigerated goods, the goods would spoil and create an

economic loss for the Project's operations, such that there is a business incentive to assure that ample refrigerated space is provided. Moreover, cold storage is a permitted use in the Riverside County Zoning Ordinance for both types of Project zoning (Manufacturing – Medium (M-M) and Industrial Park (I-P)). In addition, **MM Air 7** currently prohibits all vehicles from idling in excess of five minutes.

MM Air 5: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. Trucks shall be equipped to connect with the electrical hookups provided and be prohibited from running TRUs when the truck is not in use.

MM Air 7: Prohibit all vehicles from idling in excess of five minutes.

Regarding the recommended measures to limit global warming pollution from warehousing, the measures already discussed above (**MM Air 5** through **8** and **MM Air 12**) address items “(1)” through “(4)” by requiring that tenants be provided with information on “clean” truck fleets and incentive programs as well as restrict onsite idling and electrify equipment. As already discussed above, the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites, thus it is infeasible to impose the recommended measure for heavy duty trucks and their fuels, items “(2)” and “(3)”, as proposed. Additionally, and as discussed above, imposing the recommended measures would prevent any tenant with even a single older truck from operating at the Project. This would likely result in the Project sitting vacant, as tenants would opt for other sites with less onerous requirements, and this vacancy would contribute to potentially significant aesthetic and safety/hazard impacts. Accordingly, the proposed measures are rejected as infeasible for these reasons.

Item “(5)” recommends that the Project meet LEED certification standards. The Project is already implementing some of these measures, including, but not limited to construction waste-recycling and grassrecycling and/or composting. The Project is also subject to local regulations like County Ordinance 859 promoting the use of water efficient landscaping and water conservation (Final EIR p. 1.0-24). Additionally, and as noted above, the Project is implementing many other measures to reduce energy consumption, such as low-emission or alternative fuel powered service equipment and limited idling time. Furthermore, the 2010 California Green Buildings Standards Code (known as CALGreen) becomes effective in January 2011 and applies to all new non-residential buildings, as described on page 4.3-85 of the Final EIR. The intent was to incorporate existing green building practices from the many existing programs, such as LEED, into CALGreen rather than develop new practices. Many of the measures contained in LEED credits are CALGreen requirements although a slightly higher requirement for LEED credits in most categories will be needed. Similarly to the Title 24 Building Code, the CALGreen Code will be updated about every three year and will be increasing the requirements with each update. Along with the design features being implemented, the Project is further reducing the associated impacts with building this development. Finally, as discussed on page 4.3-59 of the Final EIR, the majority of the Project's GHG emissions are from vehicle usage representing approximately 82 percent of the operational emissions. The second largest source of GHG emissions was electricity usage at 12 percent. Mitigation was imposed to reduce all sources of emissions as shown on page 4.3-96 through 4.3-98 of the Final EIR. Based on Project design, the existing

regulations, and existing mitigation measures, requiring LEED certification as mitigation is not “roughly proportional” to the impact for non-vehicular emissions and therefore is not required pursuant to State CEQA Guidelines Section 15126.4 (4)(B). Finally, the cost of LEED certification can be as much as \$30,000 to \$50,000 whereas the CALGreen Code no additional costs beyond existing Certificates of Occupancy. For all these reasons, the Project features and requirements applicable to the Project already reduce GHG and air quality emissions by an amount equivalent to the reductions that would be achieved through LEED certification, but at a smaller cost. Accordingly, this proposed measure will not be adopted because the Project is already complying with equally effective Project features and measures.

CCA/EJ/NRDC Comment #7

iii. The Project Should Include Mitigation Measures for Sensitive Populations.

To avoid injury to public health, the project must mitigate its impacts through the reduction of emissions to as near zero as possible, and this comment letter offers numerous measures that should be used in pursuing that goal. Given that increases in pollution are likely even after these measures are implemented and given the lasting effects of baseline pollution, further mitigation is needed to address the extraordinary impact of freight related emissions on the respiratory health of communities in the vicinity of this project.

Many residents of freight movement communities and workers at distribution centers have already suffered irreparable long term damage to their lungs – as noted earlier, diminished lung function in children generates lifelong health effects. The ports should fund the establishment of one or several medical facilities dedicated to the respiratory and general health of the people most affected by distribution center emissions – those living in the neighborhoods closest to the major distribution centers, including this project area, and workers at the distribution centers.

Many of the goods movement adjacent neighborhoods in Riverside and along the I-60 and other routes are heavily populated with low and moderate income families unable to afford health insurance. Similarly, while some workers in the Inland Empire's logistics industry earn relatively high wages with good benefits, thousands of others earn low wages with few or no benefits.

Thus, funding for clinics should be sufficient not only to construct appropriate facilities, but also include adequate support for operations so that two classes of patients – residents of the identified freight movement adjacent communities and distribution center workers can access the facility without out of pocket cost regardless of insurance status.

Finally, the Project should include installation of air filtration system to protect residents from harmful levels of air pollution. The Port of Los Angeles agreed through the TraPac MOU to fund filtration systems in school in the vicinity of that project, and this Project should also include this type of mitigation. Moreover, the Port of Long Beach also developed a school filtration program related to its Middle Harbor Redevelopment Project.

Response to CCAEJ/NRDC Comment #7

The first paragraph for the comment discusses the need to reduce emissions to as near zero as possible. CEQA does not require the reduction of impacts to as near zero as possible. CEQA only requires a project to reduce potentially significant impacts to a less than significant level. Further, if all feasible mitigation has been imposed but impacts cannot be reduced below the level significance, CEQA then allows for statements of overriding considerations when approving a project whose benefits outweigh the environmental risks (CEQA Guidelines Section 15093).

The remaining content of this comment references more background information on the goods movement in Riverside and associated health impacts but incorrectly implies the Project is associated with the Ports of Los Angeles and Long Beach saying "The ports should fund the establishment of one or more medical clinics." The content of these remaining paragraphs questions whether or not the comments are intended for this Project. The commenter also implies that there is a disproportion air quality impact on low and moderate income communities

along the 60 freeway. This comment is addressed below in Response to Comment # 10. Additionally, and contrary to the commenter's suggestion,

The only mitigation suggested by the commenter is for the either the Ports or the Project, it is unclear which, to fully fund the construction and operation of clinics which the commenter suggest should provide medical care "without out of pocket cost" being paid by the patient. First, if the proposed measure is directed at the Ports, then it is not mitigation that would reduce this Project's potentially significant impacts, and thus it need not be discussed further. Assuming, however, that this measure is proposed to mitigate for the Project's impacts, it is economically infeasible. This is a single Project of modest size, and it is economically infeasible for this Project to singularly provide the hundreds or millions of dollars that would be required to construct and operate free-of-charge clinics. This is evidenced by the fiscal impact analysis, which confirms that the Project's total value (ignoring operating expenses and salaries, etc.) would be on the order of \$65 million. (Draft EIR 7.0-3.) Similarly, the installation of filtration systems in hundreds of homes around the Project site, sufficient "to protect residents from harmful levels of air pollution" – much of which is not emitted by this Project – is infeasible because of its cost. According to a July 2010 quote from Abatement Technologies Inc., a provider of such filtration systems, the cost per dwelling unit to install the filters alone would be between \$1,400 and \$1,800. *This cost does not include the costs of replacing the forced air unit or the installation of duct-work to accommodate the filtration system – improvements which a great many homes are likely to need given their age.* Accordingly, assuming that the number of homes surrounding the Project site is only 300 (a conservative estimate) and that none of the homes would need replacement air units or ductwork, the cost to provide filtration would still range between 420,000 and 540,000. Given that the total building and site work for the Project will cost approximately, \$9,300,000 (see Final EIR p. 1.0-21), the addition of the cost of filtration would *at least* increase the costs of construction by 5%. Requiring that a Project increase construction costs by 5% to accommodate a single mitigation measure – particularly given that the percentage is actually likely to be much higher once ductwork and unit replacement costs are included – is infeasible. Finally, there are no schools within ¼ mile of the proposed Project (Draft EIR p. 4.7-5). Accordingly, the installation of school filters as the commenter suggests would not result the impacts of this Project and thus, is infeasible.

CCAIEJ/NRDC Comment #8

V. The Revised EIR is Inconsistent with the County of Riverside's General Plan.

The County of Riverside General Plan includes the following provisions related to sensitive receptors—

Sensitive Receptors

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the County's sensitive receptors.

Policies:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114).²⁶

The project violates many of the relevant provisions relating to sensitive populations. As the EIR mentions, three of the proposed plot developments are located within 25 meters of the nearest sensitive receptor.²⁷ The EIR also mentions that another plot is within 50 meters of a sensitive receptor.²⁸ First, this location for these large industrial sources of pollution violates Policy AQ 2.1 because of their proximity to the senior community of Country Village and Mira Loma Village. Second, this project violates AQ 2.2 because as currently designed the project includes no "barriers and/or distance from emissions sources." Moreover, the EIR fails to provide a credible analysis of why these measures may not be "possible." Third, the project does not include any of the "pollution control measures" to trap or control pollution required by AQ 2.3. Despite these clear inconsistencies, the EIR determines that the Project will be compatible "with existing and planned surrounding land uses or inconsistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)."²⁹ This approach of ignoring general plan provisions and the associated inconsistencies amounts to a CEQA violation, which renders the EIR invalid as a lawful document to allow decision-makers to make an informed decision.

This failure to comply with General Plan requirements necessitates a revision to the EIR and the project. For example, the County has rejected the siting of warehouse development in the past because of these considerations.

Moreover, the discussion of land use impacts in the EIR conveniently ignores the impacts to the low income minority community of Mira Loma Village. This occurs despite the fact that EIR used as a significance threshold whether the proposed project will "disrupt or divide the physical arrangement of an established community (including a low income or minority community.)"³⁰ Here, adding more than 8,000 trips per day in the community area will certainly disrupt the community of Mira Loma Village, which has been an established community since the 1930s. This failure to appropriately catalogue the land use impacts similarly means the EIR is deficient, and this flaw must be cured in future iterations of the EIR.

Response to CCAEJ/NRDC Comment #8

The Project does not violate the relevant provisions of the General Plan relating to sensitive receptors. General Plan Policy AQ 2.1 states that planning efforts shall separate and protect sensitive receptors from polluting point sources to the greatest extent possible. The proposed Project is located within the existing MLCC industrial park and is in-fill. The Project proposes a development consistent with the General Plan land use designations and is located in an area that contains predominantly industrial and manufacturing uses.

The Project does not violate Policy AQ 2.2. In fact, as discussed in both the Draft EIR (p. 3.0-1 and 3.0-4) and Final EIR (p. 2.0-88) the proposed Project has gone through extensive redesign to reduce impacts to residents:

In October 2004, the proposed six plot plans were evaluated in a Draft Environmental Impact Report which was circulated to the general public on or about October 18, 2004. During and after the 45-day public comment period (October 19, 2004 to December 2, 2004), and subsequently at the public hearing on the proposed projects, additional information was requested from a number of public agencies and concerns from the surrounding community were raised regarding the size and potential environmental and public health impacts of the industrial projects.

Since that time, the proposed plot plans which about the Mira Loma Village development have been modified whereby single industrial warehouses with large numbers of loading bays have been replaced with smaller individual buildings averaging 11,271 square feet in size. Additionally, the smaller buildings are not intended to be warehouses, and the exterior dock-high loading areas have been eliminated and replaced with interior ground-level loading areas.

By redesigning some of the larger buildings into numerous smaller buildings the overall square footage decreased which in turn reduces the amount of traffic associated with the Project.

Smaller building size also discourages larger regional distribution facilities from operating provides a more suitable facility for smaller business park uses that are less truck-intensive.

Additional discussion of reconfiguring the Project via set-backs is found in Response to CCAEJ Comment #3. This issue has already been addressed and no modification of the Draft EIR is required.

The Project does not violate General Plan Policy AQ 2.3. Policy AQ 2.3 describes landscaping, vegetation, and other materials as examples of pollution control measures that trap particulate matter. The Project's landscaping plans have been submitted along with the Project, pursuant to County requirements. In addition, the Project includes numerous mitigation measures to reduce particulate matter and other emissions from operation of the proposed developments (**MM Air 4** through **MM Air 15**). Required compliance with Title 24 will also ensure that the indoor air quality in the proposed building meets current standards. Therefore, the Project complies with this policy.

The Draft EIR correctly determines that the Project will be compatible with existing and planned surrounding land uses as described on p. 4.9-20 and will not be inconsistent with the land use designations and policies of the Riverside County General Plan as described above. The EIR is valid and has not ignored any general plan provisions nor is it inconsistent with any general plan policies. The Project does not require any revisions nor does the EIR.

The EIR does not ignore discussions of land use impacts to the low income community of Mira Loma Village. The proposed will not disrupt or divide the physical arrangement of an established community as discussed on p. 4.9-20 of the Draft EIR. The proposed Project will not divide the community; the Project-related traffic will merely drive by it along Etiwanda Avenue, a General Plan designated Urban Arterial Highway (six-lane divided road) (Draft EIR p. 4.15-2). Therefore the EIR is adequate and no modification is necessary.

CCAIEJ/NRDC Comment #9

VI. The DEIR/S Does Not Adequately Discuss Alternatives to the Proposed Project.

The analysis of alternatives to the proposed project lies at “[t]he core of an EIR.”³¹ In this analysis, the EIR must consider a reasonable range of alternatives that would avoid or substantially lessen this impact while feasibly attaining most of the Project’s basic objectives.³² If the EIR refuses to consider a reasonable range of alternatives or fails to support its analysis with substantial evidence, the purposes of CEQA are subverted and the EIR is legally inadequate.³³ If a feasible alternative exists that will meet the project’s objectives while reducing or avoiding its significant environmental impacts, the project may not be approved.³⁴

An adequate alternatives analysis is a crucial component of complying with CEQA. Further, CEQA contains a clear mandate that the alternatives must be explored in depth and with the same level of detail as the proposed action. The analysis of the alternatives throughout the document fails in this respect.

A reasonable range of alternatives must include proposals that “offer substantial environmental advantages” over the proposed project.³⁵ In the present case, the EIR fails to examine an alternative that would utilize the ample open warehouse space that currently exists in Mira Loma to accommodate the additional freight desired by the County.³⁶ Colliers International estimates that approximately 14.4% of the warehouse space in Mira Loma is vacant.³⁷ The EIR fails to analyze whether this vacant space could be used instead of building new facilities that would expose several communities to additional toxic exposure.

Response to CCAIEJ/NRDC Comment #9

The comment describes the requirements of an alternative’s analysis under CEQA. However, CEQA does not require that the alternatives be explored “with the same level of detail as the proposed action.” In fact, Section 15126.6 (d) states that the “ EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison of the proposed project...the significant effects of the alternative shall be discussed, but in less detail than significant effects of the project as proposed.” Therefore, the Project’s alternatives analysis meets the requirements of CEQA with regards to level of analysis.

A reasonable range of four alternatives were analyzed in the Draft EIR, including variations of the “No Project” scenario where the Project would not be built in its present location. (See summary at Draft EIR p. 6.0-52.0) Although the commenter suggests that putting the Project in another location is a “new” alternative that has not yet been considered, it is actually yet another variation of the “no project” and “alternative site” alternatives that were already analyzed in the EIR. As with alternatives analyzed in detail in the EIR, the alternative proposed in the comment is not feasible because it would not meet the Project’s objectives or necessarily result in

avoidance of potentially significant impacts. (See Draft EIR p. 6.0-52 through 6.0-57.) Accordingly, it is rejected as infeasible.

As stated in Response to CCAEJ/NRDC Comment #1, the Colliers International Market Report addresses the industrial market trends for the first quarter of 2010 for the West Inland Empire. The report may relate to the marketability for the Project buildings, but it does not relate to the environmental effects being analyzed in the EIR and will not affect the EIR conclusions on environmental impacts. Therefore, no information in this report changes the analysis in the EIR. Moreover, and as discussed above, the report confirms that the leasing rate for industrial space is actually increasing, thus providing substantial evidence of the need for the space provided by the Project.

CCAЕJ/NRDC Comment #10

VII. The EIR Contains No Environmental Justice Analysis Despite Critical Environmental Justice Impacts.

It is no secret that freight operations implicate several environmental justice concerns. Accordingly, we find the lack of any reference to environmental justice impacts deeply disturbing. This lack of information renders the EIR an inadequate informational tool to help the County weigh the benefits against the environmental degradation and health impacts that will result from this project.

Response to CCAEJ/NRDC Comment #10

The comment states that information on environmental justice was not provided in the EIR and therefore could not be considered by County when comparing the Project's benefits to its negative impacts. The following discussion is also contained in Response to CCAEJ Comment # 2.

Pursuant to several prior Presidential executive orders issued under the authority of Title VI of the Civil Rights Act of 1964, an analysis of Environmental Justice is a required element of environmental review under the National Environmental Policy Act ("NEPA"). NEPA requires that federal agencies consider Environmental Justice as well as other social impacts in their NEPA documents. (See United States Code, tit. 42, §§ 4331(a), 4342, 4344.) Here, however, NEPA is inapplicable. Instead, this Project is subject to environmental analysis pursuant to the requirements of CEQA.

In contrast to NEPA, CEQA review requires that lead agencies focus on a project's potentially significant adverse impacts to the physical environment. "Evidence of economic and social impacts that do not contribute to or are not caused by physical changes in the environment is not substantial evidence that the project may have a significant effect on the environment." (Cal. Code Regs., tit. 14 ["State CEQA Guidelines"], § 15064(f)(6).) Indeed, the California Supreme Court has explained that, "[a]n EIR is to disclose and analyze the direct and the reasonably foreseeable indirect environmental impacts of a proposed project if they are significant....

Economic and social impacts of proposed projects, therefore, are outside CEQA's purview." (*Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1182 [citing State CEQA Guidelines, §§ 15126.2, 15064(d)(3)] [emphasis in original].) Accordingly, it is only "[w]hen there is evidence ... that economic and social effects caused by a project ... could result in a reasonably foreseeable indirect environmental impact, such as urban decay or deterioration, then the CEQA lead agency is obligated to assess this indirect environmental impact." (*Ibid.*)

Here, there is no evidence that the Project will result in social effects that will give rise to physical impacts on the environment. Although the Draft EIR acknowledges and discloses potentially significant air quality impacts and attendant health risks, those are physical impacts on the environment and are not evidence of social injustice or economic impacts giving rise to further physical environmental effects. The proposed Project will not result in any blight or economic/social impacts for several reasons. First, the proposed Project will directly generate between 567 and 1,101 jobs in the local area (Draft EIR, p. 5.0-4). The creation of these jobs is considered to be a positive socioeconomic impact. Secondly, the proposed Project is not expected to cause existing businesses to close or otherwise experience adverse economic impacts. For example, if the competition provided by a new, large, low-cost retail store causes existing retail stores in a nearby urban center to close, resulting in urban blight, that blight may be considered a physical effect on the environment. However, the proposed Project proposes a mix of industrial park uses that will accommodate light industrial and warehouse type uses, rather than retail uses. Although specific tenants for the proposed Project have not been identified, future tenants are expected locate within the proposed project due to its location and proximity to local and regional transportation corridors and the Ontario Airport, rather than specifically to compete with existing light industrial and warehouse uses. Furthermore, the rate and order of Project development will be determined based on assessments by the individual Project developers of local and regional market demand for such development; thereby further reducing the potential that existing industrial park development would suffer adverse economic impacts as a result of the proposed Project. Accordingly, the socioeconomic effects of the proposed Project will not result in adverse physical changes, such as blight, to the environment.

The County has undertaken a lengthy and detailed environmental review process prior to making a decision regarding the proposed Project and has adequate information regarding the benefits and negative environmental impacts that would result from approval of this Project.

CCA/EJ/NRDC Comment #11

VIII. A Revised Draft EIR Must Be Prepared and Recirculated.

Because of the inadequacies discussed above, the County's EIR cannot form the basis of a lawful EIR. CEQA requires preparation and recirculation of a supplemental draft "[w]hen significant new information is added to an environmental impact report" after public review and comment on the earlier draft EIR.³⁸ The opportunity for meaningful public review of significant new information is essential "to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom."³⁹ An agency cannot simply release a draft report "that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review."⁴⁰

In order to cure the panoply of EIR defects identified in this letter, the County must obtain substantial new information to adequately assess the proposed Project's environmental impacts, and to identify effective mitigation and alternatives capable of alleviating the Project's significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

Response to CCA/EJ/NRDC Comment #11

The Draft EIR does not require recirculation. CEQA requires that an EIR be recirculated only in the limited circumstances where significant new information of substantial importance, such as a new potentially significant impact comes to light after an EIR is circulated but prior to its certification. (State CEQA Guidelines, § 15088.5.) Here, significant new information was not presented after public review of the Draft EIR. Indeed, the significance conclusions in the EIR remain accurate. Although additional mitigation measures were imposed through the responses to comments process, those mitigation measures further mitigate impacts but do not change the ultimate significance conclusions from the EIR. Further, the Draft EIR did not defer more detailed analyses to the Final EIR. Instead, additional explanation of some issues was provided in response to the comments received on the EIR, but that information merely "clarifies or amplifies" the discussion already presented in the Draft EIR for public review. Accordingly, recirculation is not required. (See *ibid.*) The impacts from the proposed Project remain the same as those identified in the Draft EIR and no recirculation is needed.

Goldberg, Sherry

From: Martinez, Adriano
Sent: Friday, June 11, 2010 10:17 AM
To: jchilder@rctlma.org
Cc: Martinez, Adriano; Penny Newman; Goldberg, Sherry
Subject: JOINT COMMENTS ON RECIRCULATED ENVIRONMENTAL IMPACT REPORT FOR MIRA LOMA COMMERCE CENTER (SCH# 2002121128)
Attachments: Mira Loma Commerce Center CEQA Comments 6-11-2010 Final.pdf; Exhibit A.pdf; Exhibit B.pdf

Mr. Childers:

I have attached a comment letter and attachments for the CEQA document related to the Mira Loma Commerce Center. Please include this email and the attachments to this email in the CEQA record for this document. A copy of this comment letter and attachments will also be sent via Federal Express.

Please do not hesitate to contact me if you have any questions.

Best,
Adrian

Adrian Martinez
Natural Resources Defense Council
1314 Second St.
Santa Monica, CA 90401
p: 310.434.2300
f: 310.434.2399

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**CENTER FOR COMMUNITY ACTION AND ENVIRONMENTAL JUSTICE
NATURAL RESOURCES DEFENSE COUNCIL**

June 11, 2010

Mr. Jeffrey Childers, Project Planner
County of Riverside
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Email: jchilder@rctlma.org

**RE: JOINT COMMENTS ON RECIRCULATED ENVIRONMENTAL IMPACT
REPORT FOR MIRA LOMA COMMERCE CENTER (SCH# 2002121128)**

Dear Mr. Childers:

On behalf of the Center for Community Action and Environmental Justice and the Natural Resources Defense Council, we write to provide comments on the Recirculated Environmental Impact Report for the Mira Loma Commerce Center ("EIR"). We request that these comments and the attachments be included in the record for this project. After careful review, we have concluded that the EIR fails in many respects to comply with the requirements of the California Environmental Quality Act ("CEQA"). As described below, the EIR is inadequate because it fails to carry out CEQA's mandates. It does not accurately identify or analyze the significant environmental impacts that would result from the implementation of this major Project in close proximity to sensitive sites, and it fails to provide sufficient mitigation for such impacts as it does identify. The Project also fails to analyze and adopt all feasible mitigation measures as mandated by CEQA. The Project also fails to comply with the County of Riverside's General Plan, which would make certification of this EIR a per se violation of CEQA. Finally, it fails to consider alternatives that effectively protect the environment.

**I. The Proposed Project will have an Indelible Impact on
Adjacent Communities and the Region in General.**

The health impacts and regional air quality impacts from freight activities are well documented. Of all listed Toxic Air Contaminants identified by the California Air Resources Board ("CARB"), diesel particulate matter ("DPM") is known to present the greatest health risks to Californians.¹ Dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen ("NO_x") including respiratory disease, cardiovascular mortality, cancer, and reproductive effects as well as an increase in regional smog and water contamination. CARB has determined that

¹ CARB, *Emissions Reduction Plan for Ports and Goods Movement in California*, 7 (2006)(hereinafter "ERP").

diesel exhaust is responsible for over 70% of the risk from breathing our air statewide and in the South Coast Air Basin ("SCAB").² Further, the South Coast Air Quality Management District ("SCAQMD") in the Multiple Air Toxics Exposure Study III ("MATES III") "indicate[ed] that diesel exhaust is the major contributor to air toxics risk, accounting on average for about 84% of the total" risk from breathing air toxics.³

CARB recently revised its analysis of annual impacts from PM2.5 pollution. Previously, CARB estimated that statewide, 2,400 premature deaths annually are linked to goods movement, mostly from particulate pollution and 50% of these deaths are in the SCAB.⁴ Now, as the chart below demonstrates, CARB estimates that there are 3,700 premature deaths statewide associated with PM2.5 from Goods Movement activities.⁵

Table 6: Annual premature deaths associated with PM2.5 from Goods Movement activities¹

Pollutant	Low	Mean	High
Primary Diesel PM	600	2,000	3,500
Secondary Diesel PM (Nitrates)	480	1,600	2,800
Secondary Diesel PM (Organic Aerosols)	15	49	85
Other Primary PM2.5 ²	12	39	68
Statewide Total³	1,100	3,700	6,500

¹For the year 2005, these estimates do not include the contributions from particle sulfate formed from SO_x emissions, which is being addressed with several ongoing emissions, measurement, and modeling studies. Results listed are based on the previous emission inventories used in the Goods Movement Emission Reduction Plan in April of 2006 but with the new PM2.5-mortality relationship of 10 percent per 10 µg/m³ increase in PM2.5 exposures; these values may change if emissions inventories are updated.

²PM2.5 includes tire wear, brake wear, and particles from boilers, which are not covered under primary diesel PM.

³Totals do not add up due to rounding.

² ERP, at 7.

³ SCAQMD, Multiple Air Toxics Exposure Study for the South Coast Air Basin-III, at ES-3 (September, 2008) available at <http://www.aqmd.gov/prdas/matesIII/Final/Document/ab-MATESIIIExecutiveSummary-Final92008.pdf> (hereinafter "MATES III").

⁴ ERP, What's New-1 at 4.

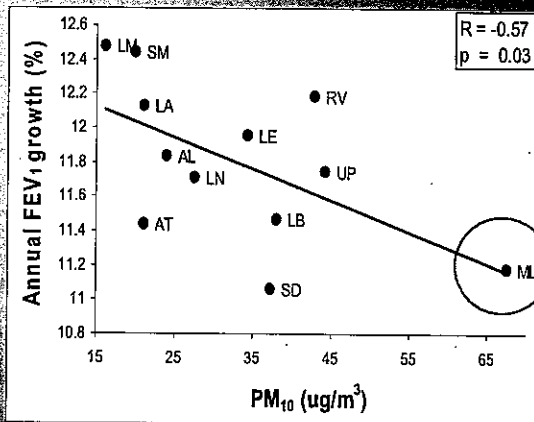
⁵ CARB, *Methodology for Estimating Premature Deaths Associated with Long-Term Exposures to Fine Airborne Particulate Matter in California Draft Staff Report*, (May 22, 2008).

Residents in Inland Empire communities will undoubtedly face additional impacts due to the increased pollution from this project. For sensitive populations, such as children and the elderly, and for those who live and work in close proximity to these major sources of diesel exhaust, the risk will be even higher.

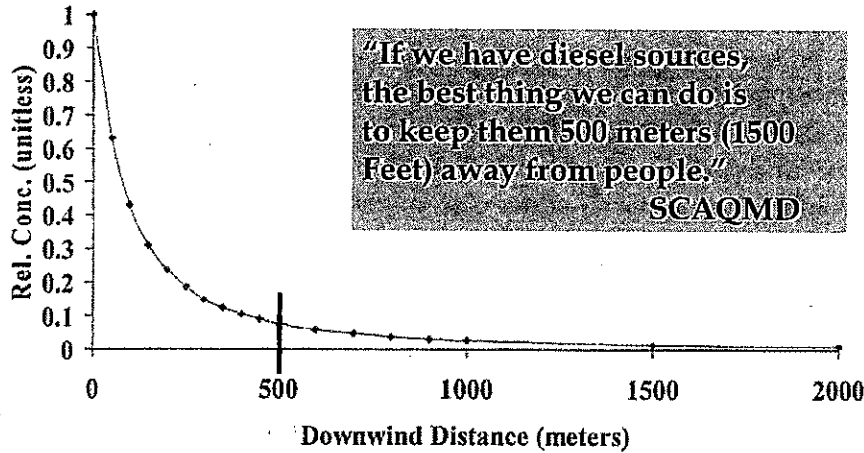
In recent years, environmental health researchers have firmly established the linkage between air pollution exposure and a range of negative health outcomes, including slowed lung growth rates in children (Gauderman et al Cohort C, Cohort D papers), exacerbation of existing respiratory disease (McConnell et al EHP bronchitis/asthmatic paper), increased absences from school due to respiratory illness (Gilliland et al CHS absences paper), and increased mortality. The following charts display the troubling findings of the impacts of air pollution on health of residents in the Inland Empire, including our most vulnerable populations, children.

USC Children's Health Study

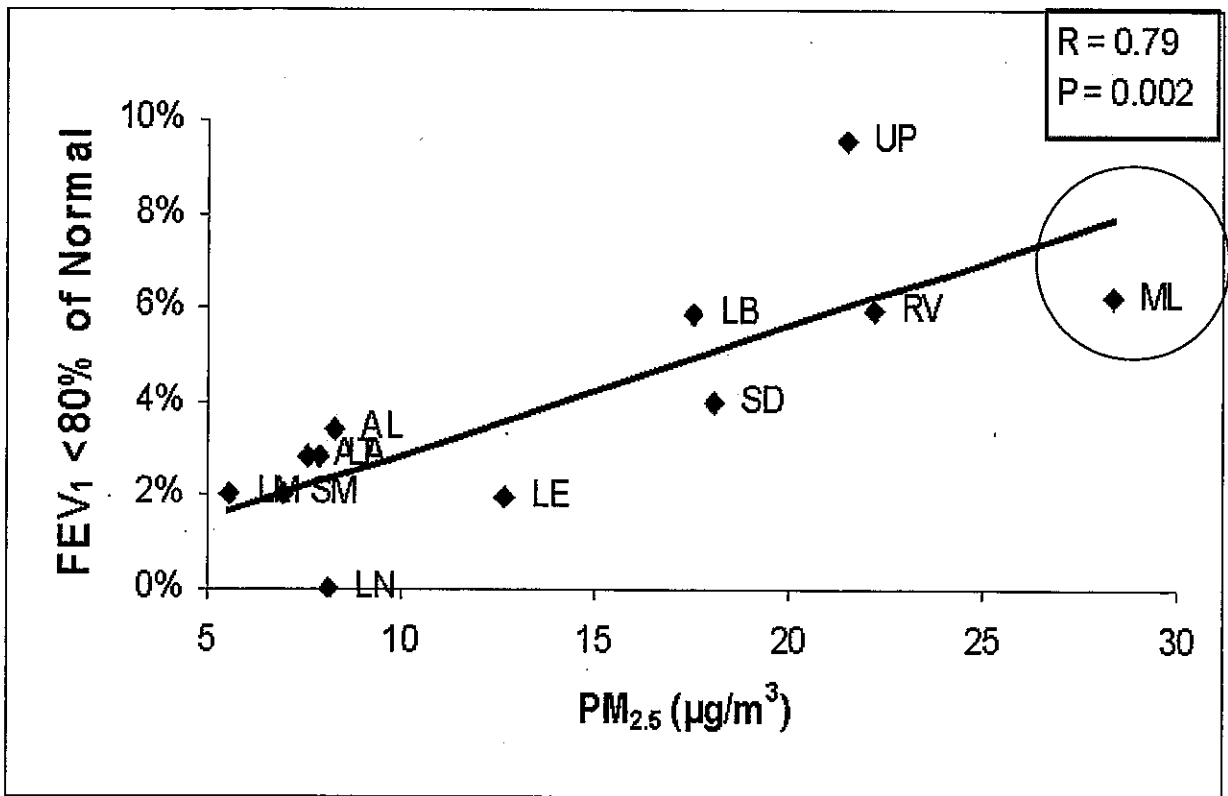
- University of Southern California (USC) Children's Health Study found children in the Mira Loma area to have the slowest lung growth and weakest lung capacity.



Sensitivity of Concentrations to Downwind Distance



SCAQMD "Mira Loma Specific Air Management Project", 2002. Presentation by Mike Nazemi before the Mira Loma Community Committee. August 29, 2002.



South Coast Air Quality Management District, "Multiple Air Toxics Exposure Study in the South Coast Air Basin" (MATES II Study), March 2000.

In addition to the large impacts on residents and workers closest to the sources of emissions, distribution center operations pose a particularly acute threat to regional air quality. The South Coast Air Basin ("SCAB"), where the project area is located, consistently ranks near the top of the lists for the nation's filthiest air quality. Freight transport, including the operations culminating in the Inland Empire, greatly contributes to the persistent failure of the SCAB to meet clean air standards established by the Environmental Protection Agency. Without all feasible mitigation, the SCAB could fail to achieve the federal annual PM2.5 standard by 2014. This project proposes to add additional pollution that would not have occurred if the project was not built. Against this backdrop, there are several deficiencies in the EIR that must be addressed.

II. The Revised EIR Fails to Adequately Analyze Air Quality and Traffic Impacts.

The South Coast Air Quality Management District critiqued the air quality analysis in the EIR on several grounds. We have similar concerns that the Air Quality analysis was designed to mask the true impacts of this project. The air quality analysis uses an unduly narrow trip length that is unrealistic given the type of project proposed for this facility. The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach, which is much further than the 8.9 miles used for the EIR analysis.⁶

By excluding large portions of the truck trips, the EIR severely understates the Project's traffic impacts and associated air quality impacts. The California Supreme Court has emphasized that "an EIR may not ignore the regional impacts of a project approval, including those impacts that occur outside of its borders; on the contrary, a regional perspective is required."⁷ An EIR must analyze environmental impacts over the entire area where one might reasonably expect these impacts to occur.⁸ This principle stems directly from the requirement that an EIR analyze all significant or potentially significant environmental impacts.⁹ An EIR cannot analyze all such environmental impacts

⁶ See generally, SCAG, 2008 Regional Transportation Plan, Goods Movement Report, at 13, available at http://www.scag.ca.gov/rtp2008/pdfs/finalrtp/reports/fGoods_Movement.pdf ("Most port truck cargo movements associated with intermodal yards, transload facilities, and warehouses are primarily related to import containers from the SPB ports") [Attached as Exhibit A].

⁷ *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 575.

⁸ See *Kings County Farm Bureau*, 221 Cal. App. 3d at 721-23.

⁹ See Pub. Res. Code §§ 21061, 21068; see also *Citizens to Preserve the Ojai v. County of Ventura* (1986) 176 Cal. App. 3d 421, 432-33 (finding "an absolute

if its study area does not include the geographical area over which these impacts will occur. Here, the fact that trucks will travel to and from the ports is not only corroborated by the South Coast Air Quality Management District, but also meets the low threshold of "reasonable expectat[i]ons" that the freight moves from the port areas as detailed in the 2008 Regional Transportation Plan to the Inland Empire.

III. The Revised EIR Includes an Improper Greenhouse Gas Emissions Analysis.

The deficiencies with the air quality analysis also taints the greenhouse gas analysis for this project. The curtailed trip analysis dramatically underestimated the emissions of greenhouse gasses associated with this project.

IV. The Mitigation Measures Fail to Comply with CEQA.

Mitigation of a project's significant impacts is one of the "most important" functions of CEQA.¹⁰ Under CEQA, feasible mitigation measures must be adopted that will avoid or substantially lessen significant environmental effects.¹¹

i. The Construction Mitigation Measures Must be Improved.

The mitigation measures for construction are vague. We recommend that the construction mitigation comply with the following requirements:

Construction Equipment

Equipment¹² greater than 25 horsepower must:

- (1) Meet current emission standards¹³ and

failure to comply [with CEQA]" where information relevant to project's impacts was omitted).

¹⁰ *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990).

¹¹ Pub. Res. Code § 21002.

¹² Equipment refers to vehicles such as excavators, backhoes, bulldozers propelled by an off-road diesel internal combustion engine.

¹³ These standards are described in Division 3 Chapter 9, Article 4, Section 2423(b)(1)(A) of Title 13 of the California Code of Regulations, as amended. An explanation of current and past engine standards can also be accessed at <http://www.dieselnet.com/standards/>. Currently all new equipment are meeting the US EPA Tier II standards and most equipment also meets Tier III standards (all 100HP to 750HP equipment). Note that Tier IV standards would automatically meet the BACT requirement.

- (2) Be equipped with Best Available Control Technology (BACT)¹⁴ for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.

Diesel Trucks

On-road trucks used at construction sites, such as dump trucks, must:

- (1) Meet current emission standards, *or*
- (2) Be equipped with BACT¹⁵ for emissions reductions of PM and NOx, *and*
- (3) Any trucks hauling materials such as debris or fill, must be fully covered while operating off-site (i.e. in transit to or from the site).

Generators

Where access to the power grid is limited, on-site generators must:

- (1) Meet the equivalent current off-road standards for NOx, *and*
- (2) Meet a 0.01 gram per brake-horsepower-hour standard for PM, *or*
- (3) Be equipped with Best Available Control Technology (BACT) for emissions reductions of PM.

Special Precautions Near Sensitive Sites

All equipment operating on construction sites within 1,000 feet of a sensitive receptor site (such as schools, daycares, playgrounds and hospitals)¹⁶ would either:

- (1) Meet US EPA Tier IV emission standards *or*
- (2) Install ARB Verified "Level 3" controls (85% or better PM reductions), and
- (3) Notify each of those sites of the project, in writing, at least 30 days before construction activities begin.¹⁷

ii. The Project's Operational Mitigation Measures Must be Made Enforceable and Augmented.

¹⁴ Here BACT refers to the "Most effective verified diesel emission control strategy" (VDECS) which is a device, system or strategy that is verified pursuant to Division 3 Chapter 14 of Title 13 of the California Code of Regulations to achieve the highest level of pollution control from an off-road vehicle.

¹⁵ Here BACT also refers to most effective VDECS as defined by the California Air Resources Board (CARB).

¹⁶ Sensitive sites are defined and described in the CARB Air Quality and Land Use Planning Guidelines, 2005; <http://www.arb.ca.gov/ch/landuse.htm>.

¹⁷ Notification shall include the name of the project, location, extent (acreage, number of pieces of equipment operating and duration), any special considerations (such as contaminated waste removal or other hazards), and contact information for a community liaison who can answer any questions.

Given the significant environmental impacts to air quality associated with this project, the EIR should require additional mitigation. For heavy duty trucks, the Ports of Los Angeles and Long Beach recently adopted a program that will require only 2007 EPA compliant trucks to perform port drayage service by 2012. This program is expected to reduce port truck emissions by at least 80%.¹⁸ These types of requirements should be imposed for this project.

In addition to the vagueness of the existing mitigation measures, the EIR also fails to consider and adopt additional feasible mitigation. We recommend that the operational mitigation comply with the following requirements:

Diesel Trucks

On-road trucks serving a facility, must:

- A. If a facility is served by a centrally controlled fleet, trucks should
 - (1) Be electrified to the extent feasible, *and*
 - (2) Meet current US EPA emission standards.
- B. All independently operated trucks shall meet the following standards, enforced by gate personnel.
 - (1) Meet current US EPA emission standards, *or*
 - (2) Be equipped with BACT¹⁹ for emissions reductions of PM and NOx, *and*

Equipment

Equipment²⁰ greater than 25 horsepower must:

- (1) Meet current US EPA emission standards²¹ *and*
- (2) Be equipped with Best Available Control Technology (BACT)²² for emissions reductions of PM and NOx, *or*

¹⁸ Port of Los Angeles, Press Release, http://www.portoflosangeles.org/newsroom/2008_releases/news_061708ctp.asp

¹⁹ Here BACT also refers to most effective VDECS as defined by the California Air Resources Board (CARB), for example, a particulate filter for PM and selective catalytic reduction for NOx.

²⁰ Equipment refers to vehicles such as yard tractors, forklifts, or other vehicles propelled by an off-road diesel or spark ignition internal combustion engine.

²¹ These standards are described in Division 3 Chapter 9, Article 4, Section 2423(b)(1)(A) of Title 13 of the California Code of Regulations, as amended. An explanation of current and past engine standards can also be accessed at <http://www.dieselnet.com/standards/>. Currently all new equipment are meeting the US EPA Tier II standards and most equipment also meets Tier III standards (all 100HP to 750HP equipment). Note that Tier IV standards would automatically meet the BACT requirement.

²² Here BACT would apply to diesel equipment and refers to the "Most effective verified diesel emission control strategy" (VDECS) which is a device, system or strategy that is verified pursuant to Division 3 Chapter 14 of Title 13 of the

- (3) Use an alternative fuel.²³

Refrigeration Units

Each warehousing facility must include the following if it is used for any refrigerated cargo:

- (1) Provide ample space for refrigerated cargo to be kept cool without the use of transportation refrigeration units or other temporary or inefficient refrigeration means;
- (2) All loading docks must be equipped to provide electrical hook-ups for refrigerated cargo;
- (3) All trucks transporting refrigerated cargo must be equipped with the ability to connect to electrical power from the loading docks; *and*
- (4) On-board refrigeration units on all trucks may not be employed when a vehicle is not in use *and* must meet current US EPA standards.

Recommendations to Limit Global Warming Pollution from Warehousing:

- (1) Prohibit all non-essential idling of vehicles and equipment onsite.
- (2) All vehicles and equipment should be the most efficient models available; heavy-duty trucks should be US EPA SmartWay certified.²⁴
- (3) Use the lowest carbon fuels possible (such as biodiesel or other alternative fuels).
- (4) Electrify operations to the extent possible. All generators, forklifts and equipment that can be electrified, should be.
- (5) All constructed buildings should meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ including the use of locally sourced materials where possible.²⁵

iii. The Project Should Include Mitigation Measures for Sensitive Populations.

California Code of Regulations to achieve the highest level of pollution control from an off-road vehicle.

²³ This could include natural gas or biodiesel, which is a fuel comprised of mono-alkyl esters of long chain fatty acids derived from vegetable oils or animal fats, meeting the requirements of ASTM D 6751. However, biodiesel must be proven to be sourced from sustainable feedstocks including waste grease, fats or oil and under certain circumstances, farmed oils that can be proven to be sustainable.

²⁴ SmartWay is a USEPA partnership with transport companies to reduce fuel use and pollution through improved efficiency. See <http://www.epa.gov/smartway/transport/index.htm>

²⁵ For information on LEED standards, see the U.S. Green Building Council: <http://www.usgbc.org/DisplayPage.aspx?CategoryId=19>

To avoid injury to public health, the project must mitigate its impacts through the reduction of emissions to as near zero as possible, and this comment letter offers numerous measures that should be used in pursuing that goal. Given that increases in pollution are likely even after these measures are implemented and given the lasting effects of baseline pollution, further mitigation is needed to address the extraordinary impact of freight related emissions on the respiratory health of communities in the vicinity of this project.

Many residents of freight movement communities and workers at distribution centers have already suffered irreparable long term damage to their lungs – as noted earlier, diminished lung function in children generates lifelong health effects. The ports should fund the establishment of one or several medical facilities dedicated to the respiratory and general health of the people most affected by distribution center emissions – those living in the neighborhoods closest to the major distribution centers, including this project area, and workers at the distribution centers.

Many of the goods movement adjacent neighborhoods in Riverside and along the I-60 and other routes are heavily populated with low and moderate income families unable to afford health insurance. Similarly, while some workers in the Inland Empire's logistics industry earn relatively high wages with good benefits, thousands of others earn low wages with few or no benefits.

Thus, funding for clinics should be sufficient not only to construct appropriate facilities, but also include adequate support for operations so that two classes of patients – residents of the identified freight movement adjacent communities and distribution center workers can access the facility without out of pocket cost regardless of insurance status.

Finally, the Project should include installation of air filtration system to protect residents from harmful levels of air pollution. The Port of Los Angeles agreed through the TraPac MOU to fund filtration systems in school in the vicinity of that project, and this Project should also include this type of mitigation. Moreover, the Port of Long Beach also developed a school filtration program related to its Middle Harbor Redevelopment Project.

V. The Revised EIR is Inconsistent with the County of Riverside's General Plan.

The County of Riverside General Plan includes the following provisions related to sensitive receptors—

Sensitive Receptors

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the County's sensitive receptors.

Policies:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114).²⁶

The project violates many of the relevant provisions relating to sensitive populations. As the EIR mentions, three of the proposed plot developments are located within 25 meters of the nearest sensitive receptor.²⁷ The EIR also mentions that another plot is within 50 meters of a sensitive receptor.²⁸ First, this location for these large industrial sources of pollution violates Policy AQ 2.1 because of their proximity to the senior community of Country Village and Mira Loma Village. Second, this project violates AQ 2.2 because as currently designed the project includes no "barriers and/or distance from emissions sources." Moreover, the EIR fails to provide a credible analysis of why these measures may not be "possible." Third, the project does not include any of the "pollution control measures" to trap or control pollution required by AQ 2.3. Despite these clear inconsistencies, the EIR determines that the Project will be compatible "with existing and planned surrounding land uses or inconsistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)."²⁹ This approach of ignoring general plan provisions and the associated inconsistencies amounts to a CEQA violation, which renders the EIR invalid as a lawful document to allow decision-makers to make an informed decision.

²⁶ County of Riverside 2003 General Plan, Chapter 9, available at http://www.tlma.co.riverside.ca.us/genplan/content/gp/chapter09.html#TOC3_2.

²⁷ EIR, at 4.3-44.

²⁸ *Id.*

²⁹ EIR, at 4.9-20.

This failure to comply with General Plan requirements necessitates a revision to the EIR and the project. For example, the County has rejected the siting of warehouse development in the past because of these considerations.

Moreover, the discussion of land use impacts in the EIR conveniently ignores the impacts to the low income minority community of Mira Loma Village. This occurs despite the fact that EIR used as a significance threshold whether the proposed project will "disrupt or divide the physical arrangement of an established community (including a low income or minority community.)"³⁰ Here, adding more than 8,000 trips per day in the community area will certainly disrupt the community of Mira Loma Village, which has been an established community since the 1930s. This failure to appropriately catalogue the land use impacts similarly means the EIR is deficient, and this flaw must be cured in future iterations of the EIR.

VI. The DEIR/S Does Not Adequately Discuss Alternatives to the Proposed Project.

The analysis of alternatives to the proposed project lies at "[t]he core of an EIR."³¹ In this analysis, the EIR must consider a reasonable range of alternatives that would avoid or substantially lessen this impact while feasibly attaining most of the Project's basic objectives.³² If the EIR refuses to consider a reasonable range of alternatives or fails to support its analysis with substantial evidence, the purposes of CEQA are subverted and the EIR is legally inadequate.³³ If a feasible alternative exists that will meet the project's objectives while reducing or avoiding its significant environmental impacts, the project may not be approved.³⁴

An adequate alternatives analysis is a crucial component of complying with CEQA. Further, CEQA contains a clear mandate that the alternatives must be explored in depth and with the same level of detail as the proposed action. The analysis of the alternatives throughout the document fails in this respect.

A reasonable range of alternatives must include proposals that "offer substantial environmental advantages" over the proposed project.³⁵ In the present case, the

³⁰ EIR, at 4.9-3.

³¹ *Citizens of Goleta Valley II*, 52 Cal. 3d at 564; see also Pub. Res. Code § 21002.1(a) ("The purpose of an environmental impact report is . . . to identify alternatives to the project . . .").

³² See § 21100(b)(4); CEQA Guidelines § 15126.6(a).

³³ *San Joaquin Raptor*, 27 Cal. App. 4th at 735-38; *Kings County Farm Bureau*, 221 Cal. App. 3d at 736-37.

³⁴ Pub. Res. Code § 21002.

³⁵ See *Citizens of Goleta Valley*, 52 Cal. 3d at 565-66.

EIR fails to examine an alternative that would utilize the ample open warehouse space that currently exists in Mira Loma to accommodate the additional freight desired by the County.³⁶ Colliers International estimates that approximately 14.4% of the warehouse space in Mira Loma is vacant.³⁷ The EIR fails to analyze whether this vacant space could be used instead of building new facilities that would expose several communities to additional toxic exposure.

VII. The EIR Contains No Environmental Justice Analysis Despite Critical Environmental Justice Impacts.

It is no secret that freight operations implicate several environmental justice concerns. Accordingly, we find the lack of any reference to environmental justice impacts deeply disturbing. This lack of information renders the EIR an inadequate informational tool to help the County weigh the benefits against the environmental degradation and health impacts that will result from this project.

VIII. A Revised Draft EIR Must Be Prepared and Recirculated.

Because of the inadequacies discussed above, the County's EIR cannot form the basis of a lawful EIR. CEQA requires preparation and recirculation of a supplemental draft "[w]hen significant new information is added to an environmental impact report" after public review and comment on the earlier draft EIR.³⁸ The opportunity for meaningful public review of significant new information is essential "to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom."³⁹ An agency cannot simply release a draft report "that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review."⁴⁰

In order to cure the panoply of EIR defects identified in this letter, the County must obtain substantial new information to adequately assess the proposed Project's environmental impacts, and to identify effective mitigation and alternatives capable of alleviating the Project's significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public

³⁶ See generally, Colliers International, West Inland Empire Market Report (First Quarter 2010). [Attached as Exhibit B].

³⁷ *Id.* at 3.

³⁸ Pub. Resources Code § 21092.1.

³⁹ *Sutter Sensible Planning, Inc. v. Sutter County Board of Supervisors*, 122 Cal. App. 3d 813, 822 (1981); *City of San Jose v. Great Oaks Water Co.*, 192 Cal. App. 3d 1005, 1017 (1987).

⁴⁰ *Mountain Lion Coalition v. California Fish and Game Comm'n*, 214 Cal.App.3d 1043, 1052 (1989).

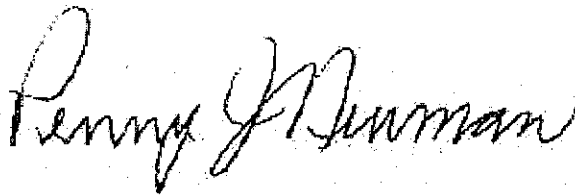
have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

We appreciate your consideration of our comments. Please feel free to contact us if you have any questions.

Sincerely,



Adriano L. Martinez
Project Attorney
Natural Resources Defense Council



Penny Newman
Executive Director
Center for Community Action and Environmental Justice

ATTACHED LITERATURE

- (1) 2008 Regional Transportation Plan, Goods Movement Report
- (2) Colliers International, West Inland Empire Market Report (First Quarter 2010)

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

RTP

2008

REGIONAL TRANSPORTATION PLAN

Making the Connections

**Goods Movement
Report**



GOODS MOVEMENT

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Local Manufacturing and Logistics Industry	
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Goods movement activities thrive in the SCAG region because of the numerous advantages the region offers, including deep-water marine ports, highly developed networks of highways and railways, an abundance of trans-loading facilities, and a large internal market. As a result, the region serves as a major gateway for both international and domestic commerce, with goods movement being the fastest growing segment of the region's transportation sector. Additionally, goods movement plays a vital role in the local, regional, state, and national economies with one out of every seven jobs in Southern California linked to trade related industries.

While all projections indicate continued robust growth in trade volumes, the existing goods movement system is highly constrained. Over time, this trend will undermine the efficiency, reliability, and productivity of the system, and contribute to negative environmental and community impacts. Without improvements to the current system, projected growth in trade will worsen traffic congestion, pushing the region toward massive gridlock. Ultimately, this will lead to delays in goods delivery, which will increase costs to consumers and reduce quality of service, potentially undermining the region's competitive advantages. Additionally, the air quality and public health effects of diesel emissions are expected to worsen if no action is taken to mitigate these negative impacts. Current research suggests that health impacts associated with diesel emissions include lung malfunctioning, arterial thickening, birth defects, low birth weights, premature deaths, and increased rates of cancer and asthma. These and other environmental and public health impacts have increasingly led communities and policy makers to demand mitigation strategies and challenge proposals for infrastructure capacity enhancements.

Goods movement activities in the SCAG region have enormous impacts on the local, regional, state, and national economies, as well as local residents' quality of life. Infrastructure constraints, their associated impacts on operational efficiency, and associated adverse health impacts are critical issues which will continue to impact the SCAG region throughout the RTP period and beyond, requiring a coordinated regional framework to realize accelerated infrastruc-

ture improvements. As such, this RTP proposes three key goods movement strategies to address these challenges.

1. Freight Rail Investments, which consist of accelerating mainline capacity, grade separations, and locomotive engine upgrades;
2. Dedicated lanes for clean technology trucks, which focus upon adding roadway capacity along truck intensive corridors; and
3. High-Speed Regional Transport (HSRT) for freight, which includes exploration of HSRT systems that can provide greater freight throughput and reliability, with near zero emissions.

Economic Impacts of Goods Movement

INTERNATIONAL TRADE

Trade activities in the SCAG region produce a wide range of economic impacts at the local, regional, state, and national levels, and generate significant employment opportunities ranging from entry level to white-collar managerial positions. Businesses and services supported by trade activities include wholesale, supply chain management, courier services, vessel operations services, cargo handling, surface transportation (rail and truck), air cargo, trade finance, freight forwarding, customs brokers, insurance, and government agencies.

The total trade value of containerized trade through the San Pedro Bay ports (the Ports of Los Angeles and Long Beach) was \$256 billion in 2005. According to the U.S. Department of Transportation, the Port of Los Angeles became the nation's most valuable trade conduit in 2003 surpassing John F. Kennedy International Airport for total value of goods imported and exported through a freight gateway. The total economic output associated with international containerized trade through the Ports in 2005 was approximately \$364 billion. Containerized trade has generated, directly or indirectly, approximately \$107.5 billion in income, approximately 3.3 million jobs, and \$28.3 billion in state and local taxes, as shown in Table 1. However, it is important to note

that the majority of these tax revenues were not reinvested to provide capacity enhancements to the regional goods movement system.

TABLE 1 SUMMARY OF TRADE IMPACTS FOR CONTAINERIZED TRADE VIA THE PORTS OF LOS ANGELES AND LONG BEACH IN 2005 (\$ BILLIONS)

Item	Exports	Imports	Total
Trade Value	\$35.4	\$220.6	\$256.0
Economic Impacts:			
• Output	\$78.7	\$285.2	\$364.0
• Income	\$18.8	\$88.3	\$107.5
• Total Jobs	446,000	2,840,000	3,306,000
• State & Local Taxes	\$2.0	\$26.3	\$28.3

Source: BST Associates, PERS, US Department of Commerce, U.S. Bureau of Economic Analysis, WISER Trade.

LOCAL MANUFACTURING AND LOGISTICS INDUSTRY

Although the region's manufacturing sector has been declining, it is still one of the largest in the nation. Los Angeles County ranks 1st, Orange County 8th, and the Riverside-San Bernardino area 16th largest in the nation. These data indicate that the region represents a significant market for all types of suppliers. Major products produced in the region include computer & electronic products, apparel, transportation equipment, fabricated metal products, plastics & rubber products, textile and food. Most of the region's manufacturing centers are clustered in the area bounded by SR-60, I-710 and Los Angeles/Orange county line, the South Bay area, the San Fernando Valley, the San Gabriel Valley (the City of Industry), and northern parts of Orange County and Inland Empire.

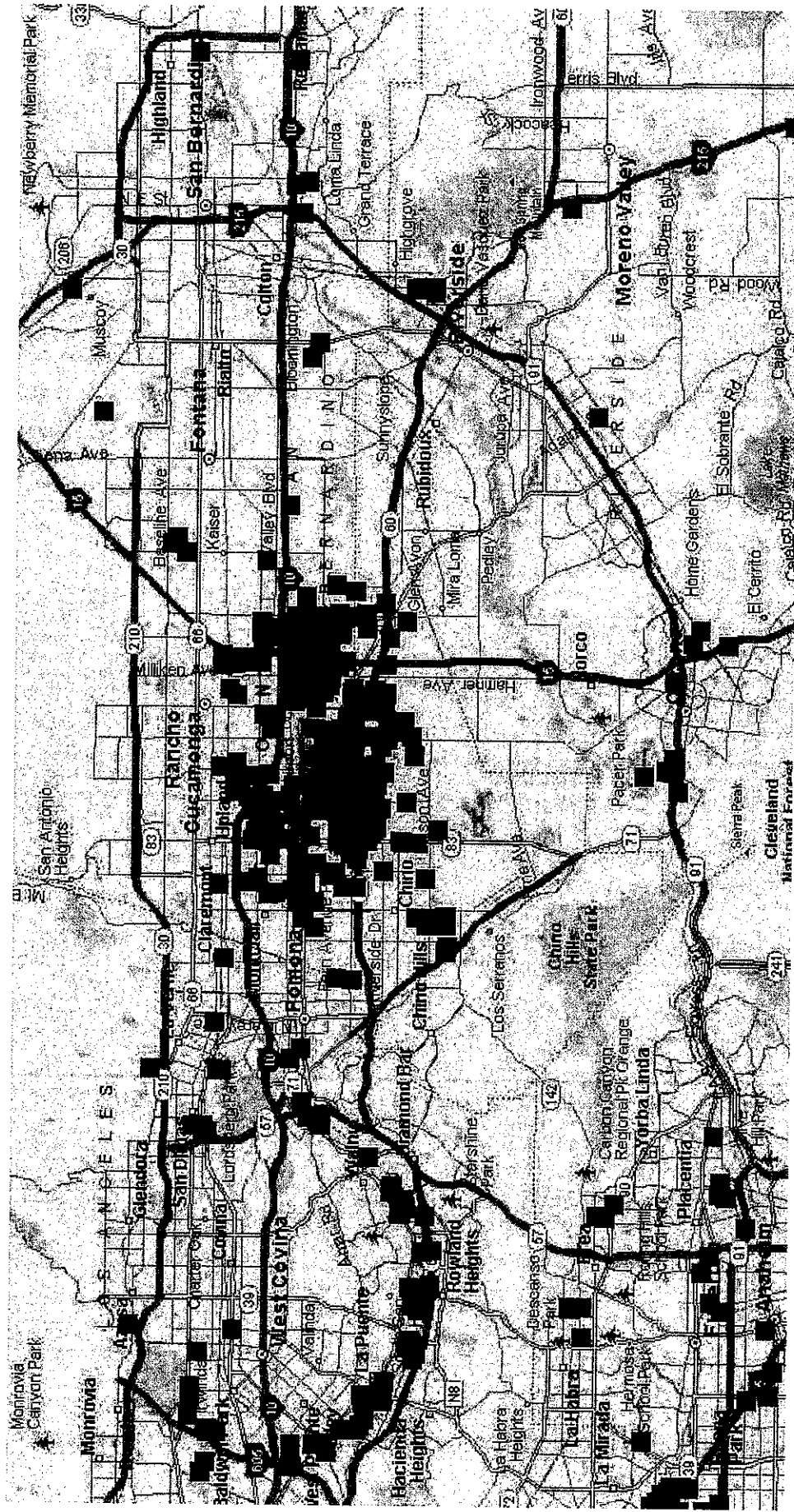
According to studies by Dr. John Husing, the manufacturing sector historically played a key role in the regional economy by providing upward income mobility to entry-level workers with marginal education. Manufacturing has enabled unskilled workers to gain necessary skills and experience via on-the-job training, and given them the means to enter the middle class. Recent technol-

ogy advancements, however, have increased operational efficiency and have led to significant declines in employment demand for this sector. Another factor contributing to this trend is the high cost of conducting business in Southern California, including increasing workers compensation costs, rising energy costs, and an expensive housing market. These high costs and the need to compete in the global marketplace, have increasingly led manufacturers to outsource their activities to achieve lower costs. As a result, international trade continues to grow rapidly in the region, as goods and products manufactured overseas are shipped to the United States through Southern California's ports. This has created an exponential growth in the logistics sector, as these imported goods are transported from Southern California's ports to the rest of the United States. Current data suggests that Southern California's logistics sector will continue to experience both sustained and rapid growth well into the future.

The logistics industry is now filling the employment needs created by the region's declining manufacturing sector. Similar to manufacturing, the logistics industry provides good-paying jobs that are well above the minimum wage for entry-level workers with limited education. The success of the logistics industry in the SCAG region is due in part to "Just-in-Time" systems used by the nation's manufactures and retailers, which makes the logistics sector one of the most capital and information-intensive industries in the region.

The locations of logistics centers tend to overlap with manufacturing centers as these sectors are complementary to one another. Throughout the region, warehousing, distribution, and intermodal facilities occupy more than 1.5 billion square feet of space with more than 32 million square feet currently in development. Services provided by these facilities account for 15% of the total U.S. market and 60% of the West Coast market. Exhibits 1 and 2 display the distribution of warehouses and distribution centers in the SCAG region.

EXHIBIT 2 WAREHOUSES AND DISTRIBUTION CENTERS IN THE INLAND EMPIRE



Source: Inland Port Feasibility Study, SCAG, 2006.

CROSS-BORDER TRADE ACTIVITY

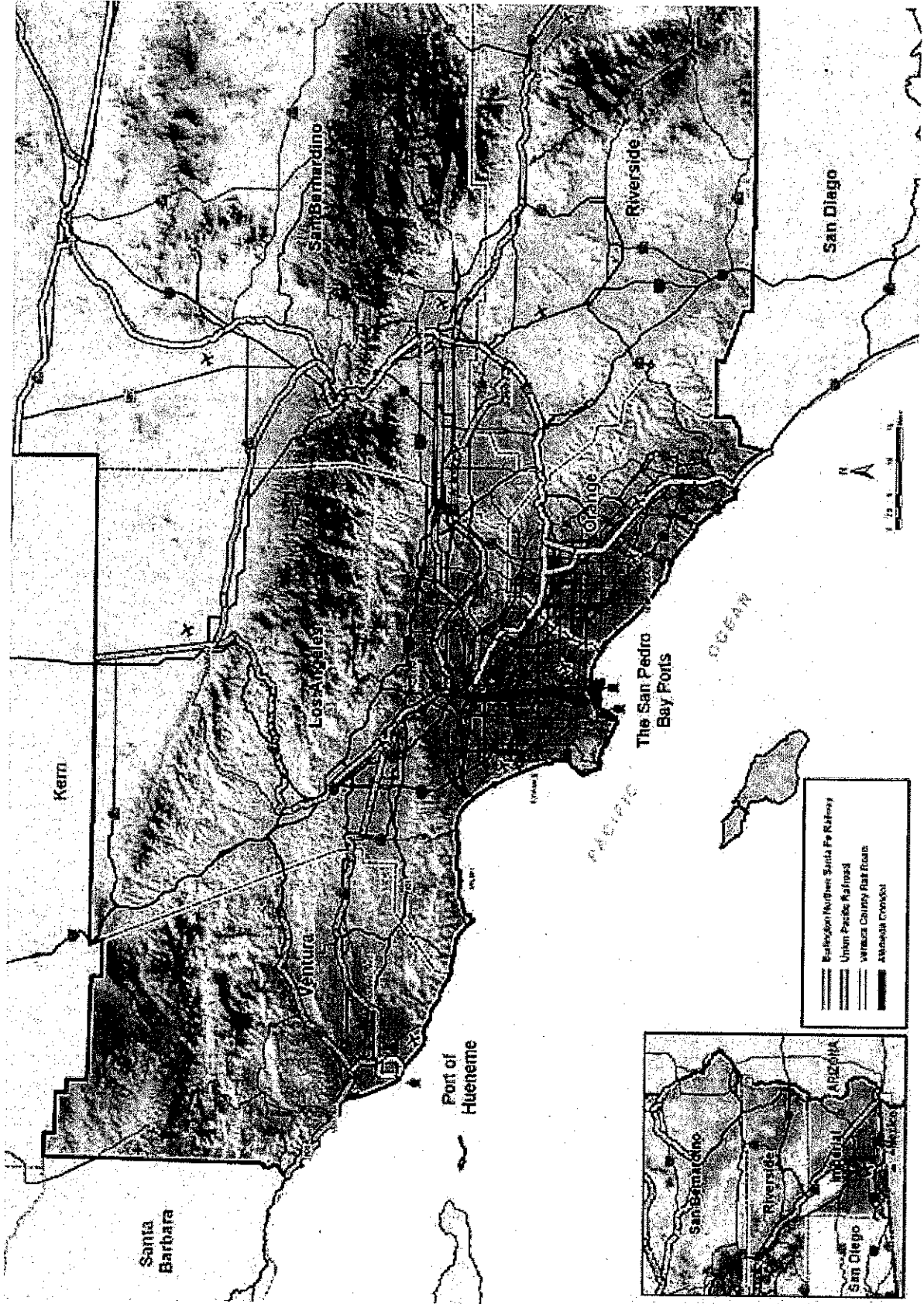
Cross-border trade activity between California and Baja California, Mexico increased significantly following the passage of NAFTA in 1993, resulting in economic benefits for both countries. In the SCAG region, there are three Ports of Entry (POEs) located in Imperial County (Calexico, Calexico East and Andrade). The total value of goods transported through these POEs increased from \$3.4 billion in 1995 to \$10.8 billion in 2005. The Calexico POE was the second busiest land crossing along the California/Baja California border with approximately 17 million people crossing northbound in 2003 and 600,000 annual truck crossings. Incoming border-crossing truck volumes through Imperial County's POEs rose from over 182,000 in 1994 to almost 322,000 in 2005, a 77% increase.

This increase in truck traffic is primarily due to the maquiladora industry, (manufacturing / assembly plant operations along the Border), which has grown over 472% since 1978. Caltrans estimates that border trade activity will continue to grow, with approximately 5.6 million border crossings expected by 2030. Railroads also contribute to border-crossing trade activity. In the SCAG region, a Union Pacific rail line connects Mexicali in Baja California to Calexico and El Centro in Imperial County. This line handles approximately 160 railcars per day, six days a week.

Existing Regional Goods Movement System

The region's major ports and airports handle an enormous amount of imported goods, mainly from Asia, as well as exports. Goods enter and exit the region via ocean carriers, railroads, trucks, and aircraft and are transported to final destinations or to local warehousing and distribution centers for sorting, consolidation, and distribution. Exhibit 3 illustrates the existing regional goods movement system. The following sections discuss each of the components in detail.

EXHIBIT 3 EXISTING REGIONAL GOODS MOVEMENT SYSTEM



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

Maritime Activity

The Ports of Los Angeles and Long Beach, also known as the San Pedro Bay (SPB) ports, constitute the nation's busiest seaport and the fifth largest container port complex in the world. In 2005, the Ports accounted for approximately 24 percent of all U.S. export container traffic and approximately 40 percent of import container traffic. The Ports handled 14.2 million twenty-foot equivalent Units (TEUs) in 2005 and 15.8 million TEUs in 2006.

Table 2 shows forecasted growth for cargo containers moving through the SPB ports through 2030. The forecasts are capacity constrained forecasts based on current development strategies at the Ports. The US Department of Transportation has noted that unconstrained demand could be as high as 60 million TEUs. The ability of the Ports to handle projected growth in containerized cargo volumes is critical to the continued health of the local, regional, state, and national economies.

TABLE 2 SAN PEDRO BAY PORTS CONTAINERIZED CARGO FORECASTS

Year	TEUs (Million)	Share of California Total
2006 (actual)	15.8	86.8%
2010	19.7	86.8%
2020	36.0	85.7%
2030	42.5	86.7%

Source: Growth of California Ports - Opportunities and Challenges, A Report to the Legislature, April 2007

The breakdown of cargo types and volumes received by both Ports is illustrated in Table 3.

TABLE 3 PORTS OF LOS ANGELES AND LONG BEACH CARGO TYPES AND VOLUMES

Cargo Types	2006 Cargo Volume (Millions of Metric Revenue Tons)		
	Port of Los Angeles	Port of Long Beach	Total (Both Ports)
General Cargo	155.3	127.2	282.5
Liquid/Bulk	22.8	33.2	56.0
Dry Bulk	3.6	9.4	13.0
Total	181.7	169.8	351.5

Sources: Port of Los Angeles 2006 Financial Statement; and Port of Long Beach 2006 Monthly Tonnage Summary Report.

Seventy percent of imported goods arriving at the Ports are intended for markets outside of the region. Despite efforts to develop alternative West Coast gateways, such as enhancing cargo handling capacity, the SPB ports are expected to remain the primary West Coast gateway to the rest of the nation well into the future.

The Port of Hueneme also plays an important role in the region's goods movement system. Located approximately 60 miles northwest of Los Angeles, the Port of Hueneme is the only deep-water harbor between Los Angeles and San Francisco. Roughly \$7.5 billion in cargo moves through the Port of Hueneme each year, which mostly includes automobiles, fresh fruit, and produce. The Port's location near the Santa Barbara channel has also made the Port one of the primary support facilities for the offshore oil industry. Port related activity contributes over \$650 million to the local economy, and supports an additional 5,000 jobs (directly and indirectly) in Ventura County.

PORT RELATED RAIL ACTIVITIES: ON-DOCK, NEAR-DOCK AND OFF-DOCK FACILITIES

More than half of the international import and export container market utilizes the region's intermodal rail system. There are two main types of international intermodal movements in Southern California, depending on cargo handling and intermodal transfer practices:

- **Direct Intermodal:** The direct loading/unloading of marine containers on/off intermodal trains, without intermediate cargo handling, and
- **Transload Intermodal:** The transfer of cargo from marine containers to domestic trailers at transload/consolidation facilities and warehouses, and includes subsequent transfer to railcars. This offers advantages by expediting the return of empty marine containers back to port terminals and enhancing the cost-effectiveness of intermodal movements since domestic trailers offer the ability to move larger shipment volumes per rail car compared to marine containers. Approximately 10% of total port container throughput is currently estimated to be transloaded and moved on the rail system.

Depending on the location of the intermodal yards relative to port terminals, intermodal logistics movements associated with port containers can be categorized into the following types:

- **On-Dock Intermodal Rail:** Loading/unloading of containers directly on/off intermodal trains on the docks. On-dock intermodal accounted for more than 24% of the SPB ports intermodal throughput in 2006.
- **Near-Dock Intermodal Rail:** Loading/unloading of containers directly on/off intermodal trains at an intermodal rail yard located near the docks. Currently, the only near-dock intermodal yard in Southern California is the Intermodal Container Transfer Facility (ICTF) owned and operated by the Union Pacific Railroad. The ICTF handled approximately 8% of the SPB ports intermodal cargo in 2006.
- **Off-Dock Intermodal Rail:** Loading/unloading of containers on/off intermodal trains at an intermodal yard located farther away from terminals than a near-dock intermodal yard. Off-dock intermodal facilities in Southern California are located in downtown Los Angeles, approximately 25 miles north of the Ports. They are operated by both BNSF and UP. Off-dock intermodal facilities handled approximately 20% of Port container cargo throughput in 2006, though this share has been declining due to increased movement of containers using on-dock rail.

- **On-dock intermodal rail** requires no truck movements on local and regional roadway systems. Remaining intermodal market movements require at least one truck trip to a near dock or off-dock intermodal facility. Compared to off-dock intermodal, on-dock and near-dock intermodal operations play a key role in minimizing port truck trips and reducing truck VMT, resulting in lower emissions and increased safety benefits to the region. The increased efficiency of intermodal yards has an impact on the overall productivity of the regional goods movement system.

As of 2005, 3.8 million TEUs, or 24 %, of intermodal cargo were handled at on-dock rail yards at the SPB ports. With planned improvements at the Ports, this number is projected to increase to 12.9 million TEUs, or approximately 30 %, by 2030. If this projected volume were handled exclusively by trucks, the increased truck traffic would cripple regional traffic flows, and adversely impact air quality. In recognition of these challenges, stakeholders are proceeding with projects to enhance intermodal facility capacity and connectivity with the SPB ports by developing several on-dock rail yard projects and working with shipping lines and terminal operators to improve efficiency. However, demand is projected to outpace capacity making near-dock rail yard expansion critical.

The SPB ports have initiated the Rail Enhancement Program (REP) for the phased development and implementation of key on-dock rail projects and key rail infrastructure projects. Projects included in the REP have been supported by industry stakeholders who believe these projects are imperative to maintain efficient operations at the SPB ports. Table 4 highlights planned on-dock and near-dock facilities in the SPB ports area, and Table 5 highlights rail infrastructure projects.

TABLE 4 PLANNED ON-DOCK RAIL YARD PROJECTS AT THE SAN PEDRO BAY PORTS

Rail Yard Project	Sponsor	Development Cost (\$ millions)
Phase I Short-term (by end of 2007)		
No Rail Yard Projects		
Phase II Near-term (by end of 2010)		
Pier A On-Dock Rail Yard Expansion to Carrack	POLB	19.6
Pier S On-Dock Rail Yard	POLB	34.3
New Near-Dock South of Sepulveda (potential)	POLA	Na
Pier G-New North Working Yard	POLB	14.1
Pier G-South Working Yard Rehabilitation	POLB	40.7
West Basin East-New ICF (Phase I)	POLA	45.4
Phase III Medium-term (by end of 2015)		
Navy mole Road Storage Rail Yard	POLB	10.0
Middle Harbor Terminal Rail Yard	POLB	68.9
Pier J On-Dock Rail Yard Reconfiguration	POLB	100.0
Pier 400 On-Dock Rail Yard Expansion (Phase I)	POLA	33.4
Pier 300 On-Dock Rail Yard Expansion	POLA	23.4
Terminal Island ICF Rail Yard Expansion	POLA	18.9
West Basin ICF Rail Yard Expansion (Phase I)	POLA	6.2
Phase IV Long-term (beyond 2015)		
Pier A On-Dock Rail Yard East of Carrack	POLB	31.4
Pier 400 On-Dock Rail Yard Expansion (Phase II)	POLA	16.3
West Basin ICF Rail Yard Expansion (Phase II)	POLA	12.5
West Basin East ICF Expansion (Phase II)	POLA	7.8
Subtotal POLA Cost (millions)		163.9
Subtotal POLB Cost (millions)		318.9
Total Potential Rail Yard Cost (millions)		482.8

Source: San Pedro Bay Port Rail Study Update, December 2006

**TABLE 5 LIST OF RAIL INFRASTRUCTURE PROJECTS
(OUTSIDE MARINE TERMINALS)**

Rail Infrastructure Project		Sponsor	Development Cost (\$ millions)
Phase I Short-term (by end of 2007)			
I.1	Closure of Edison Avenue Grade Crossing	POLB	0.3
I.2	Expanded Control Points to POLB/POLA	ACTA	4.9
I.3	Thenard Track Connection at Alameda Street/K-Pac	ACTA	4.6
Phase II Near-term (by end of 2010)			
II.2	Terminal Island Wye Track Realignment	POLB	3.6
II.4	Pier B Street Realignment	POLB	12.6
II.6	Constrain Badger Bridge Lifts	POLB/LA	1.0
II.7	Track Realignment at Ocean Boulevard/Harbor Scenic Drive	POLB	20.0
II.8	Pier F Support Yard	POLB	3.4
II.11	Double Track Access from Pier G to Pier J	POLB	1.7
II.12	West Basin Rail Access Improvements	POLA	150.0
Phase III Medium-term (by end of 2015)			
III.1	Pier B Rail Yard Expansion (Phase I)	POLB	85.4
III.2	Pier B Rail Yard Expansion (Phase II)	POLB	159.9
III.3	Grade Separation for Reeves Crossing	POLB/LA	60.0
III.4	Closure of Reeves At-grade Crossing	POLB/LA	1.0
III.6	Pier 400 Second Lead Track	POLA	7.7
III.7	Reconfiguration at CP Mole	POLB/LA	20.0
Phase IV Long-term (beyond 2015)			
IV.1	Triple Track Badger Bridge	ACTA	91.0
IV.2	Triple Track South of Thenard Jct.	ACTA	16.5
Subtotal ACTA Cost (millions)			\$117.0
Subtotal POLA Cost (millions)			\$157.7
Subtotal POLB Cost (millions)			\$286.9
Subtotal Shared POLB/LA Cost (millions)			\$82.0
Total Potential Infrastructure Cost (millions)			\$643.6

Source: San Pedro Bay Ports Rail Study Update, December 2006.

Rail

RAIL CHARACTERISTICS

Railroads have been involved in moving freight through California for over 140 years. As of 2005, 29 freight railroads operate 7,335 track miles statewide, including trackage rights. The Union Pacific Railroad (UP) operates on 3,358 miles of track, a 46% share of the State's rail network. The Burlington Northern Santa Fe Railway (BNSF) operates on 2,130 miles, a 29% share. Regional, local, and short-line carriers serve the remaining 25% of the State's track miles.

With an extensive network throughout the SCAG region, rail serves as a vital link in the goods movement supply chain. Railroads are best known for the ability to move large volumes of goods over long distances. The current system sees 5 million lifts annually, of which 64% are intermodal containers.

MAINLINE RAIL

The region has an extensive mainline rail network. BNSF operates a single mainline network in the SPB ports region, the Transcon, which runs from downtown Los Angeles to Barstow with a terminus in Chicago. UP operates multiple lines in and out of the Los Angeles basin. Typically referred to as the Alhambra and Los Angeles lines, UP operates two mainlines between downtown Los Angeles and the Colton Crossing. Along these lines, UP performs "directional running" operations, where all eastbound through-trains are routed along the Los Angeles lines and westbound through-trains along the Alhambra line. North of West Colton, UP operates the Palmdale line which parallels BNSF's Transcon line, ascending the south slope of the Cajon Pass between San Bernardino and the San Gabriel Mountains. Compared to other UP lines, the Palmdale line carries relatively little traffic. UP also runs trains on BNSF's Transcon between West Riverside and Barstow-utilizing trackage rights agreements.

A key component of the Southern California rail network is the Colton Crossing. The Colton Crossing is an at-grade railroad crossing located south of I-10

between Rancho Avenue and Mount Vernon Avenue in the City of Colton, where BNSF's San Bernardino Line crosses UP's Alhambra/Yuma Lines.

In 2000, the Colton Crossing saw on average 90 freight trains per day on the BNSF San Bernardino Line, and 31 freight trains per day on the UP line. By 2010, these numbers are projected to increase by 50%, with an average of 137 BNSF freight trains and 45 UP trains transiting the Colton Crossing on a daily basis. This high volume of trains, which is expected to further increase by an additional 46% in 2025, clearly poses serious congestion, safety, and air quality challenges for the region.

Another key component of the regional rail network is the Alameda Corridor, a 20-mile, four-lane freight rail expressway that began operations in April 2002. The corridor links the SPB ports with the transcontinental rail network near downtown Los Angeles, and is composed of a series of underpasses, overpasses, and bridges that separate freight trains from passenger trains and automobiles. Since 2002, the Alameda Corridor has improved operating efficiency, and provided safety and environmental benefits for the entire region. In 2006, an average of 55 intermodal trains per day transited the Alameda Corridor, an approximate increase of 15% since 2005.

Freight rail traffic is projected to increase due to trade growth at the Ports, and robust population growth. These trends are projected to have a significant impact on the mainline rail network described above. Table 6 illustrates actual and projected freight and passenger train volumes along some of the most utilized rail segments in the region.

TABLE 6 PASSENGER AND FREIGHT TRAIN TRAFFIC VOLUMES PER PEAK DAY BY LINE SEGMENT

Line Segment	Train Type	2000	2010	2025
BNSF Hobart - Fullerton Jct.	Freight	50.0	74.1	111.9
	Psgr	46.0	96.0	106.0
Total	Total	96.0	170.0	217.9
	Freight	50.0	74.1	111.9
	Psgr	5.0	20.0	34.0
Total	Total	55.0	94.1	145.9
	Freight	57.0	82.2	121.3
	Psgr	16.0	38.0	62.0
Total	Total	73.0	120.2	183.3
	UP Freight	35.2	49.8	72.9
	BNSF Freight	57.0	82.2	121.3
Total	Total	11.0	24.0	36.0
	Total	108.2	156.0	230.2
	BNSF Line	90.2	137.1	201.8
UP Yuma Line	31.0	44.6	64.7	
Total	Total	121.2	181.7	266.5
	UP Freight	22.2	30.9	44.5
	BNSF Freight	57.0	82.2	121.3
Total	Total	11.0	24.0	36.0
	Total	68.0	106.2	157.3
	Freight	93.7	130.0	186.7
Psgr	2.0	6.0	8.0	
Total	Total	95.7	136.0	194.7
	Freight	64.2	90.4	126.2
	Psgr	14.0	26.0	44.0
Total	Total	78.2	116.4	170.2
	Freight	42.0	59.5	87.1
	Psgr	2.0	4.0	8.0
Total	Total	44.0	63.5	95.1

Source: Inland Empire Railroad Main Line Study, SCAG, June 2005.

RAIL SYSTEM CONSTRAINTS AND ISSUES

INTERMODAL RAIL YARD CAPACITY CONSTRAINTS

The region's intermodal rail yards are reaching capacity, resulting in time delays in moving both international and domestic containers between trains and trucks. According to the 2006 San Pedro Bay Ports Rail Study Update, off-dock rail yards in Southern California, which handle direct intermodal, transload, and domestic intermodal cargo, will exceed capacity between 2010-2015, meaning all direct international intermodal demand will need to be accommodated at on-dock and near-dock intermodal yards. Assuming full on-dock rail capacity enhancements are realized at the Ports in the future, Table 7 illustrates the resulting shortfall in intermodal lift capacity if no new near-dock or off-dock intermodal yards are developed in the region. This indicates that, even when considering all planned on-dock rail capacity enhancements, total direct intermodal demand will likely exceed capacity by over 2.2 million TEUs.

TABLE 7 FORECAST PORT DIRECT INTERMODAL DEMAND AND AVAILABLE INTERMODAL LIFT CAPACITY

Direct Intermodal excludes Transload All values in millions of TEU	2005 Actual	2010	2015	2020	2030
SPB Cargo Forecast (Demand)	14.20	20.20	27.10	36.20	42.50
SPB Direct Intermodal (Demand)	5.70	8.10	10.84	14.48	17.01
POLB On-Dock Capacity	1.09	2.27	4.15	5.49	6.10
POLA On-Dock Capacity	1.84	2.79	4.33	6.25	6.84
SPB Off-Dock Capacity	1.69	0.67	0.04	0.00	0.00
SPB Near-Dock Capacity	1.08	1.40	1.84	1.84	1.84

Source: San Pedro Bay Port Rail Study Update, December 2006

RAIL NETWORK CAPACITY CONSTRAINTS

SCAG has identified rail mainline capacity constraints east of Los Angeles as a critical issue facing the region. In 2000, train delays averaged more than 30 minutes and are projected to increase by over 40% by 2010 without capacity improvements. Overall, mainline capacity constraints reduce system velocity, which results in delays of time-sensitive shipments to customers nationwide.

TABLE 8 YEAR 2000 AND 2010 TRAIN DELAYS ON EXISTING TRACKAGE

Year	Train Type	Average Delay Per Train
2000	BNSF Freight	31.9 minutes
	UP Freight	30.4 minutes
2010	BNSF Freight	206.3 minutes
	UP Freight	196.9 minutes

Source: Inland Empire Railroad Main Line Study, SCAG, June, 2005.

The Colton Crossing has been identified in several previous studies as a major rail bottleneck that slows freight movement and has delayed the implementation of additional passenger rail service in the Inland Empire. The majority of freight rail traffic moving between Southern California and the rest of the nation must transit the Colton Crossing. Increasing international trade and regional population growth led the Southern California Regional Rail Authority (SCRRA) to conduct a network rail operation analysis to identify potential bottlenecks in the vicinity of the Colton Crossing. The study confirmed the need to make capital improvements to the crossing to reduce rail congestion and operational conflicts. The Inland Empire Railroad Main Line Study also confirmed the critical need for grade-separations.

The Cajon Pass is another critical transcontinental rail segment requiring capacity improvements to ensure efficient freight movement. Steep grades and curves along the Cajon Pass pose operational challenges that significantly slow trains. Presently, approximately 90 trains per day traverse the Cajon Pass.

The Inland Empire Railroad Main Line Study projected that, by 2010, the BNSF line segment between Colton Crossing and Barstow will require a minimum

of three main tracks while the segment between San Bernardino and Barstow will require four main tracks by 2025. There is also a need for four main tracks on the UP lines between Los Angeles and Riverside/Colton.

TRUCKS

PORT RELATED TRUCKING

Given the number of truck trips generated by the Ports, port truck traffic associated with the logistics of container movements in the region must be analyzed. Depending on the geographic concentration of warehouses, distribution centers, transload facilities, and other inland facilities, some port cargo movements may be associated with high-density truck flows between origin-destination pairs including:

- Truck trips between marine terminals and near-dock/off-dock intermodal yards;
- Truck trips between marine terminals and transload/cross-dock facilities; and
- Truck trips between marine terminals and warehouse/distribution centers.

The high concentration of intermodal yards near downtown Los Angeles has resulted in significant container movements on freight corridors connecting the Ports and these facilities. However, due to the scattered nature of logistics and manufacturing facilities in the region, container movements on freight corridors between marine terminals and logistics and manufacturing facilities may not be as significant as movements between marine terminals and intermodal yards. But logistics and manufacturing facilities may generate secondary truck trips that create significant truck demand along many of the region's freight corridors.

Most port truck cargo movements associated with intermodal yards, transload facilities, and warehouses are primarily related to import containers from the SPB ports. However, there are significant empty container truck movements

between these facilities and the Ports that generate high-density port truck movements. Examples include empty container return truck trips from trans-load facilities and warehouses to the port terminals, and truck trips associated with empty container repositioning from off-dock intermodal yards to port terminals.

The magnitude and distribution of port-related truck traffic in the region warrants careful consideration of the feasibility of dedicated lanes for clean technology trucks to address future growth in port truck traffic volumes. A major factor in determining the feasibility of such facilities is whether high-density truck traffic exists between major origin-destination pairs. Consequently, in examining the feasibility of such facilities on certain corridors between the Ports and inland facilities, key issues pertaining to truck traffic flows and patterns must be understood. These include:

- Total truck traffic demand along the corridors between the Ports and inland facilities;
- Origin-destination (O-D) patterns of truck trips along these corridors; and
- Major generators of truck traffic demand along these corridors.

Table 9 shows the shares of port truck trips along I-710 and SR-60. For other major freight corridors in the region, please refer to Appendix A.

TABLE 9 TOTAL AND PORT TRUCK TRAFFIC ALONG I-710 AND SR-60, 2003

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-710	I-105 to I-10	324,000	15,900	2,485	4.9%	15.6%
	PCH to Willow	146,000	25,400	23,900	17.4%	94.1%
	Willow to I-405	161,000	27,100	23,235	16.8%	85.7%
	I-405 to SR-91	186,000	31,400	20,045	16.9%	63.8%
	SR-91 to I-105	227,000	38,300	15,315	16.9%	40.0%
	I-105 to I-5	237,000	34,600	11,685	14.6%	33.8%
	I-5 to SR-60	199,000	24,200	1,025	12.2%	4.2%
	SR-60 to I-10	132,000	11,300	845	8.6%	7.5%
	SR-57 to I-605	265,000	23,200	1,560	8.8%	6.7%
	SR-60					

Source: "Baseline Transportation Study", Port of Los Angeles, 2004; Caltrans Truck Volumes 2004 (Year 2003 data).

As illustrated in Table 9, I-710 has a larger share of port-related trucks than SR-60. Port-related truck traffic and its share of total truck volume along I-710 are more highly concentrated along segments closer to the Ports. This indicates that a large number of port truck access facilities exist along I-710.

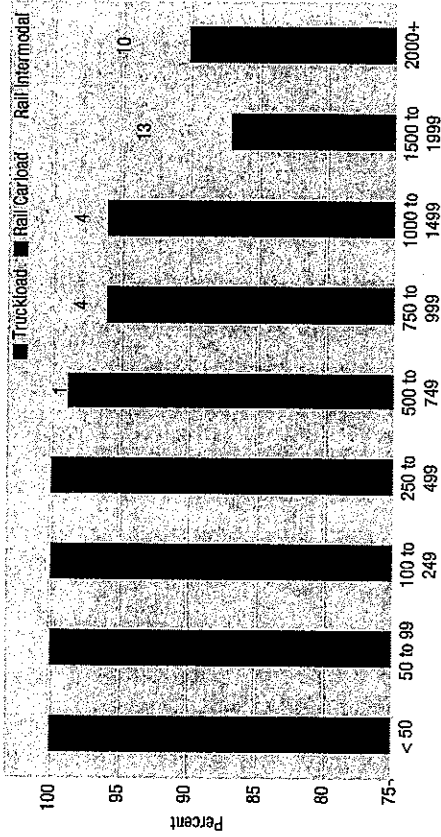
The I-710 major corridor study analyzed growth in truck traffic along I-710 based on expected growth in port container volumes. The study projected total heavy-duty truck traffic to more than double on the I-710 by 2025, with truck shares reaching up to 35% of total traffic volumes along high volume segments compared to the current shares of between 14% - 19%. Considering

the magnitude and distribution patterns of port truck trips along I-710, forecasts indicate that demand would be favorable to the implementation of dedicated lanes for clean technology trucks on I-710. Future near-dock intermodal yard capacity expansions associated with the expansion of the ICTF and the development of the Southern California International Gateway (SCIG), which is privately funded by BNSE, may also play a key role in addressing the growth of high-density truck traffic.

LOCAL TRUCKS

The vast majority of imports through the SPB ports are retail goods. SCAG's Port and Modal Elasticity study calculated local container volume based on local purchasing power associated with retail sales. According to the study, 23% of traffic generated by the SPB ports is local traffic, meaning goods either originate or are ultimately consumed in the region which is defined as Southern California, Southern Nevada, Arizona, and New Mexico. In 2005, local consumption of the total import trade value of \$256 billion was \$58.8 billion. With over 75% of truck tonnage in the region moving less than 50 miles, the effect on local truck traffic is dramatic. The modal shares and lengths of haul by rail and truck are shown in Figure 1.

FIGURE 1 MODAL SHARES AND LENGTH OF HAUL



Source: Goods Movement Truck and Rail Study Executive Summary, SCAG, 2003.

SCAG's Travel Demand Model suggests that regional daily truck VMT will increase from 29.0 million in 2003 to 50.4 by 2035, an 82.7% increase. Daily delay will also increase as shown in Table 10.

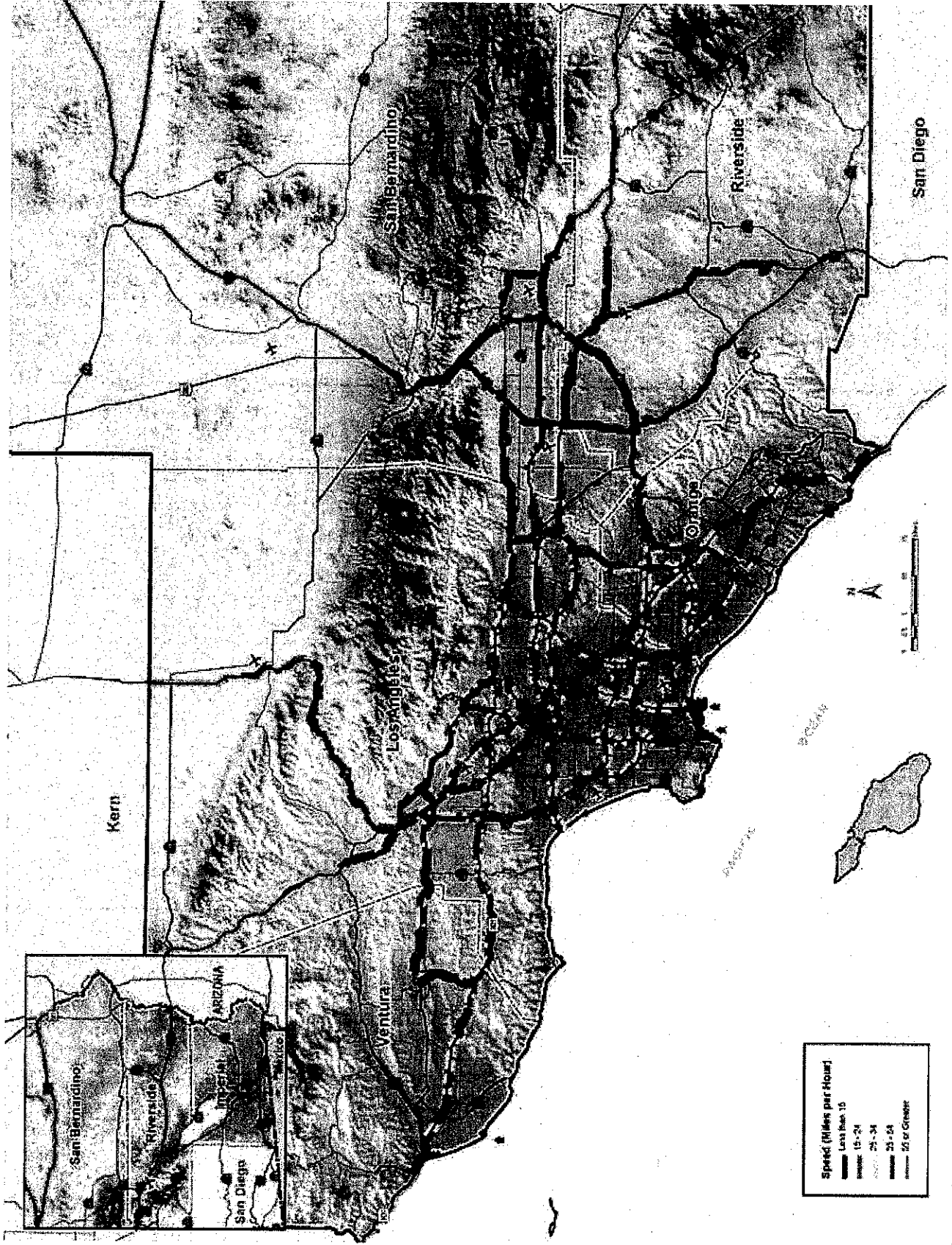
TABLE 10 PROJECTED DAILY DELAY IN THE REGION

	Daily Delay (Hours)		
	2003 Base Year	2035 Baseline	2035 Plan
Autos	3,711,266	7,545,518	6,155,229
Trucks	192,555	592,733	466,598

Source: Travel Demand Model Output, SCAG, 2007.

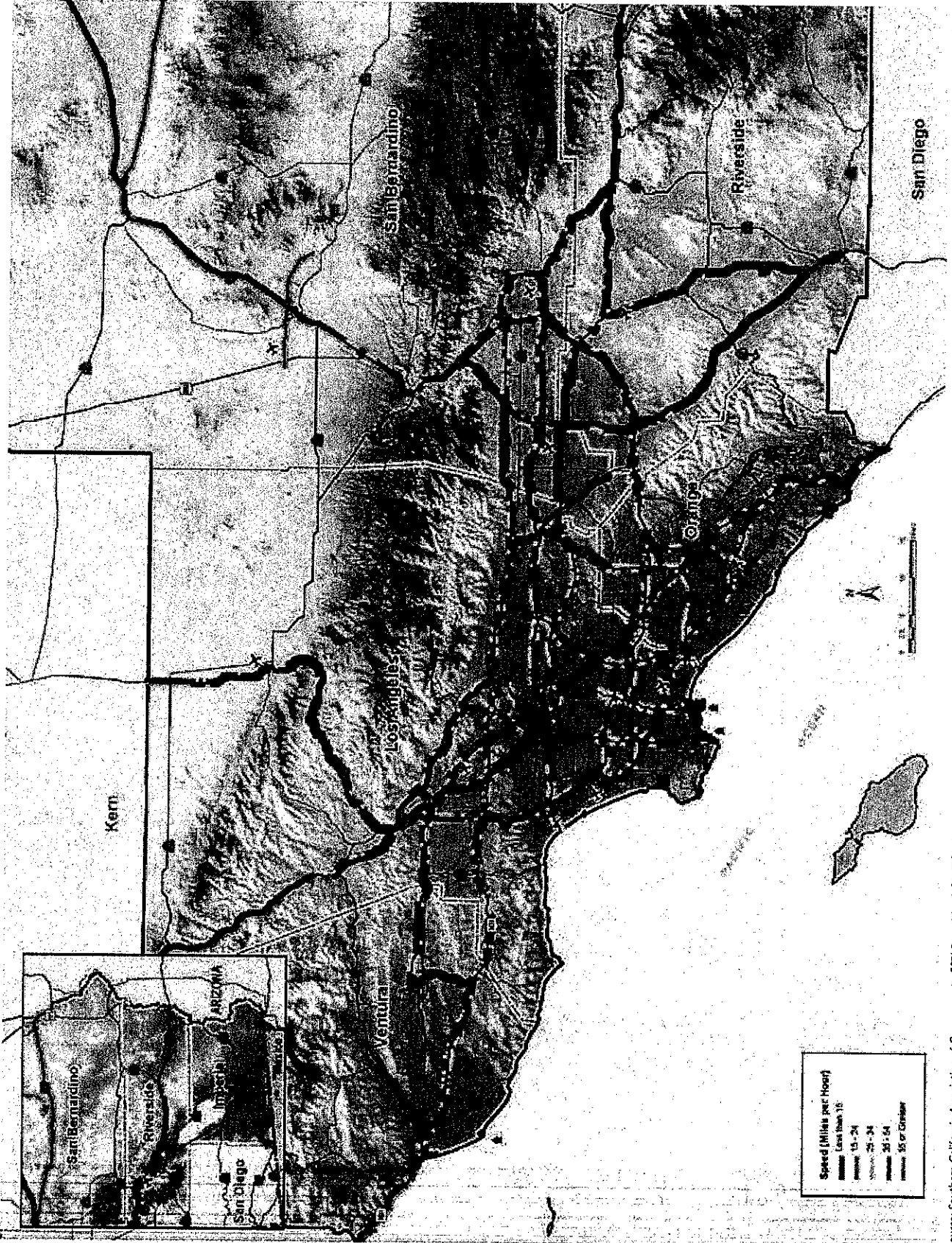
This increase in regional VMT will reduce average freeway speeds from 51 mph in 2005 to approximately 37.5 mph in 2035. The average speed on the regional freeway system for 2003, the 2035 Baseline, and the 2035 Plan are illustrated in Exhibits 4, 5, and 6. Delays caused by congestion could increase the cost of transporting goods by as much as 50%-250%.

EXHIBIT 4 BASE YEAR 2003 FREEWAY SPEED | PM PEAK



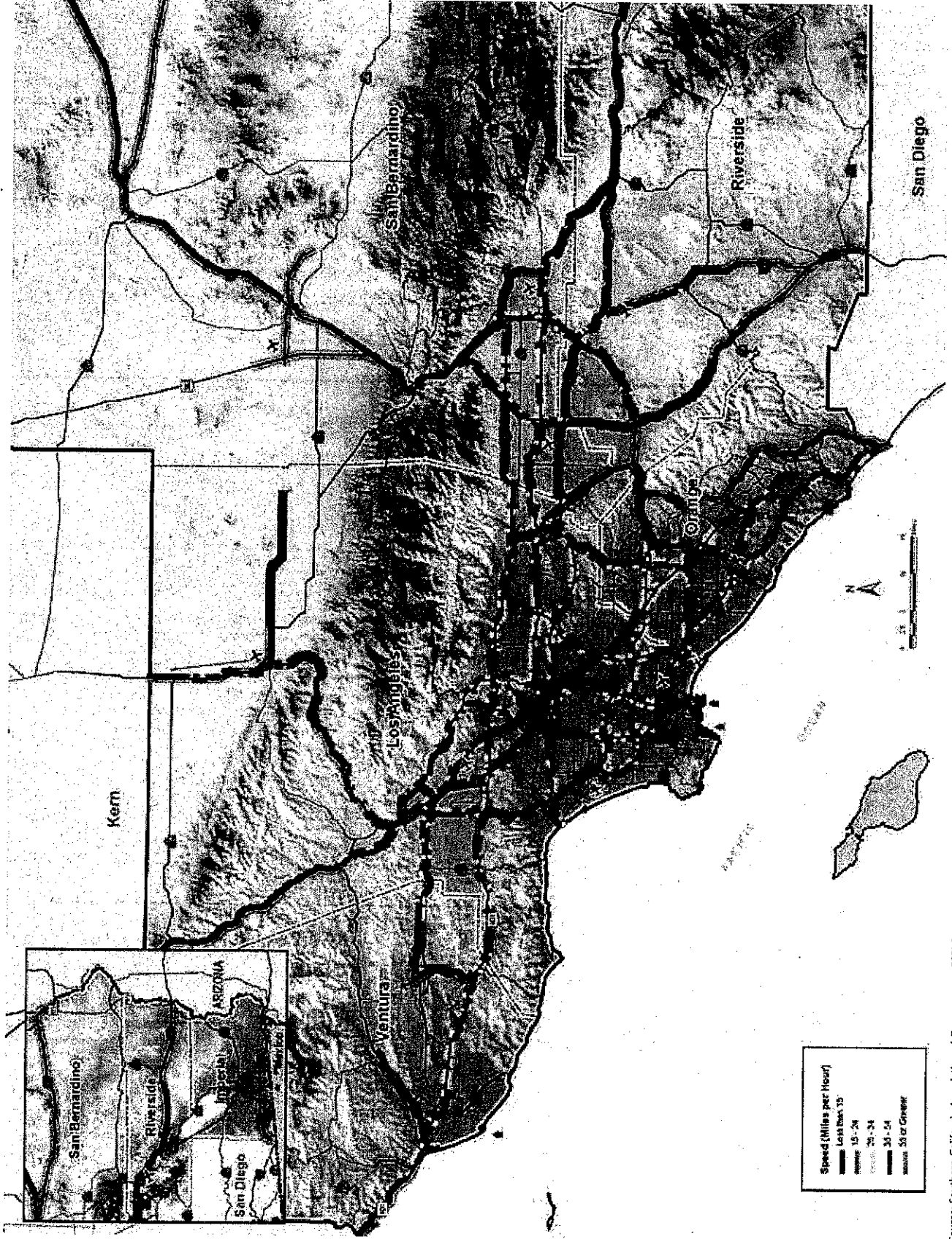
Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 5 BASELINE 2035 FREEWAY SPEED 1 PM PEAK



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 6 PLAN 2035 FREEWAY SPEED | PM PEAK



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

Environmental Impacts

Mitigating the community and environmental impacts of goods movement is critical to the region. Perhaps the most visible and pressing environmental impacts are the increasing volumes of criteria air pollutant emissions surrounding the Ports and major freight corridors. While trade activities in the SCAG region are key contributors to the economy, air pollution from these activities poses serious health hazards to the region, especially for communities located near the Ports and trade corridors. The California Air Resource Board (CARB) has identified particulate matter (PM) as a toxic air contaminant linked to increased health risks. Table 11 lists CARB's assessment of PM2.5 health effects on residents of the Southern California Air Basin. Table 10 chronicles other goods movement related pollutants and their health effects.

TABLE 11 CARB ASSESSMENT OF PM HEALTH EFFECTS ON SOUTHERN CALIFORNIA AIR BASIN RESIDENTS

Health Effect	Cases Per Year
Premature Deaths	5,400
Hospitalizations	2,400
Asthma & Lower Respiratory Symptoms	140,000
Lost Work Days	980,000
Minor Restricted Activity Days	5,000,000

Source: California Air Resources Board

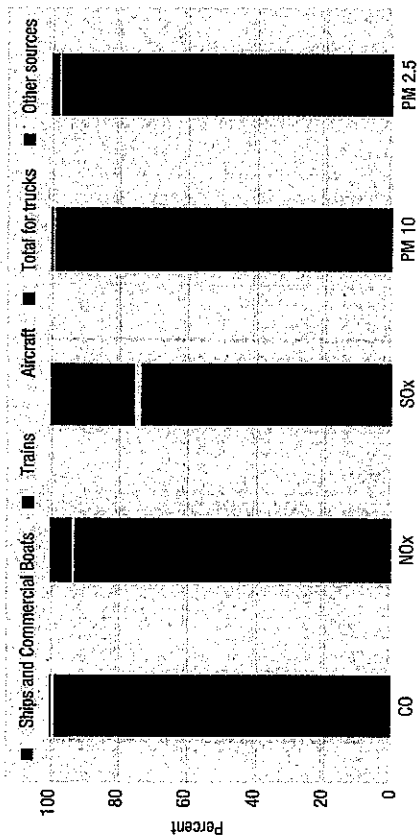
TABLE 12 OTHER GOODS MOVEMENT RELATED POLLUTANTS AND THEIR HEALTH EFFECTS

Pollutant	Health Effects
Ozone (O ₃)	Breathing Difficulties, Lung Tissue Damage
Nitrogen Dioxide (NO ₂)	Lung Irritation and Damage
Sulfur Dioxide (SO ₂)	Increases in Lung Disease and Breathing Problems for Asthmatics
Respirable Particulate Matter (PM ₁₀)	Increased Respiratory Disease; Lung Damage; Cancer; Premature Death
Carbon Monoxide (CO)	Chest Pain in Heart Patients, Headaches, Reduced Mental Alertness

Source: California Air Resources Board

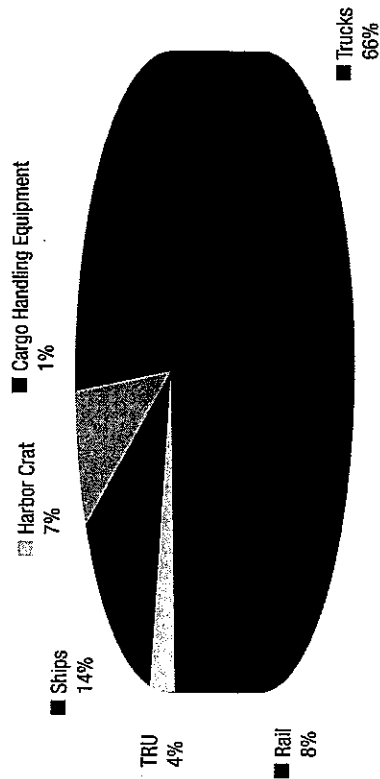
Port-related sources, which were approximately 25% of regional diesel PM emissions in 2002, are projected to increase to 50% of regional PM emissions in 2020. The CARB assessment of PM2.5 health effects indicates that the South Coast Air Basin suffers disproportionate exposure to pollutants relative to other parts of California and the rest of nation. Residents of the South Coast Air Basin are exposed to PM2.5 levels that are 82% higher than the exposure of residents statewide and 52% higher than national exposure. As shown in Figure 2, goods movement related sources contribute substantially to the region's total emissions of Nitrogen Oxides (NOX), Sulfur Oxides (SOX), PM10, PM2.5, and Carbon Monoxide (CO). Figure 3 shows statewide emissions of diesel particulate matter by goods movement sources. Air pollution is just one of many goods movement related environmental impacts identified. Other impacts include noise, vibration, aesthetic, safety, and natural resource depletion.

FIGURE 2 2008 ESTIMATED ANNUAL AVERAGE EMISSIONS IN THE SOUTH COAST AIR BASIN



Source: 2007 Air Quality Management Plan, SCAQMD

FIGURE 3 STATEWIDE EMISSIONS OF DIESEL PARTICULATE MATTER BY GOODS MOVEMENT SOURCE, 2001



Source: Emission Reduction Plan for Ports and Goods Movement in California, California EPA and California Air Resources Board (ARB), March, 2006

Safety and Security Concerns

With the growth in trade volume, accidents involving trucks and trains are expected to increase, without needed safety improvements. Accident data collected on the I-710 between 2002 and 2004 identified an average of five accidents per day between Ocean Boulevard and SR-60 on the I-710. These data also suggest that highest incident locations were primarily tied to three factors: 1) design deficiencies, 2) high traffic volumes, and 3) the mix between autos and trucks. Accidents on truck-intensive facilities are particularly problematic due to their increased severity relative to auto-exclusive accidents.

Truck-related accidents also have a significant safety impact on other modes in the transportation system. According to an FHWA report, 78 % of victims in truck-related fatalities are drivers of other vehicles and 8% are pedestrians. For a detailed discussion on truck collisions, please refer to Appendix B.

Growth in rail service also increases the potential for automobile / train interactions and rail-related fatalities at grade crossings. These emerging concerns point to the need for the region to research and implement appropriate mitigation strategies including grade separations and other grade crossing improvements.

The SCAG region is vulnerable to many types of safety and security challenges including catastrophic events, which could significantly disrupt the regional goods movement system. These challenges include earthquakes, floods, fires, hazardous material incidents, transportation accidents, and human-caused incidents such as acts of terrorism. To ensure the safety and security of residents, as well as regional economic activities, SCAG is coordinating and collaborating with various stakeholders to improve transportation security. To date, these stakeholders have developed a number of efforts and strategies to prepare for unforeseen events. Some of these efforts and strategies include:

- Identification of the operation and maintenance needs of the interstate and state highway system within the SCAG region, including the Strategic Highway Network;

- A Border Master Plan developed by California Department of Transportation (Caltrans) to ensure border security;
- A comprehensive risk analysis and security plan for the regional railroad system developed by the Railroad Security Task Force;
- Integration of security into the regional ITS architecture; and
- Collaboration of federal agencies and local law enforcement agencies to ensure safety and security at the Ports.

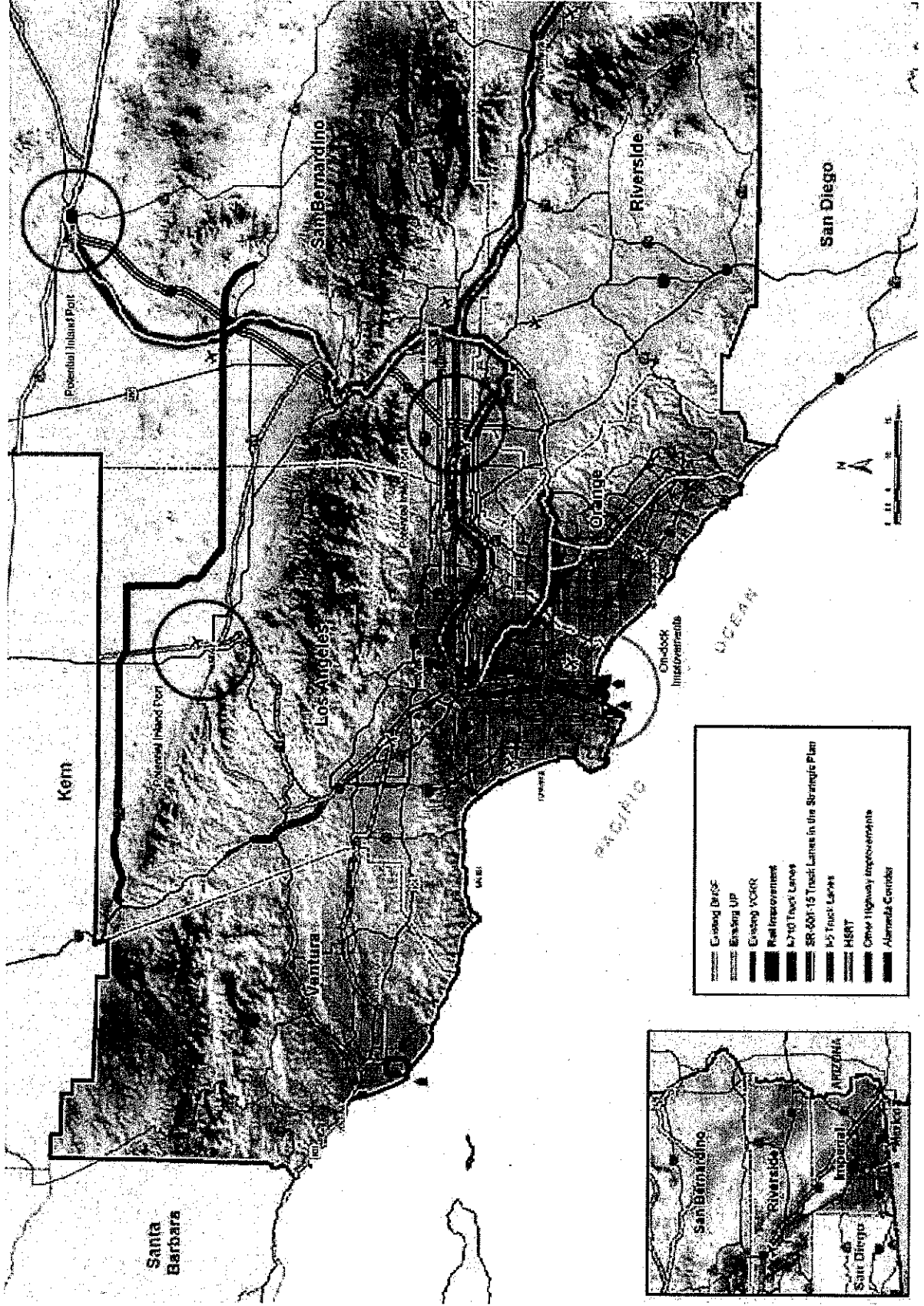
The primary agencies with responsibility for port security at the federal level include the Department of Homeland Security, United States Coast Guard, the Bureau of Customs and Border Protection (CBP), Transportation Security Administration (TSA), and the United States Maritime Administration (MARAD).

Within the port facilities themselves, security is maintained by a combination of agencies, including the U.S. Coast Guard, Customs and Border Protection, Los Angeles Port Police at the Port of Los Angeles, and the Long Beach Police Department at the Port of Long Beach who coordinate to ensure the security of the port. While all of these agencies have the authority to access all areas of the port, maintaining security inside the individual port terminals is the responsibility of the terminal operators, who are required to comply with the Maritime Transportation Security Act of 2002. This act requires terminal facilities to establish restricted areas, security patrols, access control measures, personnel identification procedures, and develop plans to address identified vulnerabilities.

In addition, the Ports of Los Angeles and Long Beach partner and coordinate their security planning with other local law enforcement agencies, such as the Los Angeles Police Department, Los Angeles County Sheriff's Department, and California Highway Patrol.

For detailed information on transportation safety and security, please see the Safety and Security reports.

EXHIBIT 7 2035 PLANNED GOODS MOVEMENT SYSTEM



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

SCAG's Regional Strategies

Exhibit 7 illustrates planned goods movement system.

REGIONAL TRUCK STRATEGIES

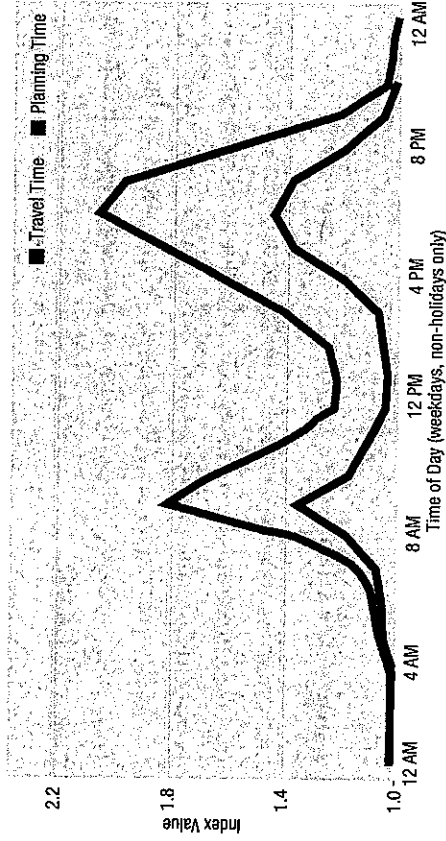
While a variety of modes of transportation are used for the movement of goods, on-road trucks perform the majority of goods movement activities in the SCAG region. Trucks utilizing the current system of local arterial streets, state highways, and interstate freeways carry approximately 80% of the total value of U.S. freight shipments. Approximately 75% of all port related freight movements are made by truck for at least one trip segment. Consequently, trucks have contributed to rising concerns about traffic congestion and public health impacts. Trucks consume upwards of 40% of total highway capacity while representing only 15% of the total number of vehicles. Forecasted growth in freight traffic has placed a greater emphasis on the need for regional efforts in addressing road congestion, air quality, and infrastructure capacity.

DEDICATED LANES FOR CLEAN TECHNOLOGY TRUCKS

Truck-related delay impacts the efficiency of goods movement in the region and ultimately increases prices paid by consumers for goods and services. Additionally, the unreliability of the highway system also increases costs of transportation as shippers build buffer times into their estimated travel times to account for the possibility of severe traffic in the region. Estimated buffer times in Southern California are twice as long as average nationwide delay for the trucking industry.

Figure 4 illustrates the variances of buffer times throughout the day in Southern California. Free-flow traffic is assigned a value of 1. For example, if the travel time index is roughly 1.3, travel time is roughly 30 % higher than free flow time. Given necessary buffer times, significant costs are incurred by trucking companies in Southern California to provide on-time service to their customers.

FIGURE 4 AVERAGE TRAVEL TIME AND BUFFER TIME VARIATIONS IN SOUTHERN CALIFORNIA



Source: SCAG

SCAG has been exploring dedicated lanes for clean technology trucks and refining the concept of user-supported, dedicated truck facilities to improve the flow of goods within the region. Operationally, these facilities would be aligned to focus on connecting freight-intensive locations such as the Ports, warehousing/distribution center locations, and manufacturing locations. Dedicated lanes would have less ingress/egress points than typical urban freeways and would be physically separated from mixed flow traffic to smooth the flow of trucks on these facilities. A network of dedicated lanes for clean technology trucks would be most advantageous for trucks that are traveling long distances and those traveling between freight-intensive locations. The corridors under consideration for such enhancements are I-710, an east-west corridor parallel to SR-60/I-10/I-210, and I-15.

Such facilities have the potential to relieve many negative truck impacts in the region, including recurrent delay, pavement deterioration, safety, emissions, and reliability. For instance, trucks are responsible for significant roadway damage including pavement deterioration. On average, one fully loaded, 80,000-pound truck causes as much pavement wear as 10,000 automobiles. By separating trucks onto designated truck lanes, pavement dam-

age and maintenance costs could be significantly reduced on the mainline freeway system. Though dedicated truck lanes may generate intensive truck use requiring expensive design and maintenance, the net result would likely be a significant reduction in total maintenance costs for the overall freeway network.

The development of such facilities would also have the potential to significantly improve the regional roadway system by addressing current system deficiencies such as:

- On/off ramps proximity to interchanges;
- Low speed/capacity connections (loop ramps);
- Missing interchanges from major freeway connections;
- Close proximity of merging ramps to interchanges;
- Non-standard weaving distances;
- Narrow or Non-Existent Shoulders; and
- Narrow Lane Widths

Despite high capital costs and the need for further analyses on environmental impacts and equity issues, the magnitude of truck volumes on regional freight corridors requires urgent mitigation. Dedicated lanes for clean trucks along I-710 could address numerous adverse impacts associated with existing truck volumes, ensuring reliable system operation and reducing adverse environmental impacts. SCAG recommends including dedicated lanes for clean trucks on I-710, creating two lanes in each direction along existing alignments extending from the Ports to SR-60. This represents an investment of over \$5 billion in nominal dollars. At the same time, SCAG recognizes the need for a comprehensive system that addresses regional truck-related issues, and considers the I-710 portion the first segment of a comprehensive regional system. Other corridors, such as an east-west corridor parallel to SR-60/I-10/I-210, and I-15, which complement the comprehensive system, are in the Strategic Plan for further analyses.

TRUCK CLIMBING LANES

Truck climbing lanes are additional lanes located outside mixed-flow lanes, which permit slower-moving trucks to operate at their own pace. This enables other vehicles to move at a faster pace, thereby reducing congestion. These lanes are typically placed where slow-moving trucks would cause an obstruction to other vehicles, such as hillsides or other areas with significant grade increases. Inclusion of these lanes would add capacity to existing roadways and help reduce truck emissions by reducing delay. However, this strategy is limited to areas with significant grade increases and may only have minimum benefits on the regional transportation system. Corridors identified suitable for truck climbing lanes are I-5, I-10, I-15, I-215, SR-57 and SR-60.

HIGH DESERT CORRIDOR

In an effort to avoid the congested metropolitan area, many trucks traverse SR-138, the east-west corridor linking the Antelope and Victor Valleys. However, SR-138 currently lacks adequate infrastructure to handle heavy truck volumes. The proposed High Desert Corridor between I-15 and I-5 will accommodate an expected three- to six-fold increase in traffic, providing a new level of accessibility and carry trucks and other through traffic safely around existing communities.

TRUCK EMISSION CONTROL STRATEGIES

Heavy-duty trucks are usually powered by diesel, which contributes to regional NOX and PM emissions. New EPA emission standards taking effect in 2007 and 2010 will require strict emission reductions in both NOX and PM. Truck emission reduction strategies are listed below. While these strategies do not address congestion or capacity issues, they do provide support for the mitigation of freight emissions.

- **Truck Replacement:** This strategy assumes that truck owners replace older model trucks with newer trucks, with proof of disposal to prohibit resale within the SCAG region.

- **Engine Repowering:** This strategy is generally feasible for pre-1994 trucks and can be obtained at lower capital costs than replacing the entire truck. This strategy replaces older diesel truck engines with cleaner diesel or alternative fuel engines. Similar to the truck replacement strategy, proof of disposal is required to ensure that the engine is not resold into the region.

- **Exhaust Treatment Device Retrofit:** Diesel particulate filters (DPFs), flow-through filters (FTFs), and diesel oxidation catalysts (DOCs) are easily retrofitted to existing trucks with only minor modifications to the existing system. While CARB has not certified emission reduction amounts, DPFs, FTFs and DOCs are expected to reduce PM emissions by at least 50% and 25% respectively.

- **Alternative Fuels:** There are a variety of alternative fuels that can reduce truck emissions such as emulsified diesel, bio-diesel, natural gas, propane, and new hybrid-electric technologies.

Due to the costs associated with truck emission control strategies, monetary incentives may be necessary for implementation purposes. Various agencies are finalizing their incentive programs to support similar truck emission reduction programs. These incentive programs include:

- The Clean Air Action Plan – Technology Advancement Program by the SPB ports;
- The Port of Los Angeles’ Port Air Quality Mitigation Incentive (PAQMIP); and
- The Carl Moyer Program by South Coast air Quality management District (SCAQMD).

REGIONAL RAIL STRATEGIES

Given its superior connections to inland locations, freight rail is key to the region’s economy. Over the next 25 years, at least half of the containers coming through the Ports will be transported via rail. Table 13 illustrates this growth. Over the same period, commuter rail needs will also double. To address these

issues, SCAG is proposing rail system capacity enhancements, rail grade separations, and alternative strategies to reduce rail emissions.

TABLE 13 SAN PEDRO BAY PORTS CARGO GROWTH FORECASTS* (TEUS IN MILLIONS)

	2005 (Actual)	2010	2015	2020	2030
Total Port Container Throughput	14.2	20.3	27.1	36.2	42.5
Regional Truck Demand	6.8	9.7	13.0	17.4	20.4
Long Haul Truck Demand	0.1	0.2	0.3	0.4	0.4
Total Rail Demand**	7.2	10.3	13.8	18.5	21.7

Rail Share of Total Throughput 50.7% 50.7% 50.9% 51.1% 51.1%
 * Total San Pedro Bay projections are based on Mercer Management forecast as adjusted by Port of Los Angeles and Port of Long Beach

** Includes transload to rail

Source: The San Pedro Bay Ports

RAIL MAINLINE CAPACITY IMPROVEMENTS

As a system, rail transports goods more efficiently, and emits three times less pollutants than trucks. While the current system manages both passenger rail and freight rail, current projections indicate severe system shortfalls in near the future. To ensure sound operations, existing system infrastructure must be expanded and grade separations at critical crossings must be completed. Exhibit 8 identifies planned projects for regional rail capacity enhancements. Critical mainline track capacity improvements in the region are associated with UP and BNSF lines. BNSF’s Transcon track capacity improvements include:

- Additional 3rd and 4th mainline tracks between Hobart/Commerce and Fullerton;
- Additional 3rd mainline tracks for Fullerton - Placentia, Placentia - Yorba Linda, Prado Dam - Riverside, and Highgrove - M.P. 2.9 segments; and
- Additional 4th mainline track between Riverside and Colton.

UP's mainline capacity improvements include:

- Additional 2nd main track for West Riverside - Riverside, Riverside - Pedley, and Bon view - Ontario segments; and
- Additional 2nd main track for Pomona - Montclair, and Alhambra - Walnut.

Colton Crossing is also a highly important capacity enhancement project which involves both BNSF and UP lines. Improvements would provide significant public and private sector benefits to the region including:

- Improved operational efficiency resulting from increased speed through the crossing;
- Increased rail network capacity resulting in increased train throughput;
- Economic benefits resulting from increased employment associated with increased throughput through the crossing;
- Environmental benefits due to emissions reductions resulting from elimination of train idling, and enhanced train speeds through the crossing; and
- Environmental benefits associated with commuter VMT reduction resulting from increased commuter rail service.

RAIL GRADE SEPARATIONS

Vehicle delay at grade crossings is expected to triple between 2000 and 2025. Allowing two intersecting axes of traffic to move concurrently, grade crossings eliminate vehicle delay and decrease associated emissions by reducing vehicle idling times. This also means that longer trains may be formed, thus increasing operating efficiencies by permitting the transport of larger volumes of goods per trip.

The projected growth in freight and passenger train volumes make it critical to separate grade crossings in order to ensure an efficient goods movement system, to reduce traffic congestion and delays, and to meet regional air qual-

ity conformity requirements. Grade separations also address other rail crossing related concerns such as noise and safety.

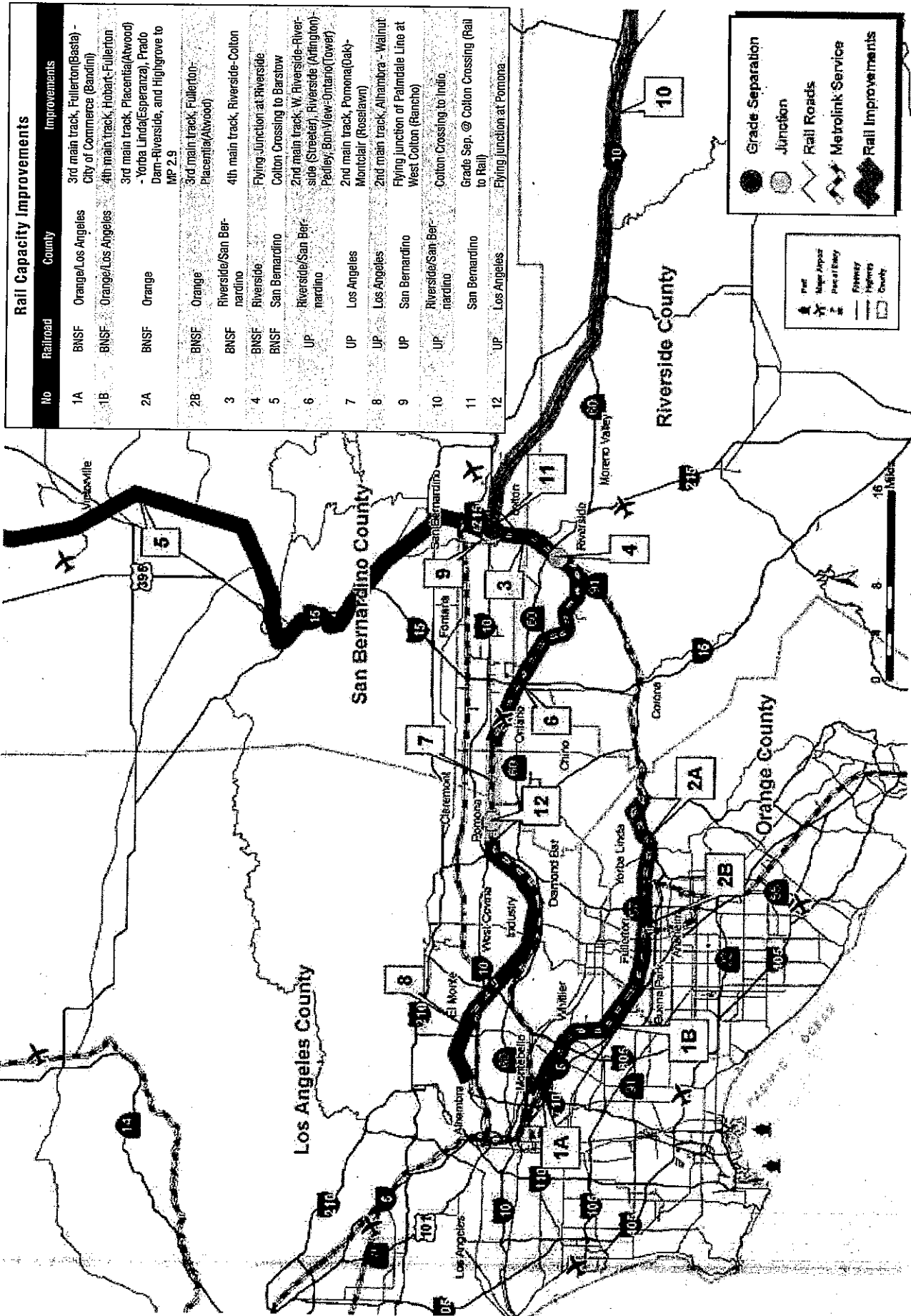
Throughout the SCAG region, 131 grade crossings requiring grade separations were identified by the Alameda Corridor-East Trade Corridor Plan. These grade separation projects would cost an estimated \$5.99 billion to implement.

Exhibits 9, 10, 11, and 12 show proposed grade separation projects planned in the region by county.

LOCOMOTIVE ENGINE UPGRADES

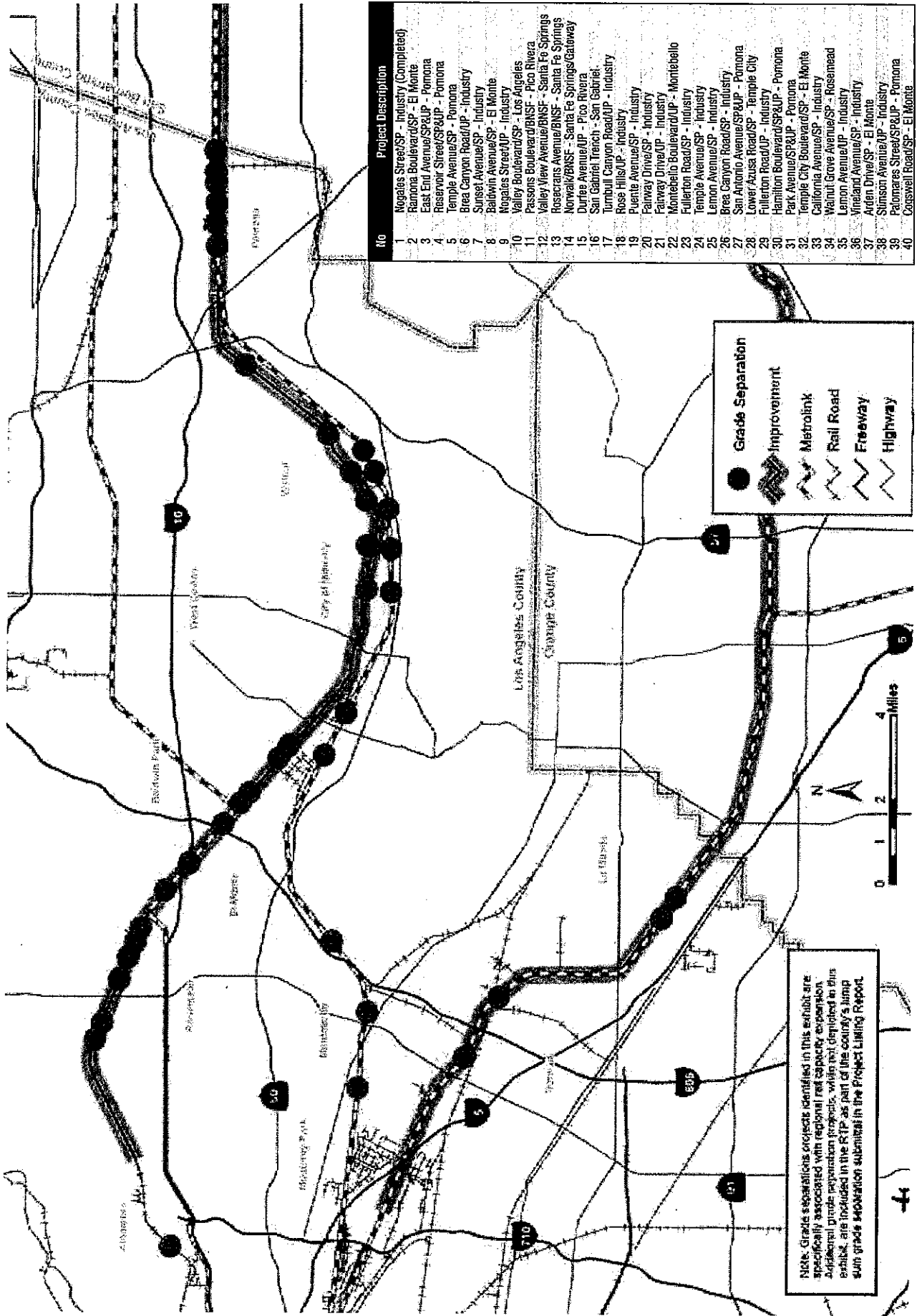
Upgrading locomotives to cleaner engines is another strategy to reduce diesel emissions. In March 2007, the EPA proposed new Tier 3 and Tier 4 engine standards to reduce emissions from diesel locomotives. Tier 3 standards are near-term engine-out emission reduction standards for PM and NOX. Tier 4 standards are longer-term standards for newly-built engines. These standards will be phased in over time, and would be based on the application of high-efficiency catalytic aftertreatment technologies which would be enabled by the availability of ultra low sulfur diesel fuel. Tier 3 engines are expected to be available in 2009, and Tier 4 engines are expected to be available in 2015. While these technologies may reduce emissions significantly, Tier 3 engines will not reduce emissions by the amount required to meet the EPA's attainment deadline for PM2.5, and Tier 4 engines will not be available to meet the 2014 deadline. However, these strategies can be implemented at substantially lower capital costs than other alternatives such as system electrification. SCAG is exploring methods to accelerate implementation of this strategy through measures such as financial incentives to engine manufacturers and railroads.

EXHIBIT 8 PLANNED PROJECTS FOR REGIONAL RAIL CAPACITY ENHANCEMENT



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

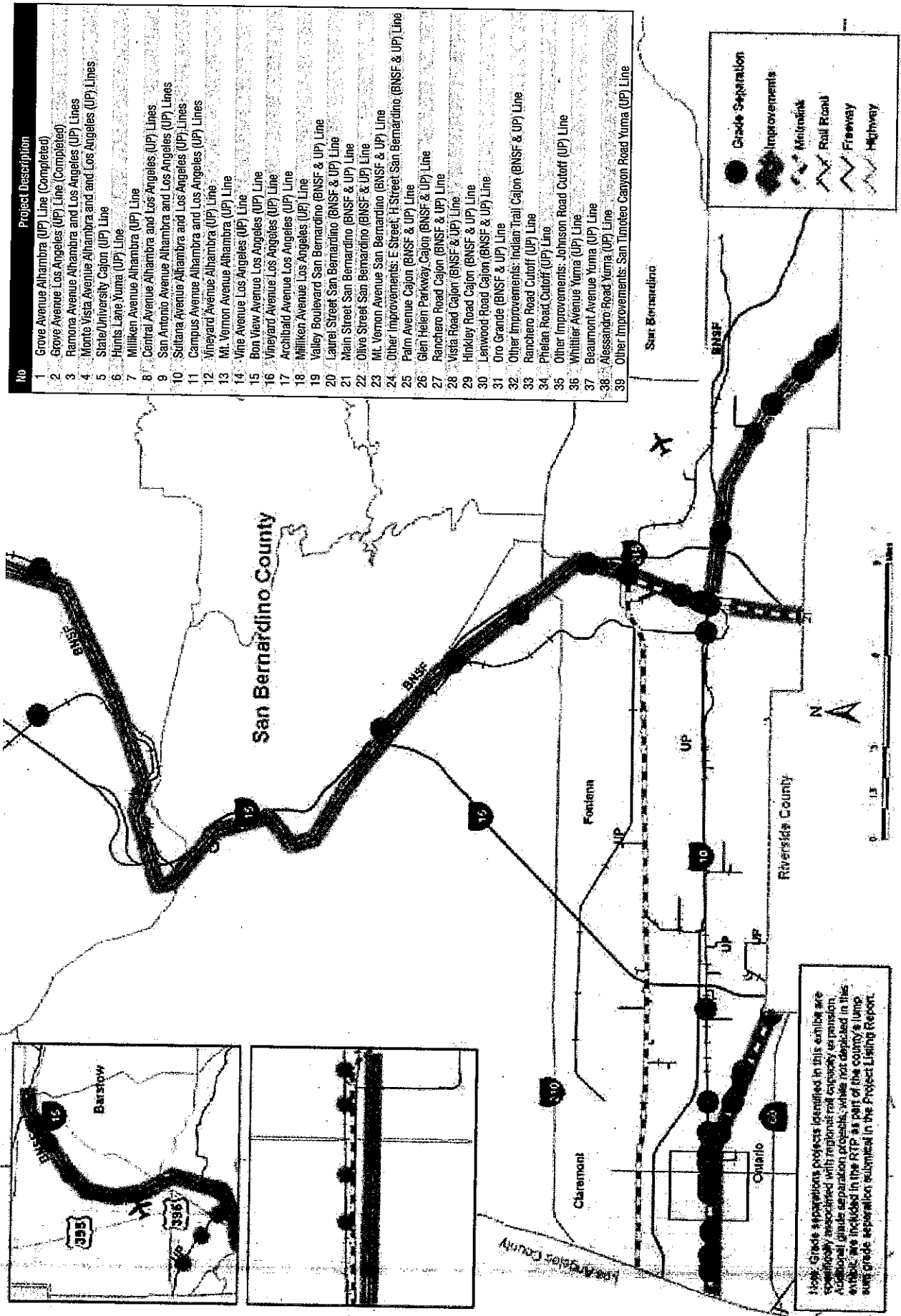
EXHIBIT 9 GRADE SEPARATION PROJECTS IN LOS ANGELES COUNTY



No	Project Description
1	Nogales Street/SP - Industry (Completed)
2	Ranoma Boulevard/SP - El Monte
3	East End Avenue/SP&UP - Pomona
4	Reservoir Street/SP&UP - Pomona
5	Temple Avenue/SP - Pomona
6	Brea Canyon Road/UP - Industry
7	Sunset Avenue/SP - Industry
8	Baldwin Avenue/SP - El Monte
9	Nogales Street/UP - Industry
10	Valley Boulevard/SP - Los Angeles
11	Passons Boulevard/BNSF - Pico Rivera
12	Valley View Avenue/BNSF - Santa Fe Springs
13	Rosecrans Avenue/BNSF - Santa Fe Springs
14	Norwalk/BNSF - Santa Fe Springs/Gateway
15	Durfee Avenue/UP - Pico Rivera
16	San Gabriel Trinch - San Gabriel
17	Turnbull Canyon Road/UP - Industry
18	Ross Hills/UP - Industry
19	Puente Avenue/SP - Industry
20	Fairway Drive/SP - Industry
21	Fairway Drive/UP - Industry
22	Montebello Boulevard/UP - Montebello
23	Fullerton Road/SP - Industry
24	Temple Avenue/SP - Industry
25	Lemon Avenue/SP - Industry
26	Brea Canyon Road/SP - Industry
27	San Antonio Avenue/SP&UP - Pomona
28	Lower Azusa Road/SP - Temple City
29	Fullerton Road/UP - Industry
30	Hamilton Boulevard/SP&UP - Pomona
31	Park Avenue/SP&UP - Pomona
32	Temple City Boulevard/SP - El Monte
33	California Avenue/SP - Industry
34	Walnut Grove Avenue/SP - Rosemead
35	Lemon Avenue/UP - Industry
36	Vineland Avenue/SP - Industry
37	Ardan Drive/SP - El Monte
38	Slimson Avenue/UP - Industry
39	Palomares Street/SP&UP - Pomona
40	Copeland Road/SP - El Monte

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 12 GRADE SEPARATION PROJECTS IN SAN BERNARDINO COUNTY



No	Project Description
1	Grove Avenue Alhambra (UP) Line (Completed)
2	Grove Avenue Los Angeles (UP) Line (Completed)
3	Ramona Avenue Alhambra and Los Angeles (UP) Lines
4	Monte Vista Avenue Alhambra and Los Angeles (UP) Lines
5	State/University Cañon (UP) Line
6	Huims Laje Yuma (UP) Line
7	Miliken Avenue Alhambra (UP) Line
8	Central Avenue Alhambra and Los Angeles (UP) Lines
9	San Antonio Avenue Alhambra and Los Angeles (UP) Lines
10	Suitana Avenue Alhambra and Los Angeles (UP) Lines
11	Campus Avenue Alhambra and Los Angeles (UP) Lines
12	Vineyard Avenue Alhambra (UP) Line
13	Mt. Vernon Avenue Alhambra (UP) Line
14	Vine Avenue Los Angeles (UP) Line
15	Bon View Avenue Los Angeles (UP) Line
16	Vineyard Avenue Los Angeles (UP) Line
17	Archibald Avenue Los Angeles (UP) Line
18	Miliken Avenue Los Angeles (UP) Line
19	Valley Boulevard San Bernardino (BNSF & UP) Line
20	Laurel Street San Bernardino (BNSF & UP) Line
21	Main Street San Bernardino (BNSF & UP) Line
22	Olive Street San Bernardino (BNSF & UP) Line
23	Mt. Vernon Avenue San Bernardino (BNSF & UP) Line
24	Other Improvements: E Street, H Street, San Bernardino (BNSF & UP) Line
25	Palm Avenue Cañon (BNSF & UP) Line
26	Glen Helen Parkway Cañon (BNSF & UP) Line
27	Ranchero Road Cañon (BNSF & UP) Line
28	Vista Road Cañon (BNSF & UP) Line
29	Hinkley Road Cañon (BNSF & UP) Line
30	Lanwood Road Cañon (BNSF & UP) Line
31	Oro Grande (BNSF & UP) Line
32	Other Improvements: Indian Trail Cañon (BNSF & UP) Line
33	Ranchero Road Cutoff (UP) Line
34	Phelan Road Cutoff (UP) Line
35	Other Improvements: Johnson Road Cutoff (UP) Line
36	Whittier Avenue Yuma (UP) Line
37	Beaumont Avenue Yuma (UP) Line
38	Alessandro Road Yuma (UP) Line
39	Other Improvements: San Timoteo Canyon Road Yuma (UP) Line

Legend

- Grade Separation
- Improvements
- MiniLink
- ⚡ Rail Road
- ⚡ Freeway
- ⚡ Highway

Note: Grade separations projects identified in this exhibit are specifically associated with regional rail capacity expansion. Additional grade separation projects, while not depicted in this exhibit, are included in the RTP as part of the county's long-term grade separation identified in the Project Listing Report.

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

TABLE 14 SBD CAPACITY SHARED GUIDEWAY WITH PASSENGER SERVICE - 9.2M TEU

	Operating Period		Trains/Day/Direction		Trains/Hr/Direction		Trains/Day/Direction		Potential Capacity	
	Hr/Day	Passenger	Passenger	Freight	Passenger	Freight	Per Day and Direction		Per Year and Direction	
							Passenger	Freight	Passenger	Freight
Peak	8	6	48	48	42,528	96	1,824	3,744	1,366,560	
Off-Peak	10	3	30	90	26,580	180	3,420	7,020	2,562,300	
Night	2	0	0	24	-	48	912	1,872	683,280	
Maintenance	4	0	0	0	-	-	-	-	-	
Total	24	9	78	162	69,108	324	6,156	12,636	4,612,140	
Total Passengers/Freight in Both Directions			138,216	648	12,312	25,272	9,224,280			

Source: IBI Group

GOODS MOVEMENT HIGH SPEED RAIL TRANSPORT (HSRT) FOR FREIGHT

The region is also exploring new HSRT systems that may provide greater throughput and reliability with near zero emissions. A recent analysis carried out by the IBI Group considered the application of a HSRT system for the movement of containers (logistics and systems technology) to and from the SPB ports. The HSRT container movement system would provide a high capacity, fast, efficient, and environmentally sensitive method of moving containerized cargo from the Ports to inland port facilities in San Bernardino. The HSRT system capitalizes on the inherent savings of multiple uses on a single infrastructure by operating on shared alignments with a HSRT passenger system. The technology permits operation of HSRT freight vehicles on a shared guideway with passenger vehicles even during peak hour service. Freight vehicle trips can be interspersed with passenger trips while still meeting required passenger vehicle headways. Additionally, full utilization of the freight line can be achieved during the passenger system's off-peak hours.

The freight component of the HSRT system would begin at the Ports and connect to the Initial Operating Segment (IOS) at a point just east of Los Angeles Union Passenger Terminal. The assumed alignment would run north-south

and follow a route parallel to the I-710/Alameda Corridor. After connecting to the IOS and other segments, the freight-only service would be interspersed with passenger service.

Table 14 shows current estimates, which indicate that a HSRT container movement system is capable of moving over 25,272 containers per day or over 9.2 million TEUs annually. The total freight component is estimated to cost nearly \$18 billion in nominal dollars.

INLAND PORT STRATEGY

The region is confronting serious long-term freight mobility issues. Straight-forward capacity increases that worked in the past – more highways, larger ports – are not enough for the future and may endanger the environment, tax the budget, and impact communities. Inland ports and related initiatives have been proposed as solutions to freight mobility issues. An inland port would be located further away from the Ports with transportation systems other than existing freight corridors moving goods between the Ports and the inland port. The broad potential benefits of an inland port include facilitating goods movement, encouraging economic development, reducing traffic congestion, and promoting regional objectives. The development of

inland ports is also critical to the HSRT system. Based on studies conducted by SCAG, development of inland ports served by rail shuttle trains would reduce net truck VMT, lower net emissions, and encourage efficient patterns of industrial development and land use. Establishment of inland port facilities would require ongoing operating subsidies along with significant capital investment. Implementation of an inland port/rail shuttle facility would require identification of a target market, securing of sites, improvements in the existing port rail network, and cooperation with railroads. The Inland Empire area has been recognized as the most promising location for an inland port facility to address existing goods movement needs due to current demand and infrastructure. However, land availability in the area for an inland port facility is rapidly decreasing. This suggests that more suitable candidates for a future inland port facility may be found in areas where land scarcity is not a pressing concern- areas such as Barstow, Victorville, and North Los Angeles County. However, inland port facilities and associated costs need to be further evaluated.

Next Steps

SCAG strives to ensure quality of life beyond the 2008 RTP as reflected by its ongoing efforts to identify innovative solutions for the region's goods movement system. Several projects have been included in the RTP's Strategic Plan for feasibility analyses and to promote a long-term policy dialogue regarding potential solutions to the region's goods movement challenges.

These strategic projects include an extensive network of dedicated lanes for clean technology trucks, an extension of planned HSRT, establishment of inland port facilities at strategic locations, and freight rail electrification. In addition to these efforts, SCAG is currently preparing two regionally significant studies. One study would be a careful evaluation of regional goods movement system and potential implementation strategies. The other focuses on pricing mechanisms and identification of reliable financing sources for the entire system, including goods movement projects of regional significance.

Finding solutions to many of the problems faced by the region will require the involvement of stakeholders from both the public and private sectors. Private entities have recognized the challenges related to goods movement in the region and are increasingly embarking upon efforts to improve system efficiency. One example has been UP's plan to modernize ICTF, which would double this facility's capacity while at the same time improving operational efficiency and environmental standards. The BNSF has also proposed developing a privately funded near-dock facility called SCIG, which is projected to accommodate increasing trade volumes while also reducing truck traffic on the I-710.

Goods movement is a vital component of the region's transportation system as well as the economy. Based upon trends identified in this RTP, it is evident that growth in this sector will continue to have lasting impacts upon the region, its transportation systems, and the environment. By pursuing best suited solutions and collaborating with stakeholders, SCAG will continue working to develop a better future for goods movement systems in the region.

Appendix A: Comparison of Port Truck Volumes to Total Daily Truck Volumes on Regional Roadways, Year 2003

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-110	PCH to Sepulveda	148,000	9,900	7,810	6.7%	78.9%
	Sepulveda to I-405	226,000	11,900	7,335	5.3%	61.6%
	I-405 to SR-91	266,000	23,900	6,015	9.0%	25.2%
	SR-91 to I-105	247,000	17,800	4,680	7.2%	26.3%
	I-105 to I-110	324,000	15,900	2,485	4.9%	15.6%
I-710	PCH to Willow	146,000	25,400	23,900	17.4%	94.1%
	Willow to I-405	161,000	27,100	23,235	16.8%	85.7%
	I-405 to SR-91	186,000	31,400	20,045	16.9%	63.8%
	SR-91 to I-105	227,000	38,300	15,315	16.9%	40.0%
	I-105 to I-5	237,000	34,600	11,685	14.6%	33.8%
I-405	I-5 to SR-60	199,000	24,200	1,025	12.2%	4.2%
	SR-60 to I-10	132,000	11,300	845	8.6%	7.5%
	I-605 to I-710	289,000	15,700	1,875	5.4%	11.9%
	I-710 to I-110	283,000	15,400	2,965	5.4%	19.3%
	I-110 to SR-91	270,000	14,600	1,960	5.4%	13.4%
SR-91	SR-91 to I-105	294,000	12,100	1,810	4.1%	15.0%
	I-105 to I-10	310,000	12,800	1,590	4.1%	12.4%
	SR-57 to I-5	250,000	21,800	1,135	8.7%	5.2%
	I-5 to I-605	283,000	39,900	1,470	14.1%	3.7%
	I-605 to I-710	263,000	37,100	2,870	14.1%	7.7%
I-105	I-710 to I-110	212,000	13,700	1,385	6.5%	10.1%
	I-110 to I-405	67,000	1,500	195	2.2%	13.0%
	I-605 to I-710	212,000	18,800	2,800	8.9%	14.9%
	I-710 to I-110	231,000	14,700	1,605	6.4%	10.9%
	I-110 to I-405	243,000	13,800	390	5.7%	2.8%

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-5	SR-57 to SR-91	223,000	21,400	225	9.6%	1.1%
	SR-91 to I-605	199,000	18,600	160	9.3%	0.9%
	I-605 to I-710	249,000	23,200	195	9.3%	0.8%
	I-710 to SR-60	267,000	20,600	1,800	7.7%	8.7%
SR-60	SR-60 to I-10	247,000	20,400	710	8.3%	3.5%
	SR-57 to I-605	265,000	23,200	1,560	8.8%	6.7%
I-105	SR-57 to I-605	259,000	18,100	1,775	7.0%	9.8%
	I-605 to I-710	234,000	14,200	585	6.1%	4.1%
	I-710 to I-5	254,000	9,000	190	3.5%	2.1%
	SR-60 to I-110	284,000	21,600	300	7.6%	1.4%
I-605	I-405 to SR-91	245,000	11,300	20	4.6%	0.2%
	I-105 to I-5	297,000	41,900	4,100	14.1%	9.8%
	I-5 to SR-60	265,000	37,400	3,825	14.1%	10.2%
	SR-60 to I-10	224,000	26,800	1,815	12.0%	6.8%
SR-57	I-5 to SR-91	276,000	18,800	10	6.8%	0.1%
	SR-91 to SR-60	296,000	23,400	135	7.9%	0.6%
	SR-60 to I-10	139,000	9,100	40	5.8%	0.5%

Source: "Baseline Transportation Study", Port of Los Angeles, 2004; Caltrans Truck Volumes 2004 (Year 2003 data).

Appendix B: Truck-involved Traffic Collisions in Southern California

This section summarizes key findings of truck-involved traffic collisions in Southern California by using the Statewide Integrated Traffic Records System (SWITRS) data. The results include historical trends analysis (1996 – 2005) and characteristics of collisions involving trucks in 2005.

TABLE B1 TRUCK-INVOLVED FATAL COLLISIONS (1996 – 2005)

County/Region/State	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Imperial	4	5	8	5	8	9	3	6	8	3
Los Angeles	65	70	54	48	63	72	55	56	60	50
Orange	10	16	10	15	9	14	12	14	15	15
Riverside	21	25	28	27	25	20	21	28	30	22
San Bernardino	29	36	32	36	34	27	28	29	36	34
Ventura	6	7	6	3	4	5	7	9	6	2
SCAG Region	135	159	138	134	143	147	126	142	155	126
Percent of CA	36%	44%	40%	40%	39%	41%	37%	42%	45%	37%
California, excluding SCAG region	238	205	205	200	223	215	219	197	187	217
California	373	364	343	334	366	362	345	339	342	343

TABLE B2 TRUCK-INVOLVED INJURY COLLISIONS (1996 - 2005)

County/Region/State	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Imperial	61	63	71	57	43	55	42	54	50	46
Los Angeles	2,520	2,375	2,307	2,428	2,446	2,511	2,344	2,338	2,087	2,210
Orange	524	544	563	537	560	487	449	461	497	524
Riverside	337	370	404	412	429	441	455	544	562	558
San Bernardino	614	614	626	693	633	692	679	755	781	703
Ventura	134	166	141	136	143	155	166	151	124	133
SCAG Region	4,190	4,132	4,112	4,263	4,254	4,341	4,135	4,303	4,101	4,174
Percent of CA	50%	49%	49%	49%	49%	50%	50%	52%	52%	53%
California, excluding SCAG region	4,158	4,289	4,335	4,360	4,441	4,388	4,095	3,938	3,848	3,636
California	8,348	8,421	8,447	8,623	8,695	8,729	8,230	8,241	7,949	7,810

TABLE B3 PERCENTAGE OF TRUCK-INVOLVED COLLISIONS, 2005

County/Region/State	Fatal	Injury	Property-Damage-Only	Total
Imperial	7.7%	7.0%	11.7%	9.8%
Los Angeles	7.2%	3.8%	7.6%	6.2%
Orange	7.9%	3.3%	6.1%	5.1%
Riverside	7.3%	5.4%	8.4%	7.3%
San Bernardino	9.4%	6.5%	9.3%	8.4%
Ventura	3.2%	3.1%	5.0%	4.3%
SCAG Region	7.6%	4.2%	7.6%	6.3%
California, excluding SCAG region	10.0%	3.7%	6.5%	5.5%
California	9.0%	3.9%	7.0%	5.9%

TABLE B4 TYPES OF TRUCK-INVOLVED COLLISIONS, 2005

County/Region/State	Fatal	Injury	Property-Damage-Only	Total		
	Collisions	Percent	Collisions	Percent	Collisions	Percent
Imperial	3	1.8%	47	28.7%	114	69.5%
Los Angeles	50	0.5%	2,229	23.8%	7,077	75.6%
Orange	15	0.7%	531	24.6%	1,608	74.7%
Riverside	22	1.1%	571	27.3%	1,495	71.6%
San Bernardino	34	1.2%	721	25.6%	2,065	73.2%
Ventura	2	0.4%	134	26.7%	366	72.9%
SCAG Region	126	0.7%	4,233	24.8%	12,726	74.5%
California, excluding SCAG region	217	1.5%	3,577	25.0%	10,537	73.5%
California	343	1.1%	7,810	24.9%	23,263	74.0%

TABLE B5 TOP TWENTY HIGHWAYS WITH MOST TRUCK-INVOLVED COLLISIONS, 2005

Rank	Primary Road	Collisions	Percent
1	RT 10	1,571	9.2%
2	RT 5	1,548	9.1%
3	RT 15	946	5.5%
4	RT 60	938	5.5%
5	RT 405	725	4.2%
6	RT 91	725	4.2%
7	RT 101	549	3.2%
8	RT 710	545	3.2%
9	RT 215	432	2.5%
10	RT 210	420	2.5%
11	RT 605	418	2.4%
12	RT 57	305	1.8%
13	RT 110	262	1.5%
14	RT 118	145	0.8%
15	RT 14	142	0.8%
16	RT 105	127	0.7%
17	RT 40	106	0.6%
18	RT 55	95	0.6%
19	RT 22	91	0.5%
20	RT 134	85	0.5%
Top 20 Routes Total		10,175	60%
Grand Total		17,085	100%

TABLE B6 TYPE OF TRUCK-INVOLVED COLLISIONS, 2005

Type of Collision	Collisions	Percent
Sidewipe	7,314	43%
Rear End	5,175	30%
Hit Object	1,747	10%
Broadside	1,706	10%
Overtuned	365	2%
Head-On	265	2%
Vehicle/Pedestrian	60	0.4%
Other	453	3%
Total	17,085	100%

TABLE B7 CONTRIBUTING FACTORS OF TRUCK-INVOLVED COLLISIONS

Violation Category	Collisions	Percent
Unsafe Speed	4,417	25.9%
Unsafe Lane Change	4,186	24.5%
Improper Turning	3,305	19.3%
Other than Driver (or Pedestrian)	821	4.8%
Automobile Right of Way	740	4.3%
Improper Passing	477	2.8%
Driving Under the Influence of Alcohol or Drug	459	2.7%
Other Hazardous Violation	443	2.6%
Other Equipment	348	2.0%
Traffic Signals and Signs	335	2.0%
Following too Closely	235	1.5%
Wrong Side of Road	228	1.3%
Other Improper Driving	122	0.7%
Brake	94	60.0%
Pedestrian Violation	32	20.0%
Hazardous Parking	27	20.0%
Impeding Traffic	20	10.0%
Lights	15	10.0%
Pedestrian Right of Way	8	0.05%
Fell Asleep	5	0.03%
Not Stated	228	1.3%
Unknown	522	3.1%
Total	17,085	100.0%

FIGURE B1 PERCENT OF TRUCK-INVOLVED AND PASSENGER-CAR-ONLY COLLISIONS BY HOUR

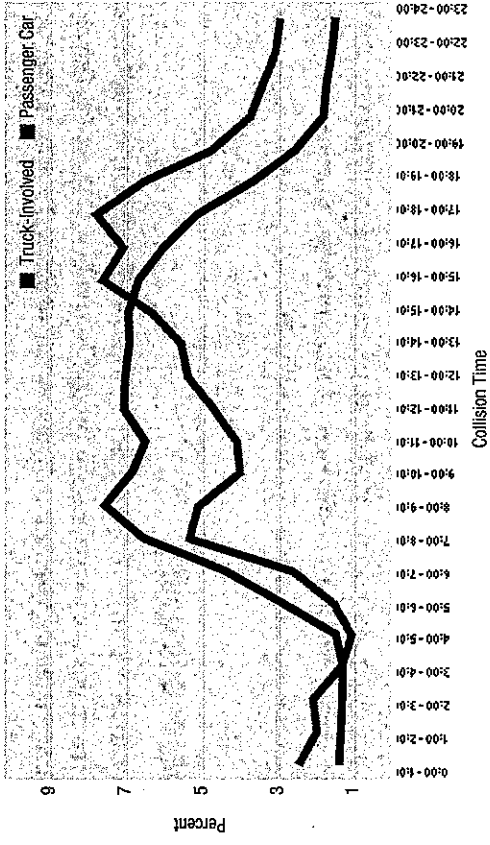
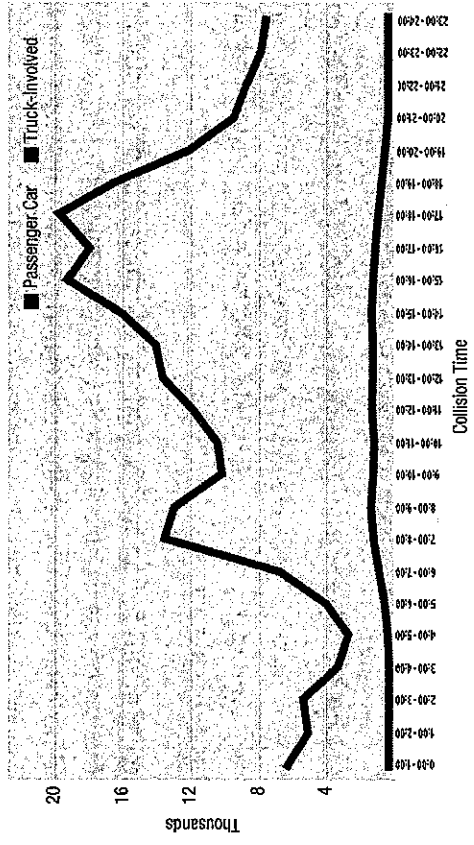


FIGURE B2 TRUCK-INVOLVED AND PASSENGER-CAR-ONLY COLLISIONS BY HOUR



Appendix C: Freight Rail Electrification Report of Findings

Memorandum

From: Cambridge Systematics

Date: August 24, 2007

As part of an effort to target clean technology investments and reduce emissions from freight rail movements in the Los Angeles Basin, the Southern California Association of Governments (SCAG) performed a preliminary evaluation of alternative scenarios for freight rail electrification and locomotive upgrades. The findings were included in the Freight Rail Emission Reduction Discussion Paper, an internal draft document dated July 17, 2007. Three of the scenarios involve rail electrification alone; the remaining two scenarios involve upgrades to lower emission diesel locomotives to reduce emissions.

Following the issuance of the discussion paper, SCAG commissioned System Metrics Group, Inc. and its subcontractor Cambridge Systematics, Inc. to conduct a study to:

- Obtain updated electrification infrastructure and electric locomotive costs vis-à-vis the Southern California Accelerated Rail Electrification Study (1992) prepared for the Southern California Regional Rail Authority (SCRRRA), from which costs were derived for the 2007 discussion paper;
- Estimate electrification implementation time, including what can be accomplished by 2014; and
- Estimate electric power consumption, in order to determine emissions from incremental power generation (a separate study).

These objectives are intended to support SCAG's overall goal of assessing the feasibility of implementing freight rail electrification to contribute to significant regional emission reductions by 2014.

Three electrification scenarios for the Los Angeles Basin described in the SCRRRA 1992 study are the focus of the current feasibility assessment. The scenarios are as follows:

1. Scenario 1 – Primary East/West Freight Line Electrification from the Ports of Los Angeles and Long Beach to Colton and San Bernardino;
2. Scenario 2 – Electrification Extension to Barstow and Indio; and
3. Scenario 3 – Electrification Extension to Chatsworth and San Fernando.

The current study was conducted over a three-week period and represents a high level planning assessment. The findings do not reflect engineering analysis or detailed field reviews.

The purpose of this memorandum is to present the results of the study. The results include estimated electrification costs (per mile, per electric locomotive, and for each scenario), appropriate electrification milestones and their durations, and electric power consumption associated with electrified rail.

ELECTRIFICATION COSTS

The initial object of investigation was the cost of electrifying existing rail line per mile. The unit electrification infrastructure cost and the cost of an electric locomotive (described later) allow us to estimate the scenario costs. At the outset, our attention was directed to two electrification projects: Northeast Corridor and Caltrain. Electrification of the Northeast Corridor is complete, while Caltrain electrification has not yet begun.

NORTHEAST CORRIDOR

The Northeast Corridor Improvement Project (NECIP) is the most recently completed major rail electrification project in the U.S. It included the electrification of the Amtrak mainline between New Haven, Connecticut and Boston, a distance of 157 miles. The project extended the electrified railroad that already existed between Washington, DC and New Haven, where previously electric locomotives were switched for diesel-powered locomotives for the trip

to Boston. Electrification began in July 1996 and was completed in July 2000 (the date commonly given for completion, but see the next paragraph), about three years later than scheduled. The NEC provides primarily passenger services, with freight service provided through trackage rights.

The cost of electrifying the New Haven – Boston line is variously reported, ranging from \$680 million in 2000 to \$727 million in 2003, exclusive of electric locomotives acquired for the electrified operations. In 2000 most of the electrification work had been completed, but several work elements remained. Hence, between 2000 and 2003 costs to electrify the line were still accruing. Overall, the estimated cost of electrification increased from \$300 million in 1992 to \$727 million in 2003.

Electrification costs for the New Haven – Boston line included only the installation of an electrical system between the two points, covering construction work, such as the overhead catenary system and electrical substations and facilities, related to electrifying the line. The catenary system delivers 25kV AC electrical power to the locomotive for traction (movement).

Generally, what constitutes electrification costs will vary depending on how costs are tracked and reported. Variables include trackage, signal systems, grade separations, and construction of terminals, yards, bridges, and tunnels, in addition to the electrical system itself. As stated, for the NECIP, only the electrical system was included in the costs of electrification.

The New Haven – Boston electrification project was fraught with difficulties that caused both delays and cost overruns, including changed electrification contractors in 1995 when the original contractor went out of business, unanticipated and difficult working conditions in the Boston area due to the Central Artery Project (“Big Dig”), and various contractor problems. Amtrak reportedly documented numerous instances in which the contractor did not have the necessary equipment, personnel, and/or supplies in place to conduct work in a timely fashion, causing relocation of electrification work and unanticipated need for safety protection measures.

CALTRAIN

Caltrain plans to electrify its commuter rail line between San Francisco and San Jose (Tamien station), a distance of 52 miles, at a cost of \$471 million. Electric rolling stock will be acquired at an additional cost. Two options are being considered: electric locomotives combined with new or overhauled, non-powered passenger cars, or electric multiple units (commonly called EMUs), self-propelled passenger power cars. Electrification is scheduled for completion in 2012.

Electrification components of the San Francisco – San Jose line include an electrical system that will provide 25kV AC electrical power through an overhead catenary system and infrastructure modifications for compatibility with the electrical system. (Recall that for the Northeast Corridor such infrastructure modifications were not counted in the costs of electrification.)

- **Electrical system.** This includes electrical facilities (electric power supply substations and switching stations), overhead catenary system to distribute power to the trains, and supervisory control of the electrical facilities and wayside switches.
- **Infrastructure modifications.** Some infrastructure modifications are necessary to facilitate the construction of and compatibility with the electrification system. These include modifications to signals, communications, track, and grade crossings. For example, tracks may need to be shifted or lowered to allow foundations for poles supporting the overhead catenary system to be installed or for the overhead wires to be run under bridges; grade crossing warning devices may need to be upgraded; and signal changes may be required to the wayside signals and track circuit.

The line between San Francisco and San Jose is primarily two tracks, similar to the Northeast Corridor, and like the latter, will deliver 25kV AC electrical power through overhead wires. In the U.S., 12.5kV and 25kV are commonly used, with 25kV considered to be the preferred system for high speed and long distance operations. The 25kV AC configuration is considered to be the “mod-

ern" way of electrifying a railroad line, and is used in the United Kingdom, France, Taiwan, and other countries.

Caltrain is implementing a number of capital improvement projects deemed necessary to facilitate the transition to electrified rail operations and to enable increased service levels. The projects and estimated costs (in 2006 dollars) are shown in the table below.

Capital Improvement	Electric Locomotives Option
State of Good Repair Projects (a)	\$425 M
Rolling Stock Replacement	\$296 M
Platform Modifications - Level Boarding	\$190 M
Enhancement Projects (b)	\$654 M
Electrification	\$471 M
Positive Train Control (c)	\$30 M
Fleet Expansion and Infrastructure	\$598 M
Total of Capital Improvement Costs	\$2,864 M

M - Millions

Source: Peninsula Corridor Joint Powers Board, Project 2025, November 30, 2006, page 30.

(a) Replacement and rehabilitation of equipment and infrastructure that have reached the end of their "useful" life or require rehabilitation.

(b) Construction of new terminals, yards and maintenance or storage facilities, and grade separations.

(c) Signal system that among other functions determines and displays the location of all trains within a specific area. The new level of performance will maximize the capacity potential of electrification.

As stated earlier, Caltrain electrification costs per se include the installation of the electrical system and implementation of necessary associated infrastructure modifications. Other improvements (as shown in the table), however related to electrification, are included under different cost categories.

INFRASTRUCTURE

Of primary interest was the calculation of the unit cost of the electrification infrastructure (as opposed to rolling stock), in the form of cost per route mile. The table below lists the derived costs (in millions of dollars) for the electrified

New Haven - Boston (Northeast Corridor) line and the San Francisco - San Jose (Caltrain) line that is yet to be electrified.

Rail Line	Cost/Route Mile (Year)	Cost/Route Mile in 2007 Base on Consumer Price Index	Cost/Route Mile in 2007 Based on 6% Increase per Year
New Haven - Boston, NEC	\$4.63 M (2003)	\$5.24 M	\$5.85 M
San Francisco - San Jose, Caltrain	\$9.06 M (2007)	\$9.06 M	\$9.06 M

M - Millions

Unit costs in 2007 dollars are considerably different between the Northeast Corridor and Caltrain. Possible reasons for the difference include the following:

- Caltrain costs include infrastructure modifications directly related to electrification as well as the electrical system. NEC costs pertain to the electrical system only, and it was not possible within the scope of this study to ascertain the additional amount that could be attributed to comparable infrastructure modifications.
- Caltrain electrification will require considerable night and weekend work because of the large number of trains that run daily (almost 100), whereas fewer trains (26 trains at the outset) were running when Amtrak electrified the New Haven - Boston line.
- Raw materials (copper, steel, and concrete in particular) costs have experienced "steep" increases in recent years.
- Given the much longer NEC line, economies of scale could have lowered total NEC costs.
- Caltrain costs are estimated expenditures; NEC costs are already expended.

A review of the literature revealed no other concrete electrification projects in the U.S. from which to derive comparative projected costs.

It is recommended that the Caltrain cost of \$9.06 million per mile be used to produce estimated costs for the Los Angeles Basin railroad electrification

scenarios (identified on pages 1-2). Many similar infrastructure modifications would be required for Southern California as for Caltrain

In fact, electrification costs in the SCRRRA 1992 study included at least some, if not all, of the infrastructure modifications included in Caltrain electrification costs. The lower NEC unit cost would certainly be higher (although to what degree is unknown) if some infrastructure modifications were included as in the Caltrain cost. Moreover, using the Caltrain cost incorporates regional cost assumptions (e.g., labor costs) that are applicable to the Southern California scenarios, in comparison to the NEC experience that began a decade ago.

The larger Caltrain unit cost is offered as the better high level planning tool.

ELECTRIC LOCOMOTIVE

Capital costs of electrification also include electric locomotives which propel trains of nonpowered trailer cars. The electric locomotive is powered by electricity from an external source such as an overhead line. If Caltrain selects the electric locomotive option (as opposed to EMUs, as described earlier), the Bombardier ALP 46 electric locomotive will be deployed. The ALP 46 is the newer of the two major electric locomotives in use in the U.S. It is used by New Jersey Transit on the Northeast Corridor.

Cost of the ALP 46 electric locomotive is approximately \$5.5 million. In comparison, a diesel freight locomotive is reported by the Electro-Motive Division (EMD) of General Motors to cost \$2.2 million (SD-70M-2 DC locomotive).

LOS ANGELES BASIN SCENARIOS

Electrification and electric locomotive costs were produced for the three scenarios using the unit infrastructure cost of \$9.06 million per mile and locomotive cost of \$5.5 million. The results are shown in the table below.

Scenario	Mileage	Cost of Electrification	Number of Electric Locomotives	Cost of Electric Locomotives	Total cost
1 - Primary East/West Freight Line - Ports to Colton & San Bernardino	250 Miles	\$2.27 B	360	\$1.98 B	4.25 B
2 - Extension to Barstow & Indio	170 Miles	\$1.54 B	360	\$1.98 Billion	\$3.52 B
3 - Extension to Chatsworth and San Fernando	40 Miles	\$0.36 B	55	\$0.36 B	\$0.66 B
Total All Scenarios	460 Miles	\$4.17 B	775	\$4.26 B	\$8.43 B

B - Billions

The total cost of the three scenarios based on the new unit and locomotive costs is 31 percent greater than the total cost proposed in SCAG's 2007 discussion paper (\$6.43 billion), due in large part to the much higher number used for the electric locomotive (\$5.5 million compared to \$2.0 million).

In contrast, the figure used by SCAG for the cost of electrification was a derived cost of \$10.6 million per mile (based on the unit cost estimated in the SCRRRA 1992 study adjusted for six percent increase per year to 2007), which being higher than the \$9.06 million per mile used to produce the requirements shown in the table above, served to temper the increased locomotive costs.

ELECTRIFICATION MILESTONES AND DURATIONS

Implementation time for the scenarios also was a study objective, centered on what can be accomplished by 2014. The three scenarios are incremental. Therefore, implementation of Scenario 1 was the focus.

Caltrain sources provided the best information on applicable milestones and approximate durations that was accessible during this study. Information from the SCRRRA 1992 study was used to validate milestones and their durations that were identified from information provided by the Caltrain electrification project.

Electrification of the New Haven – Boston line (157 miles) required four years assuming 2000 is used as the completion date, yielding .31 month per mile, an arguably quick pace. Characteristics of the NEC electrification do not make it a realistic benchmark for extrapolating construction time. First, during construction relatively few trains were running and this minimized construction delays brought about by train operations. Second, the electrification timeline did not include infrastructure modifications, which were performed separately from the electrification per se. Caltrain electrification, on the other hand, will take place amidst almost 100 trains a day, and infrastructure modifications are a part of the electrification timeline. These characteristics contribute to a more realistic model for estimating construction time in the Los Angeles Basin.

As a result, a construction rate derived from the Caltrain projections will be used to estimate the construction time for Scenario 1. The rate equates to .69 month per mile based on the projected electrification of the 52-mile San Francisco – San Jose line in a three-year timeframe.

Scenario 1 comprises two railroads with three parallel lines. In order to accelerate the project schedule, work could be conducted concurrently on all three lines, instead of being conducted on each line sequentially, and time requirements would be drastically reduced. This is the premise behind the construction timeframe depicted in the table

below. The table shows milestones, rough estimates of durations of these milestones, and applicable years for the implementation of Scenario 1.

Milestone	Scenario 1 Duration	Years
Preliminary Engineering and Institutional Processes (a)	3.0	2007-2009
Environmental Approvals (b)	1.5	2010-2011
Final Design	1.0	2011-2012
Procurement and Contract	0.5	2012
Construction (c)	5.2	2013-2017
Electrification Interface Testing, Locomotives Commissioning and Test	1.0	2018
Total	12.2	2007-2018

(a) Includes project definition, conceptual design, railroad and utility agreements, access rights, regulatory approvals, and full funding plan. Duration may potentially be reduced if consensus building can be accelerated.

(b) Includes a Request for Proposals (RFP) for environmental studies and environmental documentation. Duration may potentially be reduced if consensus building can be accelerated.

(c) Based on a construction rate of .69 month per mile as derived from Caltrain, San Francisco - San Jose projections (36 months to electrify 52 miles), applied to the 90-mile Burlington Northern Santa Fe (BNSF) line in Scenario 1. Electrification of the two shorter Union Pacific (UP) lines will occur at the same time as the BNSF line. Construction includes overhead catenary system poles and wires, traction power substations, switching stations and paralleling stations; pantograph inspection platforms; associated infrastructure modifications; etc.

(d) Procurement and manufacture of locomotives occurs during construction.

Construction time of slightly over five years as shown in the table is an optimistic estimate. It requires the deployment of three full construction crews, one devoted to each of the parallel lines. The five-year estimate is based on the time needed to complete the longest line (90 miles).

It is more reasonable to assume that additional time will be needed. The railroads run freight trains 24 hours a day, seven days a week. Work has to be halted when the trains pass. In the Caltrain case, however, night work is productive because the passenger trains do not run 24 hours (making this an assumption of the Caltrain construction rate). Clearly, density and frequency

of train operations will help determine how much work can be accomplished during a 24-hour period.

How much time is associated with productivity, and any other, issues cannot be determined with any certainty. Seven years construction time may be a good, realistic estimate. This would push the completion of construction to about the end of 2019, and completion of testing to about the end of 2020. However, as noted previously, work must proceed on all three lines at the same time, requiring three crews and very possibly additional costs. Diversion of trains also may be necessary to allow work to proceed at an acceptable pace given that trains run 24x7.

ELECTRIC POWER CONSUMPTION

One of the benefits of an electrified system is the reduction of diesel emissions. The final study objective was to estimate electric power consumption per mile to support estimates of total annual power consumption and the associated emissions from the incremental power generation. The objective was limited to identifying unit consumption. Subsequent analysis will be conducted by SCAG or a third party.

According to the American Public Transportation Association (2007), "heavy rail" power consumption equates to 5.83 kilowatt hours per vehicle mile. Heavy rail, as opposed to light rail, is an electric railway that can support a heavy volume of traffic, is capable of high speed and/or rapid acceleration, and is primarily grade-separated.

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ELECTRIC POWER CONSUMPTION

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Appendix D: San Pedro Bay Port Goods Movement Strategies

The SPB ports are planning and developing specific strategies to increase capacity and enhance operational efficiency. At the same time, these strategies attempt to minimize the impacts of goods movement activities on the environment and public health.

ON-DOCK RAIL CAPACITY ENHANCEMENTS

Table D1 documents the growth in on-dock rail intermodal throughput compared to near-dock and off-dock intermodal throughput.

TABLE D1 EXISTING TRENDS IN SAN PEDRO BAY PORT ON-DOCK RAIL THROUGHPUT, AND COMPARISONS WITH NEAR-DOCK AND OFF-DOCK INTERMODAL THROUGHPUT TRENDS, 2003 TO 2006

TEU	2003	2004	2005	2006
On-Dock	1,885,642	2,369,853	2,934,850	3,801,892
Percent of Port Throughput	15.9%	18.1%	20.7%	24.1%
Near Dock	962,197	936,428	1,081,350	1,271,327
Percent of Port Throughput	8.1%	7.1%	7.6%	8.1%
Off-Dock	1,805,791	1,846,199	1,689,890	1,671,489
Percent of Port Throughput	15.3%	14.1%	11.9%	10.6%
Total Direct Intermodal	4,653,630	5,152,469	5,706,090	6,744,708
Percent of Port Throughput	39.3%	39.3%	40.2%	42.8%
Total Port Throughput	11,837,064	13,101,292	14,194,442	15,759,219

Source: San Pedro Bay Port Rail Study Update, December 2006

Table D2 lists projected on-dock intermodal throughput through 2030 based on planned on-dock rail investments at the Ports.

TABLE D2 PROJECTED SAN PEDRO BAY PORT ON-DOCK RAIL THROUGHPUT

(millions of TEU)	2010	2015	2020	2030
POLB	2.27	4.15	5.49	6.10
Percent of Port Throughput	29%	32%	32%	30%
POLA	2.79	4.33	6.25	6.84
Percent of Port Throughput	27%	31%	33%	31%
Total SPB	5.06	8.47	11.74	12.94
Percent of Port Throughput	25%	31%	32%	30%

Source: San Pedro Bay Port Rail Study Update, December 2006

An on-dock rail capacity enhancement strategy at the Ports will be crucial in addressing critical landside capacity constraints and environmental issues in the region. Key constraints and issues include the following: 1) lack of capacity at off-dock intermodal yards; 2) congestion and safety issues on port access routes; and 3) air quality impacts from port truck traffic.

A report by the California Marine and Intermodal Transportation System Advisory Council (CALMITSAC) observes that recent trends in increased on-dock rail activity at the Ports can be partly attributed to the imposition of quotas by BNSF at the Hobart off-dock intermodal yard. The Hobart yard has eliminated free time, with the imposition of a \$150 per day demurrage fee for containers. It has been estimated that transload and domestic cargo will exceed off-dock rail yard capacity by the 2010-2015 timeframe.

REDUCTION IN TRUCK TRIPS AND TRUCK VMT

The Port Truck Trip Reduction Strategies study analyzed the impact of increased on-dock rail on truck trips on four major access roadways around the Ports (I-710, I-110, SR-103, and Alameda Street). In one approach, baseline scenarios for 2010 and 2030, which already include on-dock rail investment, were compared against revised baseline scenarios for these years, which assumed on-dock rail capacity to be capped at 2005 levels. The study demonstrated reductions in truck traffic on these roadways and total truck VMT attributable to on-dock rail investments. Tables D3 and D4 highlight reductions

in truck traffic for 2010 and 2030 in baseline scenarios compared to alternative baselines (assuming 2005 on-dock capacity). Significant truck traffic and peak hour congestion reductions are shown in Table D4.

TABLE D3 IMPACTS OF ON-DOCK RAIL ON TRUCK TRAFFIC AND VMT (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline					
Time Period	I-710	SR 47/ SR 103	HF/ Alameda	I-110	
AM Peak (6:00 am - 9:00 am)	3,958 -4.8%	980 -5.6%	692 -5.2%	1,470 -6.1%	
Midday (9:00 am - 3:00 pm)	15,134 -4.5%	2,860 -4.5%	4,077 -5.1%	6,248 -5.1%	
PM Peak (3:00 pm - 7:00 pm)	5,339 -4.7%	1,113 -4.6%	1,436 -5.2%	2,254 -7.0%	
Subtotal (Daytime: 6:00 am - 7:00 pm)	24,611 -4.6%	4,953 -4.8%	6,205 -5.1%	9,972 -5.7%	
Night (7:00 pm - 6:00 am)	2,398 -5.3%	600 -4.8%	741 -6.4%	1,511 -5.7%	
Total	27,009 -4.7%	5,553 -4.8%	6,946 -5.2%	11,483 -5.7%	
Total Weekday Container Truck Trips by Port and by Truck Type					
	Bobtails	Chassis	Loads	Empties	Total
POLB	1,161 -3.6%	3,294 -8.3%	9,598 -4.6%	7,400 0.0%	31,453 -3.7%
POLA	18,576 -6.9%	3,617 -19.1%	14,218 -8.4%	11 0.0%	47,184 -7.0%
Total	29,737 -5.7%	6,911 -14.3%	23,816 -6.9%	18,174 0.0%	78,637 -5.7%
Total VMT	1,205,617 -5.7%				

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D4 IMPACTS OF ON-DOCK RAIL ON TRUCK TRAFFIC AND VMT (2030)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2030 Baseline Capped at 2005 On-Dock Capacity Levels					
Time Period	I-710	SR47/ SR103	HF/ Alameda	I-110	
AM Peak (6:00 am - 9:00 am)	9,391 -19.0%	2,061 -18.0%	1,468 -18.0%	2,177 -22.0%	
Midday (9:00 am - 3:00 pm)	37,367 -19.0%	6,201 -18.0%	8,703 -19.0%	9,557 -20.0%	
PM Peak (3:00 pm - 7:00 pm)	13,258 -19.0%	2,441 -19.0%	3,066 -20.0%	3,375 -23.0%	
Subtotal (Daytime: 6:00 am - 7:00 pm)	60,015 -19.0%	10,703 -18.0%	13,237 -19.0%	15,109 -22.0%	
Night (7:00 pm - 6:00 am)	5,223 -17.0%	1,147 -16.0%	1,393 -18.0%	2,270 -22.0%	
Total	65,238 -19.0%	11,849 -18.0%	14,630 -19.0%	17,379 -22.0%	
Total Weekday Container Truck Trips by Port and by Truck Type					
	Bobtails	Chassis	Loads	Empties	Total
POLB	32,147 -20.0%	8,570 -41.0%	27,333 -23.0%	22,546 0.0%	90,596 -20.0%
POLA	29,819 -19.0%	6,047 -43.0%	22,445 -23.0%	18,845 0.0%	77,156 -19.0%
Total	61,966 -19.0%	14,617 -42.0%	49,778 -23.0%	41,391 0.0%	167,752 -19.0%
Total VMT	2,571,855 -19.0%				

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D5 EMISSION REDUCTION FROM INCREASED ON-DOCK RAIL

Scenarios	Truck VMT Per Day	Change in Truck VMT Per Day	Net Emissions (Tons Per Day)				Percent Reductions from Base			
			ROG	CO	NO _x	PM ₁₀	ROG	CO	NO _x	PM ₁₀
2005 Scenarios										
Increased On-Dock Rail (1 eastbound train per week per terminal)	999,691	-17,807	-0.010	-0.048	-0.2178	-0.0035	-1.33%	-1.61%	-1.13%	-1.03%
2010 Scenarios										
On-Dock Rail Base 2010 Comparison With Revised 2010 Baseline	-72,302	-0.037	-0.120	-0.916	-0.010	-4.75%	-4.59%	-4.95%	-3.81%	

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

One on-dock intermodal trains can eliminate approximately 750 truck trips from the local highway networks around the Ports. Given forecasted growth in cargo volumes, and full on-dock capacity available by 2030, on-dock rail is estimated to remove nearly 29,000 daily truck trips.

EMISSION REDUCTION

The Port Truck Trip Reduction Strategies study performed a detailed analysis of emission reduction benefits from increased on-dock rail for the region. Two on-dock rail scenarios were tested in the study to analyze their performance in emission reduction by type of pollutant, which included:

- A 2005 increased on-dock rail scenario involving 1 eastbound train per week per terminal, and
- The 2010 baseline scenario compared to the 2010 alternative baseline that assumed on-dock rail capped at the 2005 level in 2010.

Table D5 presents emission reductions from the above two scenarios in percent reduction of emissions compared to baseline by type of pollutant.

Statistics in Table 5 show that increased on-dock rail has notable emission reduction benefits for each of the four pollutant types.

PRODUCTIVITY BENEFITS

The movement of containerized cargo by on-dock rail has higher efficiency and productivity than near-dock or off-dock intermodal yards. This is because:

- Movement of cargo by on-dock rail involves one-time loading or unloading, whereas near-dock or off-dock rail require trucks to transport cargo between docks and railcars;
- There can be delays in truck loading/unloading at marine terminals due to delays at gates, which can affect productivity;
- Congestion on the highway system can impact reliability and productivity for near-dock and off-dock yards; and
- On-dock yards only involve direct intermodal cargo, whereas trans-loaded cargo moving through off-dock yards requires transload-

ing/distribution facilities, which increases container lead times and reduces productivity.

PIERPASS OFF-PEAK PROGRAM

The PierPass program was launched in July 2005, to alleviate truck congestion and improve air quality in the region. The OffPeak program provides an incentive for cargo owners and their carriers to move cargo during nighttime periods and weekends to reduce truck traffic during peak day time periods on major highways, and to decrease negative air quality impacts from high peak period truck traffic volumes. The program is based on a market incentive approach where all containers entering or exiting marine terminals at the Ports during the peak day time hours (Monday through Friday, 3:00 am to 6:00 pm) are charged a Traffic Mitigation Fee (TMF). Trucks entering or exiting during the off-peak shift (Monday through Thursday, 3:00 pm to 6:00 am) or anytime between 6:00 pm Friday to 3:00 am Monday, avoid the TMF. This provides an incentive for truck drayage companies to operate during these off-peak time periods. Landside and terminal capacity constraints affecting the implementation of the OffPeak program include peak-period congestion on port access routes, and port terminal gate capacity constraints.

The PierPass program has been successful in shifting truck trips from peak to off-peak periods, reducing peak period congestion, and improving utilization of port terminal gate capacity. On a typical day, more than 10,000 trucks use off-peak shifts, alleviating congestion during peak-day time periods. This translates to approximately 30% - 35% of container throughput from the Ports shifting to the off-peak periods, exceeding the targets of the program. According to the Alameda Corridor Transportation Authority (ACTA), peak hour truck traffic on I-710 was reduced by an estimated 24% due to the Off-Peak program.

The Port Truck Trip Reduction Strategies study looked at the reduction in peak period truck trips due to extended gate hours. The following scenarios were analyzed in the study:

- 68% day and 32% night container moves, with no shift to weekends, in 2010
- 68% day and 32% night container moves, with 20% of weekly gate moves allotted to weekends, in 2010

Tables D6 and D7 present the reduction in truck trips from extended gate hour strategies at the Ports. Statistics show that significant truck trip reductions can be achieved on all the major access routes to the Ports in the A.M. and mid-day time periods in 2010 through extended gate hour strategies, shifting truck trips to the nighttime period and weekends.

TABLE D6 EXTENDED GATE HOURS (68% DAY, 32% NIGHT) WITH NO SHIFT TO WEEKEND (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline						
Time Period	I-710	SR 47/ SR 103	HF/ Alameda	I-110		
AM Peak (6:00 am - 9:00 am)	2,211	516	382	776		
	-44.1%	-47.4%	-44.9%	-47.2%		
Midday (9:00 am - 3:00 pm)	12,209	2,385	3,330	5,380		
	-20.3%	-16.6%	-18.3%	-13.9%		
PM Peak (3:00 pm - 7:00 pm)	5,674	1,208	1,560	2,426		
	6.3%	8.5%	8.6%	7.6%		
Subtotal (Daytime: 6:00 am - 7:00 pm)	20,093	4,109	5,272	8,582		
	-18.4%	-17.1%	-15.0%	-13.9%		
Night (7:00 pm - 6:00 am)	6,688	1,302	1,827	2,935		
	178.9%	116.9%	146.4%	94.2%		
Total	26,781	5,410	7,099	11,517		
	-0.8%	-2.6%	2.2%	0.3%		
Total Weekday Container Truck Trips by Port and by Truck Type						
	Bobtails	Chassis	Loads	Empties	Total	
POLB	11,161	3,294	9,598	7,400	31,453	
	0.0%	0.0%	0.0%	0.0%	0.0%	
POLA	18,576	3,617	14,218	10,774	47,184	
	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	29,736	6,911	23,816	18,174	78,638	
	0.0%	0.0%	0.0%	0.0%	0.0%	
Total VMT	1,205,617					
Percent Change	0.0%					

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D7 EXTENDED GATE HOURS (68% DAY, 32% NIGHT) WITH 20% WEEKDAY SHIFT TO WEEKEND (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline						
Time Period	I-710	SR 47/SR 103	HF/Alameda	I-110		
AM Peak (6:00 am - 9:00 am)	1,956	457	331	714		
	-50.6%	-53.4%	-52.2%	-51.4%		
Midday (9:00 am - 3:00 pm)	10,810	2,114	2,914	4,948		
	-29.4%	26.1%	-28.5%	-20.8%		
PM Peak (3:00 pm - 7:00 pm)	5,007	1,069	1,366	2,276		
	-6.2%	-4.0%	-4.9%	1.0%		
Subtotal (Daytime: 6:00 am - 7:00 pm)	17,774	3,640	4,612	7,938		
	-27.8%	-26.5%	-25.7%	-20.4%		
Night (7:00 pm - 6:00 am)	5,914	1,153	1,597	2,710		
	146.6%	92.1%	115.4%	79.3%		
Total	23,688	4,793	6,208	10,648		
	-12.3%	-13.7%	-10.6%	-7.3%		
Total Weekday Container Truck Trips by Port and by Truck Type						
	Bobtails	Chassis	Loads	Empties	Total	
POLB	9,734	2,886	8,372	6,440	27,431	
	-12.8%	-12.4%	-12.8%	-13.0%	-12.8%	
POLA	16,642	3,256	12,728	9,603	42,229	
	-10.4%	-10.0%	-10.5%	-10.9%	-10.5%	
Total	26,375	6,141	21,100	16,043	69,660	
	-11.3%	-11.1%	-11.4%	-11.7%	-11.4%	
Total VMT	1,067,979					
Percent Change	-11.4%					

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

OTHER BENEFITS

Other potential benefits of the OffPeak program include:

- Improved monitoring of trucks entering and exiting marine terminals as part of the program, may allow for improved regulation of trucks, especially in assessing equipment standards and ensuring that trucks meet air quality requirements;
- Increased truck turn times in harbor trucking due to improved efficiency; and
- Improved ability for harbor trucking companies to assess premiums from shippers for off-peak operations (due to the savings in Traffic Mitigation Fee), which are also ultimately passed on to the drivers providing incentives to work during off-peak periods.

VIRTUAL CONTAINER YARDS

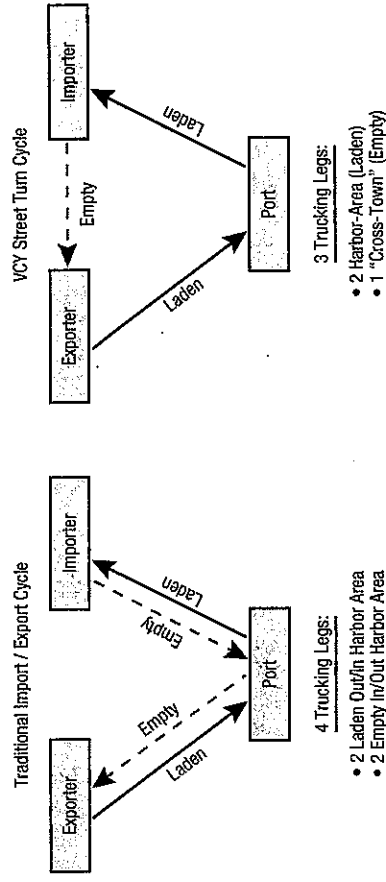
A Virtual Container Yard (VCY) is an innovative empty container management strategy to reduce truck movements of empty containers in and out of port terminal gates. In many cases, after an import container is unloaded by the importer (or a transloader), it is returned to the Ports or an off-site depot for storage until an exporter calls for a container. In the SCAG region, virtually all loaded import containers are trucked back to the Ports empty (after unloading at the importer's location or a transload facility) with only about 2% matched with shippers needing an export container en route to the Ports. In 2000, more than one million empty containers were trucked back to the Ports after unloading, while approximately 500,000 empty containers were trucked to access facilities from the Ports for export loading.

The VCY concept is based on a computerized matching system that tracks the location of empty import containers and matches them with export container requirements prior to returning to the Ports to facilitate "street turn" container interchanges between the importer/transloader and exporter locations. The VCY concept could increase empty container re-use from the current 2%

to almost 10%, which would result in reductions of empty container truck trips around the Ports.

Figure D1 depicts the VCY concept in comparison with the traditional empty container logistics practice.

FIGURE D1 VCY CONCEPT AND TRADITIONAL PORT EMPTY CONTAINER LOGISTICS



Source: Alameda Corridor Transportation Authority

The Empty Ocean Container Logistics Study conducted by The Tioga Group estimated 2000 baseline and forecasted empty container flows for the San Pedro Bay port marine terminals through 2020. These estimates are provided in Table D8. The largest share of empty trips to and from the Ports are associated with local shippers and consignees. The number of empty truck trips from importer/transload facilities to the Ports (westbound flow) is projected to increase from more than 3.5 million TEUs in 2000 to over 14.4 million TEUs in 2020, which is an average annual growth rate of slightly over 7%.

TABLE D8 BASE YEAR AND FORECASTED EMPTY CONTAINER FLOWS

	2000			2010			2015			2020		
	TEU	Units	TEU	Units	TEU	Units	TEU	Units	TEU	Units	TEU	Units
Eastbound to Exporters	1,324,476	715,933	2,738,344	1,480,186	3,631,065	1,968,738	5,027,971	2,717,822				
Via Rail	22,169	11,983	80,413	43,467	116,400	62,919	170,494	92,159				
• On-Dock Intermodal	22,169	11,983	80,413	43,467	116,400	62,919	170,494	92,159				
Via Truck	1,302,306	703,949	2,657,931	1,436,719	3,514,665	1,899,819	4,857,476	2,625,663				
• Off-Dock Intermodal	51,728	27,961	187,631	101,422	271,600	146,811	397,820	215,038				
• Local for Export Loading	1,017,137	549,804	2,053,720	1,110,119	2,618,965	1,415,657	3,514,937	1,899,966				
• SSL Off-Hires to Depots	233,441	126,184	416,579	225,178	624,100	337,351	944,719	510,659				
Westbound to the Ports	3,568,312	1,928,817	6,367,713	3,442,007	9,539,815	5,156,657	14,440,698	7,805,783				
Via Rail	278,128	150,339	501,602	271,136	731,291	395,293	1,084,536	586,236				
• On-Dock Intermodal	278,128	150,339	501,602	271,136	731,291	395,293	1,084,536	586,236				
Via Truck	3,290,183	1,778,478	5,866,112	3,170,871	8,808,524	4,761,364	13,356,161	7,219,547				
• Off-Dock Intermodal	564,600	305,189	920,401	497,514	1,491,797	806,377	2,366,438	1,279,156				
• Local form Import Loads	2,084,712	1,126,871	3,842,221	2,076,876	5,661,030	3,060,016	8,483,038	4,585,426				
• Local from WB Domestic Loads	64,897	35,079	105,793	57,186	171,471	92,687	272,004	147,029				
• Repo Off-Hires from Depots	333,487	180,263	595,113	321,683	891,572	481,931	1,349,598	729,512				
• Local Emptytes from Trans-loads	242,488	131,075	402,583	217,613	592,655	320,354	885,083	478,423				
• Bobtail Trip Change		0		0		0		0				
Port Subtotal	4,892,787	2,644,750	9,106,058	4,922,193	13,170,880	7,119,395	19,468,669	10,523,605				
On-Dock Rail	300,297	162,323	582,015	314,603	847,691	458,211	1,255,031	678,395				
• Truck through Terminal Gates	4,592,490	2,482,427	8,524,043	4,607,591	12,323,189	6,661,183	18,213,638	9,845,210				
Cross-town Truck	149,184	90,640	268,159	144,951	399,506	215,949	602,663	325,764				
Local Off-Hires to Depots	80,577	43,555	146,796	79,349	216,030	116,773	323,278	174,745				
3%												
IM Off-Hires to Depots	19,469	10,524	31,738	17,156	51,441	27,806	81,601	44,109				
3%												
Reuse Emptytes for exports	49,138	26,561	89,624	48,446	132,035	71,370	197,784	106,910				
2%												
Grand Total	5,041,972	2,725,390	9,374,216	5,067,144	13,570,387	7,335,344	20,071,332	10,849,368				

Source: EmptyOceanContainerLogisticsStudy, The Tioga Group

Key constraints and issues related to the movement of empty containers in Southern California include:

- Marine terminal yard capacity constraints due to higher terminal space usage by empty containers resulting from permitted longer dwell times;
- Delays at marine terminal gate due to empty container volumes moving through the Ports;
- Truck traffic volume and congestion due to empty container logistics.

The first virtual container yard program has operated at the SPB ports since July 2006. Tables D9 and D10 show potential savings in annual truck trips and VMT that could result from VCY strategies assuming 5% and 10% container reuse through 2020.

TABLE D9 TRUCK TRIP SAVINGS FROM VIRTUAL CONTAINER YARD STRATEGIES

Scenarios	2010	2015	2020
Base Case	3,186,995	4,475,673	6,485,392
VCY (5% Reuse) - Total Trips	3,029,304	4,243,363	6,137,400
VCY (5% Reuse) - Trips Saved	157,691	232,310	347,992
VCY (5% Reuse) - % Reduction	-4.9%	-5.2%	-5.4%
VCY (10% Reuse) - Total Trips	2,766,487	3,856,179	5,557,412
VCY (10% Reuse) - Trips Saved	420,508	619,494	927,980
VCY (10% Reuse) - % Reduction	-13.2%	-13.8%	-14.3%

Source: Empty Ocean Container Logistics Study, The Tioga Group

TABLE D10 EMPTY CONTAINER ANNUAL TRUCK VMT SAVINGS FROM VIRTUAL CONTAINER YARD STRATEGIES

Scenarios	2010	2015	2020
Base Case	64,040,254	92,374,112	136,322,325
VCY (5% Reuse) - Total VMT	61,852,813	89,151,532	131,494,795
VCY (5% Reuse) - VMT Reduction	2,187,441	3,222,580	4,827,530
VCY (5% Reuse) - % Reduction	-3.4%	-3.5%	-3.5%
VCY (10% Reuse) - Total VMT	58,207,077	83,780,567	123,448,912
VCY (10% Reuse) - VMT Reduction	5,833,177	8,593,545	12,873,413
VCY (10% Reuse) - % Reduction	-9.1%	-9.3%	-9.4%

Source: Empty Ocean Container Logistics Study, The Tioga Group

VCY strategies may have significant VMT reduction benefits as some of the trips associated with “street turns” will potentially have lower trip lengths.

Table D11 shows the emission reduction benefits by type of pollutant resulting from VCY strategies through 2020.

TABLE D11 EMISSION REDUCTIONS FROM VCY STRATEGIES

Scenario & Emissions Type	2010		2015		2020	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Base Case						
Carbon Monoxide	925	3.98	1,335	5.75	1,970	8.48
Total Organic Gases	211	0.91	304	1.31	449	1.93
Reactive Organic Gases	206	0.89	297	1.28	438	1.89
Oxides of Nitrogen	783	3.37	1,129	4.85	1,666	7.17
Exhaust Particulates	73	0.31	105	0.45	155	0.67
Tier I - 5% Reuse						
Carbon Monoxide	894	3.95	1,288	5.55	1,900	8.18
Reduction	32	0.14	47	0.20	70	0.30
Total Organic Gases	204	0.88	294	1.26	433	1.86
Reduction	7	0.03	11	0.05	16	0.07
Reactive Organic Gases	199	0.86	287	1.23	423	1.82
Reduction	7	0.03	10	0.04	16	0.07
Oxides of Nitrogen	756	3.26	1,090	4.69	1,607	6.92
Reduction	27	0.12	39	0.17	59	0.25
Exhaust Particulates	70	0.30	101	0.44	149	0.64
Reduction	2	0.01	4	0.02	5	0.02

Scenario & Emissions Type	Tier I - 5% Reuse		Tier II - 10% Reuse	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Carbon Monoxide	841	3.62	1,211	5.21
Reduction	84	0.36	124	0.53
Total Organic Gases	192	0.83	276	1.19
Reduction	19	0.08	28	0.12
Reactive Organic Gases	187	0.81	269	1.16
Reduction	19	0.08	28	0.12
Oxides of Nitrogen	712	3.06	1,024	4.41
Reduction	71	0.31	105	0.45

Scenario & Emissions Type	2010		2015		2020	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Exhaust Particulates	66	0.28	95	0.41	140	0.60
Reduction	7	0.03	10	0.04	15	0.06

Source: Empty Ocean Container Logistics Study, The Tioga Group

PORT CLEAN AIR ACTION PLAN PROJECTS

The San Pedro Bay Port Clean Air Action Plan (CAAP) is a five-year action plan developed by the Ports to establish goals and standards for air quality in the region and identify specific projects, programs, control measures, and technologies to meet those air quality goals/standards through multi-party collaboration for successful project funding and implementation. The five-year plan is a blueprint for the Ports to significantly reduce the health risks posed by air pollution from port-related ships, trains, trucks, terminal equipment, and harbor craft. The Plan will be reviewed and updated on an annual basis to assess and evaluate the effectiveness of current strategies to meet air quality goals, test new strategies and control measures, and jointly develop a revised and improved CAAP annually. The Ports have committed a total of \$417.9 million, of which \$166.0 million is allocated as truck engine replacement/retrofit incentives. The broad categories for the performance standards based on the type of sources are:

Engine standards for Heavy Duty Trucks to meet EPA 2007 on-road PM emission standards (0.01 g/bhp-hr)

Heavy duty truck engine replacement/retrofit

Vessel Speed Reduction (VSR) for OGVs

Low Sulfur Marine Gas Oil (MGO) fuel in auxiliary and main engines of OGVs

Shore power (cold ironing) at marine terminals

Diesel Particulate Matter (DPM) and NOx emission control devices for auxiliary and main engines of OGVs

Engine standards to meet EPA 2007 on-road PM emission standards (0.01 g/bhp-hr) for cargo handling equipments (CHE), or alternative use of Verified Diesel Emissions Controls (VDECs) on engines not meeting EPA's PM emission standards

EPA 2007 on-road or Tier 4 engine standards for yard tractors, top picks, forklifts, reach stackers, rubber tired gantries, and straddle carriers.

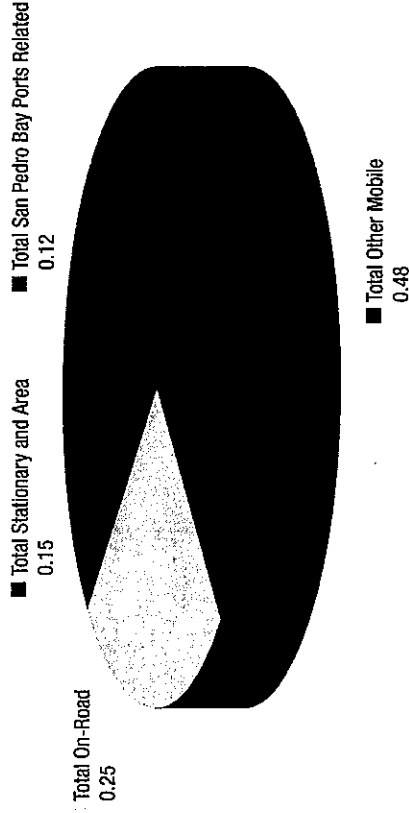
EPA engine standards and NOx/PM emission reduction technologies for harbor craft

EPA engine standards, idling-limiting devices, and alternative diesel fuels for switcher, helper and long-haul locomotives

ENVIRONMENTAL AND PUBLIC HEALTH ISSUES

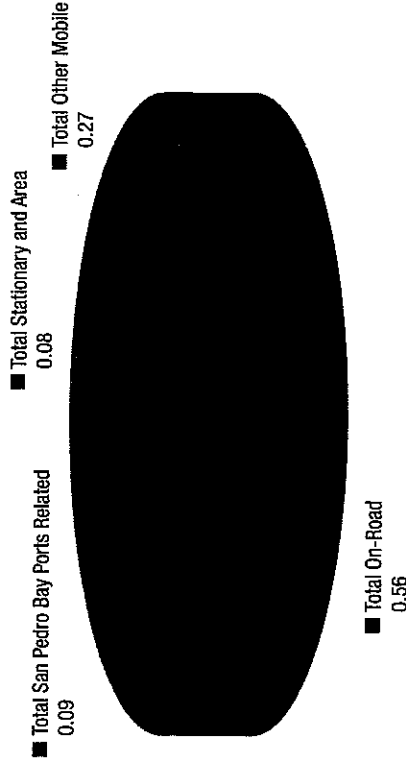
The Multiple Air Toxics Exposure Study (MATES) by the South Coast Air Quality Management District (SCAQMD) identified emissions from port-related sources as a major concern for public health in the region. A large share of pollutant emissions in the South Coast Air Basin come from the SPB ports as Figures D2, D3, and D4 illustrate.

FIGURE D2 DIESEL PARTICULATE MATTER (DPM) EMISSIONS BY SOURCE IN SCAB



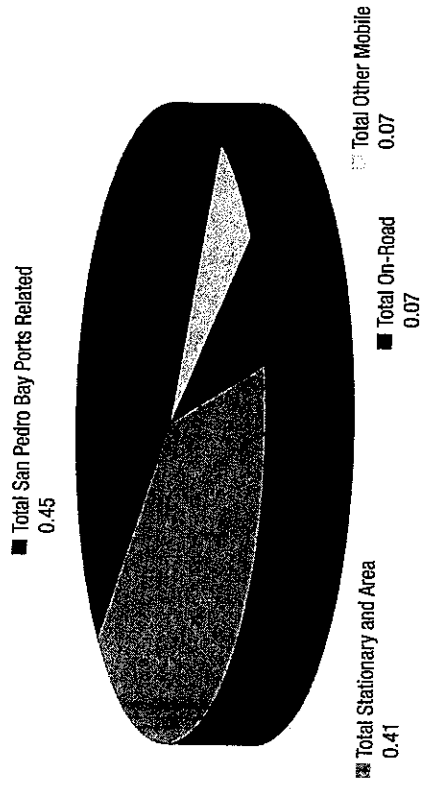
Source: San Pedro Bay Ports Clean Air Action Plan

FIGURE D3 NOx EMISSIONS BY SOURCE IN SCAB



Source: San Pedro Bay Ports Clean Air Action Plan

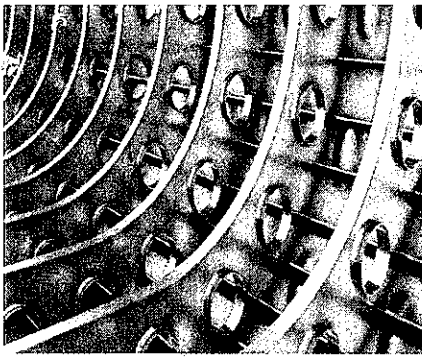
FIGURE D4 SOX EMISSIONS BY SOURCE IN SCAB



Source: San Pedro Bay Ports Clean Air Action Plan

EMISSION REDUCTIONS FROM CAAP MEASURES

The initial development and implementation of CAAP control measures and strategies for emissions reduction from port-related sources focuses on emissions from heavy-duty trucks, cargo handling equipment, and ocean going vessels. A quantitative assessment of the benefits of the CAAP control measures estimates emission reductions of 47% for Diesel Particulate Matter (DPM), 45% for NOX, and 52% for SOX by 2011.



COLLIERS INTERNATIONAL | WEST INLAND EMPIRE

Market Report

INDUSTRIAL | FIRST QUARTER | 2010



Total Vacancy Rate Decreases For First Time In Almost 2 Years

MARKET OVERVIEW

The total vacancy rate in the West Inland Empire has declined by 10 basis points from 10.0% at the beginning of the year to now stand at 9.9%¹. The total availability rate has also decreased over the previous quarter, down 40 basis points from 13.7% last quarter to currently stand at 13.3% this quarter. Sales and leasing activity totaled 6,176,800 SF, a very strong number boosted by several large sale and lease deals.

This represents the highest level of quarterly activity since 2006. Due to the large amount of activity that took place this quarter, absorption totaled positive 185,300 SF.

This is the first positive absorption recorded in the West Inland Empire industrial market since the recession that began in late 2007.

As market fundamentals have begun to stabilize, the downward pressure on rents and sales prices have begun to lessen.

Asking lease rates have held steady for the quarter at \$0.34 NNN PSF and average sales prices have decreased by \$2 PSF to currently stand at \$81 PSF.

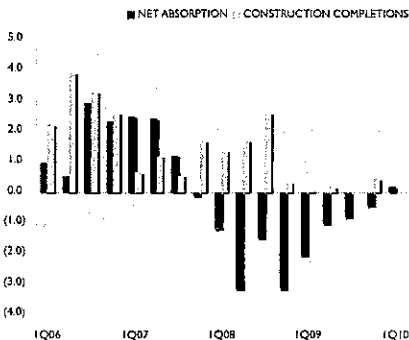
All these post-recession record breaking events suggest that the West Inland Empire industrial market may have turned a corner or at least reached a temporary break in the clouds.

¹ Colliers International continuously refines its database. As a result, data reflected in this report may not be consistent with data reported in previous quarters.

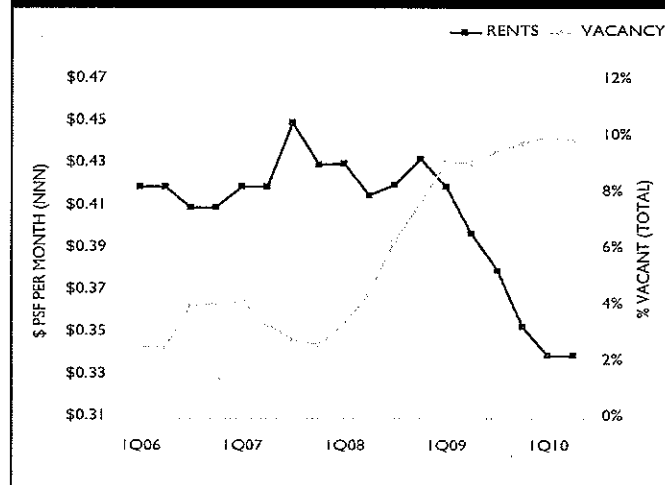
MARKET INDICATORS

	IQ10	2Q10(p)
VACANCY	↓	↓
NET ABSORPTION	↓	↑
CONSTRUCTION	→	→
RENTAL RATE	→	→

HISTORICAL NET ABSORPTION & CONSTRUCTION COMPLETIONS Q1 2006 - Q1 2010



HISTORICAL VACANCY VS RENTS West Inland Empire Industrial Market Q1 2006 - Q1 2010



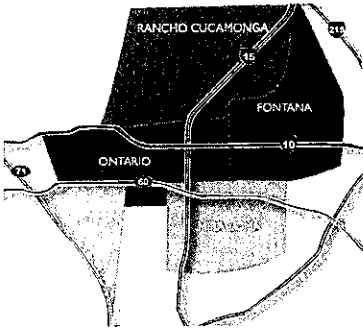
MARKET TRENDS

TOTAL VACANCY RATE AT 9.9%

TOTAL AVAILABILITY RATE ENDS AT 13.3%

SALES & LEASING ACTIVITY AT 6.1 MILLION SF

COLLIERS
INTERNATIONAL



INLAND EMPIRE DEMOGRAPHICS

- **POPULATION:**
4,170,800 (2008 Estimate)
4,800,500 (2013 Projection)
15.1% (Growth 2008-2013)
- **HOUSEHOLD INCOME:**
\$68,900 (Average)
\$53,800 (Median)
- **JOB GROWTH:**
-5.1% (past 12 months)
- **UNEMPLOYMENT RATE:**
14.7% (as of February 2009)

DEMAND

For the quarter sales and leasing activity totaled 6,176,800 SF, a sharp rise over the 5.3 million SF that was sold and leased last quarter and is significantly higher than the 3.8 million SF that was reported in the first quarter of 2009. The largest leases of the quarter include Service Connection taking 572,200 SF in Ontario and Sharp Electronics moving into 468,700 SF in Rancho Cucamonga. The largest sale of the quarter was Yihua Timber Industry purchasing 175,300 SF in Rancho Cucamonga.

Due to these large amounts of sales and leasing activity, industrial absorption eked out a positive number, 185,300 SF. For the first time in over two years more space was leased or sold than was brought back to the market vacant. The ratio of net absorption to gross absorption is low, signaling that plenty of industrial space was brought back to the market vacant in the first quarter of this year. Further evidence is necessary before a market bottom can be called.

User and investor activity has increased in recent quarters as sales prices and lease rates have continued to remain at the lowest levels seen in almost a decade. Many industrial users remember the recent rental rate run-up and are looking into securing today's low rates or even purchasing the industrial assets outright from cash-strapped landlords.

Data on the economy shows high unemployment but a gradually improving situation. The unemployment rate in the Inland Empire settled at 14.7 percent in February as the region shed 59,600 jobs². Trade, transportation and utilities reported the greatest year-over-year decline, down 13,500 jobs. Construction lost 13,000 jobs and manufacturing lost 8,500. These sectors of the economy are heavy users of industrial space and employment is a leading indicator for industrial space demand. Positive jobs gains need to be made in these sectors for any hopes of an industrial recovery.

CONSTRUCTION

This quarter, ProLogis continued construction of a 667,000 SF industrial build-to-suit for Home Depot. The project will be a specialized rapid deployment center unlike anything currently on the market and will be located on a 55 acre parcel. This represents the first new large construction project to take place in the West Inland Empire in over a year and is a hopeful signal that the area is not completely overbuilt.

Planned projects have remained constant for the quarter at 12.3 million SF. Until lease rates and sales prices increase, this pipeline of fully entitled planned projects will not move forward on a speculative basis as it would be economically infeasible to develop while industrial demand remains weak. Many of these projects will exist as build-to-suit opportunities.

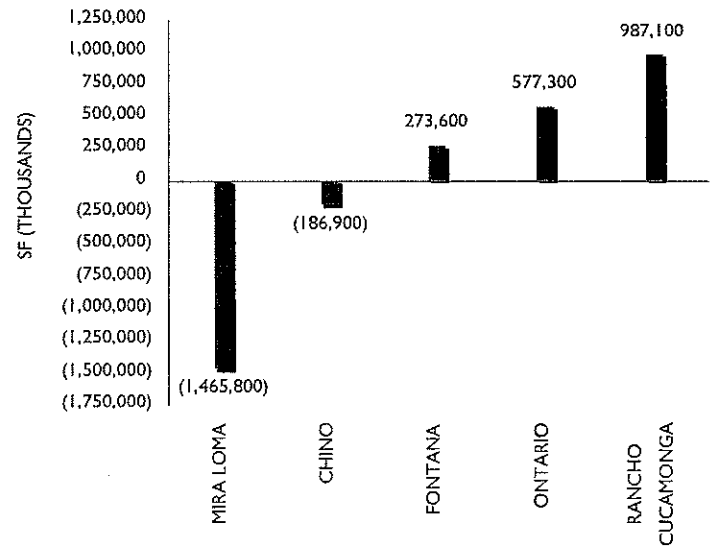
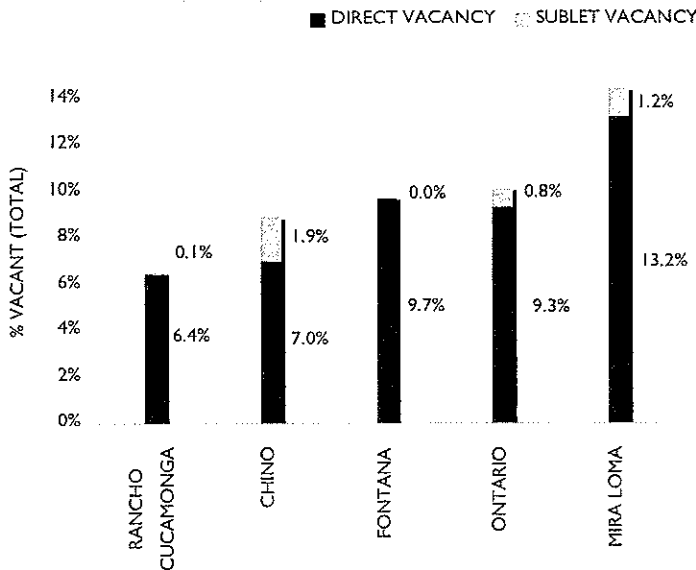
²California State Economic Development Department: Preliminary employment data through February 2010.

VACANCY

West Inland Empire Industrial Market
Q1 2010

NET ABSORPTION

West Inland Empire Industrial Market
Q1 2010

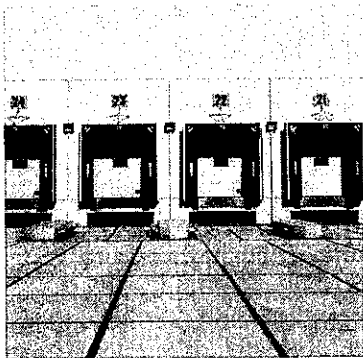


INDUSTRIAL OVERVIEW

West Inland Empire Industrial Market
Q1 2010

Submarket/ Building Size	EXISTING PROPERTIES					YACANCY		AVAILABILITY	ACTIVITY	ABSORPTION		CONSTRUCTION			RENTS	PRICES
	Total Inventory SF	Direct ¹ Vacancy Rate	Sublease Vacancy Rate	Total ² Vacancy Rate	Total ² Vacancy Rate Prior Qtr	Total ³ Available Rate	Sales & Leasing Activity SF	Net ⁴ Absorption Current Qtr SF	Net ⁴ Absorption YTD SF	Completions ⁵ Current Qtr SF	Under Construction/ Renovation SF	Planned ⁶ SF	Weighted ⁷ Avg Asking Lease Rate	Average ⁸ Sale Price		
CHINO																
10,000 - 19,999	3,368,100	4.3%	0.0%	4.3%	4.9%	7.7%	113,100	20,800	20,800	0	0	0	\$0.42	\$92		
20,000 - 39,999	3,290,000	6.5%	0.0%	6.5%	9.3%	7.8%	148,500	92,200	92,200	0	0	35,000	\$0.46	\$96		
40,000 - 69,999	3,235,100	9.8%	1.2%	11.1%	9.5%	17.3%	59,000	(52,500)	(52,500)	0	0	55,000	\$0.45	\$87		
70,000 - 99,999	1,810,800	11.2%	5.2%	16.3%	12.5%	16.3%	0	(70,000)	(70,000)	0	0	0	\$0.34	\$75		
100,000+	23,851,400	6.7%	2.3%	9.0%	8.3%	13.5%	532,900	(177,400)	(177,400)	0	0	1,393,100	\$0.39	\$85		
Subtotal	35,555,400	7.0%	1.9%	8.9%	8.4%	12.9%	853,500	(186,900)	(186,900)	0	0	1,483,100	\$0.39	\$87		
FONTANA																
10,000 - 19,999	2,802,900	5.2%	0.0%	5.2%	6.9%	6.2%	65,600	49,100	49,100	0	0	0	\$0.61	\$104		
20,000 - 39,999	1,735,700	9.6%	0.0%	9.6%	6.8%	11.0%	70,400	(48,500)	(48,500)	0	0	0	\$0.50	\$64		
40,000 - 69,999	1,501,300	9.1%	1.3%	10.4%	6.9%	10.4%	0	(53,000)	(53,000)	0	0	100,000	\$0.45	\$75		
70,000 - 99,999	1,489,100	21.7%	0.0%	21.7%	16.2%	21.7%	34,500	(81,500)	(81,500)	0	0	0	\$0.39	\$50		
100,000+	39,927,800	9.6%	0.0%	9.6%	10.6%	12.0%	473,100	407,500	407,500	0	0	6,610,400	\$0.32	\$48		
Subtotal	47,456,800	9.7%	0.0%	9.7%	10.3%	11.9%	643,600	273,600	273,600	0	0	6,710,400	\$0.32	\$68		
MIRA LOMA																
10,000 - 19,999	542,700	12.7%	0.0%	12.7%	10.4%	12.7%	26,400	(12,100)	(12,100)	0	0	0	\$0.55	\$103		
20,000 - 39,999	822,000	14.6%	0.0%	14.6%	9.4%	17.4%	35,000	(43,000)	(43,000)	0	0	61,300	\$0.47	\$46		
40,000 - 69,999	2,444,000	20.4%	2.4%	22.8%	13.2%	22.8%	25,100	(232,800)	(232,800)	0	0	172,500	\$0.46	\$96		
70,000 - 99,999	928,800	30.3%	0.0%	30.3%	18.0%	39.8%	0	(114,400)	(114,400)	0	0	0	\$0.38	\$86		
100,000+	27,291,100	12.0%	1.2%	13.2%	9.3%	19.2%	0	(1,063,500)	(1,063,500)	0	0	980,700	\$0.36	\$59		
Subtotal	32,028,600	13.2%	1.2%	14.4%	9.9%	19.9%	86,500	(1,465,800)	(1,465,800)	0	0	1,214,500	\$0.37	\$78		
ONTARIO																
10,000 - 19,999	4,864,400	10.0%	0.4%	10.3%	11.4%	11.7%	152,300	53,400	53,400	0	0	0	\$0.56	\$91		
20,000 - 39,999	7,566,600	9.6%	0.3%	9.9%	10.3%	14.8%	193,300	31,500	31,500	0	0	29,000	\$0.42	\$87		
40,000 - 69,999	7,599,500	13.1%	0.6%	13.6%	14.7%	18.5%	310,900	81,000	81,000	0	0	47,200	\$0.46	\$84		
70,000 - 99,999	6,460,900	8.1%	0.0%	8.1%	6.6%	10.9%	17,400	(97,400)	(97,400)	0	0	70,000	\$0.39	\$85		
100,000+	62,791,300	8.9%	1.1%	10.0%	10.8%	14.1%	2,425,500	508,800	508,800	0	667,000	2,439,300	\$0.32	\$56		
Subtotal	89,282,700	9.3%	0.8%	10.2%	10.8%	14.1%	3,099,400	577,300	577,300	0	667,000	2,585,500	\$0.33	\$80		
RANCHO CUCAMONGA																
10,000 - 19,999	3,296,800	5.0%	0.0%	5.0%	5.3%	7.6%	57,000	8,400	8,400	0	0	32,000	\$0.47	\$94		
20,000 - 39,999	3,935,400	2.8%	0.0%	2.8%	3.9%	3.3%	104,000	46,400	46,400	0	0	47,900	\$0.52	\$76		
40,000 - 69,999	4,197,600	9.2%	0.8%	10.1%	15.0%	14.0%	290,000	206,600	206,600	0	0	104,600	\$0.46	\$120		
70,000 - 99,999	2,251,500	21.7%	0.0%	21.7%	22.6%	21.7%	19,200	19,200	19,200	0	0	0	\$0.44	\$92		
100,000+	23,570,900	5.3%	0.0%	5.3%	8.3%	6.2%	1,023,600	706,500	706,500	0	0	124,500	\$0.37	\$85		
Subtotal	37,252,200	6.4%	0.1%	6.5%	9.2%	7.8%	1,493,800	987,100	987,100	0	0	309,000	\$0.38	\$94		
MARKET TOTAL																
10,000 - 19,999	14,874,900	6.8%	0.1%	6.9%	7.7%	8.9%	414,400	119,600	119,600	0	0	32,000	\$0.52	\$97		
20,000 - 39,999	17,349,700	7.7%	0.1%	7.8%	8.3%	10.6%	551,200	78,600	78,600	0	0	173,200	\$0.44	\$74		
40,000 - 69,999	18,977,500	12.3%	1.0%	13.3%	13.1%	17.2%	685,000	(50,700)	(50,700)	0	0	479,300	\$0.44	\$92		
70,000 - 99,999	12,941,100	14.0%	0.7%	14.8%	12.1%	16.9%	71,100	(344,100)	(344,100)	0	0	70,000	\$0.40	\$78		
100,000+	177,432,500	8.8%	0.9%	9.6%	9.9%	13.3%	4,455,100	381,900	381,900	0	667,000	11,548,000	\$0.33	\$67		
Total	241,575,700	9.1%	0.8%	9.9%	10.0%	13.3%	6,176,800	185,300	185,300	0	667,000	12,302,500	\$0.34	\$81		
QUARTERLY COMPARISON AND TOTALS																
Q1 2010	241,575,700	9.1%	0.8%	9.9%	10.0%	13.3%	6,176,800	185,300	185,300	0	667,000	12,302,500	\$0.34	\$81		
Q4 2009	241,575,700	8.5%	1.5%	10.0%	9.8%	13.7%	5,303,100	(438,900)	(4,344,000)	445,900	667,000	12,302,500	\$0.34	\$83		
Q3 2009	241,129,800	8.4%	1.4%	9.8%	9.5%	13.2%	5,901,800	(822,800)	(3,905,100)	0	445,900	12,302,500	\$0.35	\$86		
Q2 2009	241,129,800	8.0%	1.5%	9.5%	9.1%	13.0%	3,993,600	(1,015,200)	(3,082,300)	169,600	740,100	12,222,600	\$0.38	\$94		
Q1 2009	240,960,200	7.5%	1.6%	9.1%	8.2%	11.7%	3,833,700	(2,067,100)	(2,067,100)	68,000	531,900	15,772,700	\$0.40	\$104		

¹Existing space that is vacant and immediately available for direct lease or for purchase. ²Existing space that is vacant and immediately available for direct lease, sublease or for purchase. ³All space that is being marketed for occupancy, this may include space that is under construction or that is currently occupied. ⁴Calculations based on total vacancy. ⁵SF completed via new construction plus return-to-market of renovated space, less space demolished or taken off-market. ⁶All announced space (even projects without entitlements or funding). Not all this space will necessarily be built. ⁷Weighted by vacant direct lease SF. Per SF per Month. Triple Net (NNN). ⁸Straight average based on actual sales transactions. Per SF.



VACANCY RATES ARE BEGINNING TO MODERATE AS THE WEST INLAND EMPIRE IS ATTRACTING LARGE INDUSTRIAL USERS FROM INFILL MARKETS

RENTAL RATES REMAIN LOW, HOWEVER, LANDLORDS ARE BEGINNING TO REALIZE ECONOMIC CONDITIONS ARE IMPROVING.

VACANCY

The total vacancy rate ended the quarter at 9.9%, down 0.1% from the previous quarter. The vacancy rate has started to stabilize and the market correction that started in late 2007 continues. The total availability rate decreased 40 basis points to end at 13.3%. This decrease in the total availability rate signals that vacancy rates are likely to decrease in future quarters.

The vacancy rate has varied greatly by submarket. Rancho Cucamonga had the lowest vacancy rate of the region at 6.5%, down considerably from 9.2% in the previous quarter. The Mira Loma submarket has reported the highest vacancy rate at 14.4%, up significantly from 9.9% last quarter.

RENTAL RATES & SALE PRICES

The weighted average asking rental rate held steady over the quarter at \$0.34 PSF NNN. Over the past 12 months, average asking rental rates have decreased \$0.06 PSF from \$0.40 PSF NNN in the first quarter of 2009. The rate of decline in the average asking rate has slowed over this time period, and moderating vacancy rates give landlords a little more breathing room in further slashing asking rental rates.

The West Inland Empire is heavily weighted towards larger buildings. Asking rental rates for the largest space have also held steady over the previous quarter, at \$0.33 PSF NNN.

Landlords are still eager to sign early renewals with their tenants and the total amount of renewal activity that has occurred in the market is above historic averages as tenant retention remains a high priority for

landlords. The long-term deals that have been signed have very modest rental escalations and generous TI allowances, meaning that landlords expect market conditions to remain weak for some time.

Sales prices declines have also begun to moderate, decreasing \$2 PSF from \$83 PSF last quarter to end at \$81 PSF currently.

BEYOND THE NUMBERS

Port activity at Los Angeles and Long Beach has risen considerably in the past three months. Year-over-year volume for the combined ports was 28.2% higher in February 2010 over the numbers that were reported in 2009 with both imports and exports showing strong gains. While port activity is still far below the levels reported in 2007, the height of the industrial real estate market, any improvement in port activity is felt immediately in increased industrial absorption in the West and East Inland Empire.

While port activity has shown robust growth over the past few months there is doubt over the sustainability of the recent increase. While import activity is up 32.3% over the previous year, retail sales of goods and services have increased only 3.9 percent for this same time period.

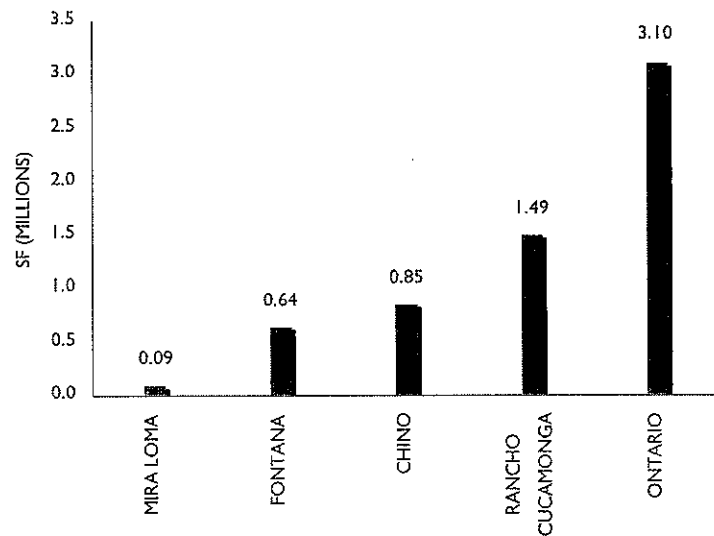
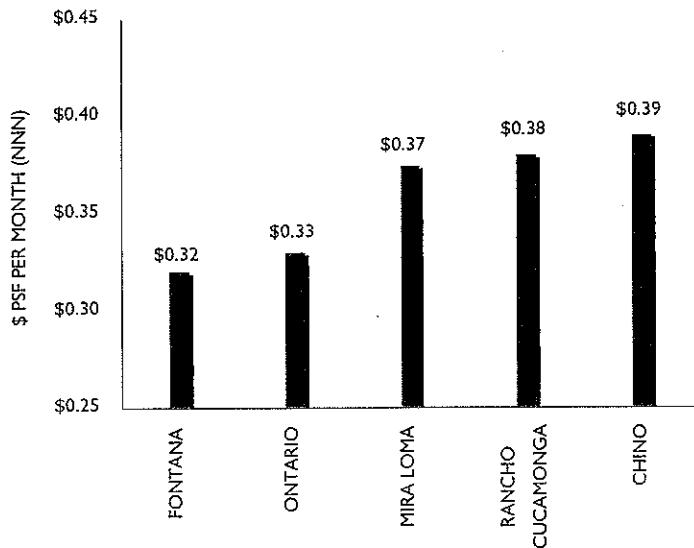
This leads to the conclusion that the recent spike in port activity, especially imports, was more of a short term increase due to retailers restocking their shelves rather than an increase in same store sales.

WEIGHTED AVERAGE ASKING LEASE RATES

West Inland Empire Industrial Market
Q1 2010

SALES & LEASING ACTIVITY

West Inland Empire Industrial Market
Q1 2010



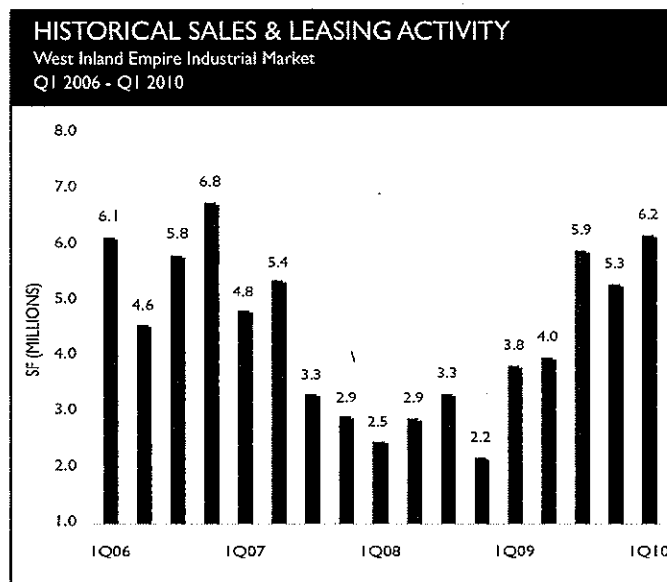
MAJOR INDUSTRIAL USERS IN WEST INLAND EMPIRE

- Coca-Cola
- Home Depot
- LG Electronics
- Natures Best
- Procter & Gamble
- Quiksilver
- Target
- Toyota
- Toyo Tire Corporation
- Trader Joe's
- Wal-Mart

This is known as inventory replenishment and accounted for the majority of GDP growth in the fourth quarter of 2009. This is a temporary increase and unless it is met with personal consumption, gains made in port activity will be fleeting. Personal consumption cannot occur until unemployment subsides or housing wealth is restored. Until these conditions are met we can expect industrial demand to remain subdued.

MARKET DESCRIPTION

The West Inland Empire is comprised of 241.5 million SF, it represents 18% of the total industrial space in the Los Angeles Basin for buildings 10,000 SF and greater. Considered the premier big-box market in Southern California, approximately 73% of the space in this market is contained in buildings 100,000 SF and greater. The vast majority (88%) of its space was built in the past 20 years. The West Inland Empire continues to attract large distributors, warehouse and logistics firms seeking to consolidate their operations into large, state-of-the-art facilities..



RECENT TRANSACTIONS & MAJOR DEVELOPMENTS

West Inland Empire Industrial Market
Q1 2010

SALES ACTIVITY

PROPERTY ADDRESS	SIZE SF	SALE PRICE	PRICE PSF	BUYER	SELLER
10808 6th St. Rancho Cucamonga	175,300 SF	\$12.5 Million	\$72 PSF	Yihua Timber Industry	Hua Qing Enterprises LLC
4651 Schaefer, Chino	130,900 SF	\$6.9 Million	\$53 PSF	J Kuo Investments LLC	Peer Properties
5695 E. Francis, Ontario	68,000 SF	\$5.1 Million	\$75 PSF	JSUN LLC	Chase Chablis LLC
4861 E. Airport, Ontario	39,400 SF	\$2.7 Million	\$68 PSF	Joinford International LLC	Biomet Sports Medicine

LEASING ACTIVITY

PROPERTY ADDRESS	LEASED SF	LEASE TYPE	BLDG TYPE	LESSEE	LESSOR
1015 S.Vintage, Ontario	572,200 SF	New	Distribution	Service Connection	MDS Realty
9050 Hermosa, Rancho Cucamonga	468,700 SF	New	Distribution	Sharp Electronics	TIAA-CREF
5431 E. Philadelphia, Ontario	432,300 SF	New	Distribution	Saddlecreek	ProLogis
9333 Hermosa, Rancho Cucamonga	276,600 SF	New	Distribution	Kuehne + Nagel	TIAA-CREF

MAJOR DEVELOPMENTS

PROJECT	DEVELOPER	SIZE SF	SUBMARKET	STATUS	ESTIMATED COMPLETION
Crossroads Business Park, Ontario	Prologis	667,000 SF	Ontario	Under Construction	TBD
West Valley Logistics Center	Hillwood Development	3.2 Million SF	Fontana	Planned	TBD
Jurupa Business Park	CBRE Investors	1.2 Million SF	Fontana	Planned	TBD

DEFINITIONS OF KEY TERMS USED IN THIS REPORT

Total Rentable Square Feet:

Industrial space in buildings with 10,000 SF or more of industrial space. Includes speculative as well as owner-occupied buildings. Excludes Research & Development (R&D) buildings (industrial buildings with at least 30% office build-out, 3/1000 parking ratio and a high level of finish). Excludes space that is under-construction or renovation.

Direct Vacancy:

Space in existing buildings that is vacant and immediately available during the quarter for direct lease or for sale, plus space that is vacant but not available for direct lease or sublease (for example, that is being held for a future commitment).

Total Vacancy:

Space in existing buildings that is vacant and immediately available during the quarter for direct lease, for sublease or for sale, plus space that is vacant but not available for direct lease or sublease.

Total Available:

All space that is being currently marketed for occupancy, includes space which may be currently occupied or which may be under construction or renovation.

Net Absorption:

Net change in occupied square feet from one period to the next (includes the impact of change in vacant space available for sublease).

Sales and Leasing Activity:

Square feet sold or leased for all known transactions completed during the quarter. Includes lease renewals. Excludes investment sale transactions.

Weighted Average Asking Rental Rates:

Weighted by square feet available for direct lease. Data is based on Triple Net rents, and excludes expenses such as taxes, insurance, maintenance, janitorial service and utilities. Reported on a monthly, per SF basis.

Average Sales Price:

Calculated using a straight average of actual sales transactions.

SF Added (Net):

Total square feet added during the quarter via construction completions, including renovated space returned to market, less total square feet taken off-market due to demolitions or conversions.

Under-Construction/Renovation:

Includes buildings that are in some phase of construction, beginning with foundation work and ending with the issuance of a Certificate of Occupancy. Also includes buildings that are under going substantial renovation.

Technical Note

Colliers International is continuously refining its database. The data shown in the historical tables and graphics in this report have been adjusted to take into account these changes in the database.

This report has been prepared by Colliers International for general information only. Information contained herein has been obtained from sources deemed reliable and no representation is made as to the accuracy thereof. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This report and other research materials may be found on our website at www.colliers.com/losangeles.

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294 OFFICES IN 61 COUNTRIES ON 6 CONTINENTS

USA 94
Canada 22
Latin America 17
Asia Pacific 64
EMEA 97

\$1.6 billion in global revenue
1.1 billion square feet under management
12,700 Professionals

WEST INLAND EMPIRE OFFICE
LICENSE #00000008
3401 Centrelake Drive, Suite 150
Ontario, CA 91761
Tel: 909-605-9400
Fax: 909-937-6330

CONTACT INFORMATION

ARMENDARIZ, BARBARA Associate	KIM, WILLIAM H. Associate Vice President
BELLITTI, JEFFREY T. Associate Vice President	NUNEZ, RICK R. Senior Associate
BELLITTI, STEVEN J. Executive Vice President	PHU, TONY T. Senior Vice President
DEVRIES, IAN Senior Vice President	PUPIL, MARTIN Executive Vice President Senior Managing Director Greater Los Angeles
ESCOBOSA, RUBEN Senior Vice President	RENWICK, WILLIAM B. Senior Vice President
GALVIN, THOMAS R. Regional Analyst, Research Services	SUN LORRAINE Research Associate, Research Services
GILFILLAN, WHIT C. Associate	TAYLOR, THOMAS E. Executive Vice President
HAYES, JOSH Vice President	THYS, JON H. Vice President
HORTON, GREG Associate	
KIM, JEFFERY Associate	



AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: *M. Bay* Date 3-1-01

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete.

*

SIGNATURE OF PROPERTY OWNER(S): *Arbuckle Kohner*
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-032
- 2. Section: _____ Township: T2SR6W Range: SEC 4
- 3. Approximate Gross Acreage: 11.01
- 4. General Location (street address, cross streets): North of: SR 60
Southern Cal Edison
South of: Transmission Lines East of: De Forest Circle West of: San Sevaine Chanel
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.

SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project:): Proposed Concrete Tilt-up Industrial Building
- 2. Related cases filed in conjunction with this request: N/A
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): N/A
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards TBD Amount of fill = cubic yards TBD

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? TBD truck loads.

10. What is the source/destination of the import/export? TBD

11. What is the square footage of the usable pad area? (Area excluding all slopes) 205,000 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

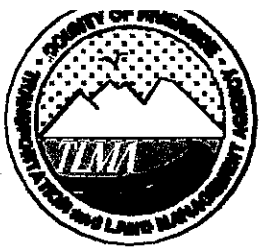
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1) *Robert Kohner* Date 2/27/01

Owner/
Representative (2) _____ Date _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY**



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER PP17788/EA38633
FAST TRACK 98-34

A. APPLICATION INFORMATION

1. Applicant's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137
CITY STATE ZIP
Telephone No.: (402) 896-6600 (8am - 5pm)

2. Owner's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137
CITY STATE ZIP
Telephone No.: (402) 896-6600 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC. ATTN: DON EDISON

Mailing Address: 4344 LATHAM STREET, SUITE 200
Telephone No.: (909) 341-8940 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. 6/6/01)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: David M. Egar Date 3-16-02

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-014
- 2. Section: 4 Township: 2S Range: 6 WEST
- 3. Approximate Gross Acreage: 20.47 ACRES
- 4. General Location: (street address, cross streets) North of: HWY 60
South of: PHILADELPHIA East of: DULLES DR. West of: CHARDONEY WAY

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

BEING PARCELS 8,9 AND 10 OF PARCEL MAP 26365, PARCEL MAP BOOK 172, PAGES 36 - 41, RECORDS OF RIVERSIDE COUNTY, CA. (CERTIFICATE OF LOT LINE ADJUSTMENT NO. 3757, RECORDS 10-05-94 INSTRUMENT NO. 386182)

PROJECT INFORMATION:

- 1. Proposal (Describe Project): 426,212 S.F. INDUSTRIAL REFRIGERATION WAREHOUSE ON A 20.47 ACRE SITE.
- 2. Related cases filed in conjunction with this request: NONE

3. Is there a previous application filed on the same site? Yes No

If yes, Case Number: 15767 (Parcel Map, Zone Change, etc.)

Environmental Assessment (E.A.) No. (If known): 37526 E.I.R. No. (If applicable): _____

4. Is water service available at the project site? Yes No

If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No

If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards _____ Amount of fill = cubic yards _____

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 892,109 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:
Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No N/A

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

a. Santa Ana River
 b. San Jacinto River

c. Santa Margarita River
 d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1) *Ardena A. Nelson-Risher* Date *4/2/02*
Planning Project Manager, KCT Consultants, Inc.

Owner/
Representative (2) _____ Date _____



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



PARCEL 35

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- CHANGE OF ZONE
- CONDITIONAL USE PERMIT
- VARIANCE
- PLOT PLAN
- PUBLIC USE PERMIT
- COMMERCIAL WECS PERMIT
- REVISED PERMIT
- TEMPORARY USE PERMIT
- SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 18875

A. APPLICATION INFORMATION

EA 39221

1. Applicant's Name: OBUYASHI CORPORATION
 Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013
CITY STATE ZIP
 Telephone No.: (213) 687-9700 (8am - 5pm)

2. Owner's Name: OBUYASHI CORPORATION
 Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013
CITY STATE ZIP
 Telephone No.: (213) 687-9700 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.
 Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501
 Telephone No.: (909) 341-8940, EXT. 223 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
 4080 Lemon Street
 2nd Floor
 P.O. Box 1409 Riverside
 California 92502-1409
 (909) 955-3200 FAX (909) 955-1806

Murrieta Office
 39493 Los Alamos Road
 Suite A
 Murrieta, CA 92564
 (909) 600-6170
 FAX (909) 600-6145

Indio Office
 82675 Highway 111, 2nd Fl.
 Room 209
 Indio, CA 92201
 (760) 863-8277
 FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date: 4.1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-015
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 5 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS STREET East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project): IND WAREHOUSE
- 2. Related cases filed in conjunction with this request: EIR 450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 3,000 Amount of fill = cubic yards 3,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 104,210 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

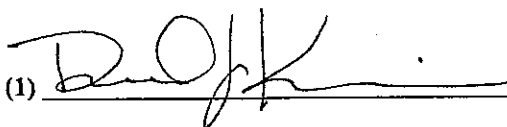
a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

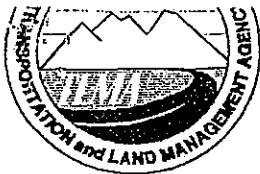
Owner/
Representative (1)  Date 4-1-03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY**



PARCEL 37

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18876

A. APPLICATION INFORMATION

1. Applicant's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

2. Owner's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.

Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501

Telephone No. : (909) 341-8940, EXT. 223 (8am - 5pm)

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Indio, CA 92201
(760) 863-8277
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AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Applicant/Representative Signature: [Signature] Date: 4-1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 156-360-020, AND 021
2. Section: 4 Township: 2S Range: 6W
3. Approximate Gross Acreage: 6.41 ACRES
4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE.
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

1. Proposal (Describe Project): Industrial Warehouse
2. Related cases filed in conjunction with this request: EIR450
3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 3,000 Amount of fill = cubic yards 3,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 136,800 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/

Representative (1)

Date

4-1-03

Owner/

Representative (2)

Date

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY**



PARCEL 38-39

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18877

A. APPLICATION INFORMATION

1. Applicant's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

2. Owner's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.

Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501

Telephone No.: (909) 341-8940, EXT. 223 (8am - 5pm)

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Room 209
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FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Applicant/Representative Signature: [Signature] Date: 4-1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-027 AND 028
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 11.41 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE.
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Industrial Warehouse
- 2. Related cases filed in conjunction with this request: EIR450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 6,000 Amount of fill = cubic yards 6,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 231,870 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

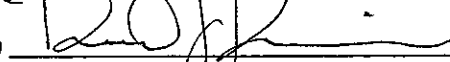
Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

~~Owner/~~
Representative (1)  Date 4.1.03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY**



PARCEL 41

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18879

A. APPLICATION INFORMATION

1. Applicant's Name: OBUYASHI CORPORATION
- Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013
CITY STATE ZIP
- Telephone No.: (213) 687-9700 (8am - 5pm)
2. Owner's Name: OBUYASHI CORPORATION
- Mailing Address: 420 E. 3RD STREET, SUITE 600
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- Telephone No.: (213) 687-9700 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.
- Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501
- Telephone No. : (909) 341-8940, EXT. 223 (8am - 5pm)

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2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3700 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date: 4.1.05

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*
SEIICHI AOYAGI

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-031 AND 041
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 7.99 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project:): Industrial Warehouse
- 2. Related cases filed in conjunction with this request: EIR450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 5,000 Amount of fill = cubic yards 5,000

8. Does the project need to import or export dirt? - Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 166,150 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

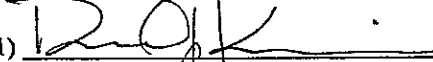
Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1)  Date 4.1.03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – Intent to Certify an Environmental Impact Report – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org or go to the County Planning Department's Planning Director's agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 517, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Director will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 9:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Anyone wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing. Comments should appear and be heard at the time and place noted above. All comments received prior to the public hearing will be reviewed by the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, in making a decision on the proposed project.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP16979/PP17732/PP18875/PP18876/PP18877/PP18879/EIR00450 For
Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

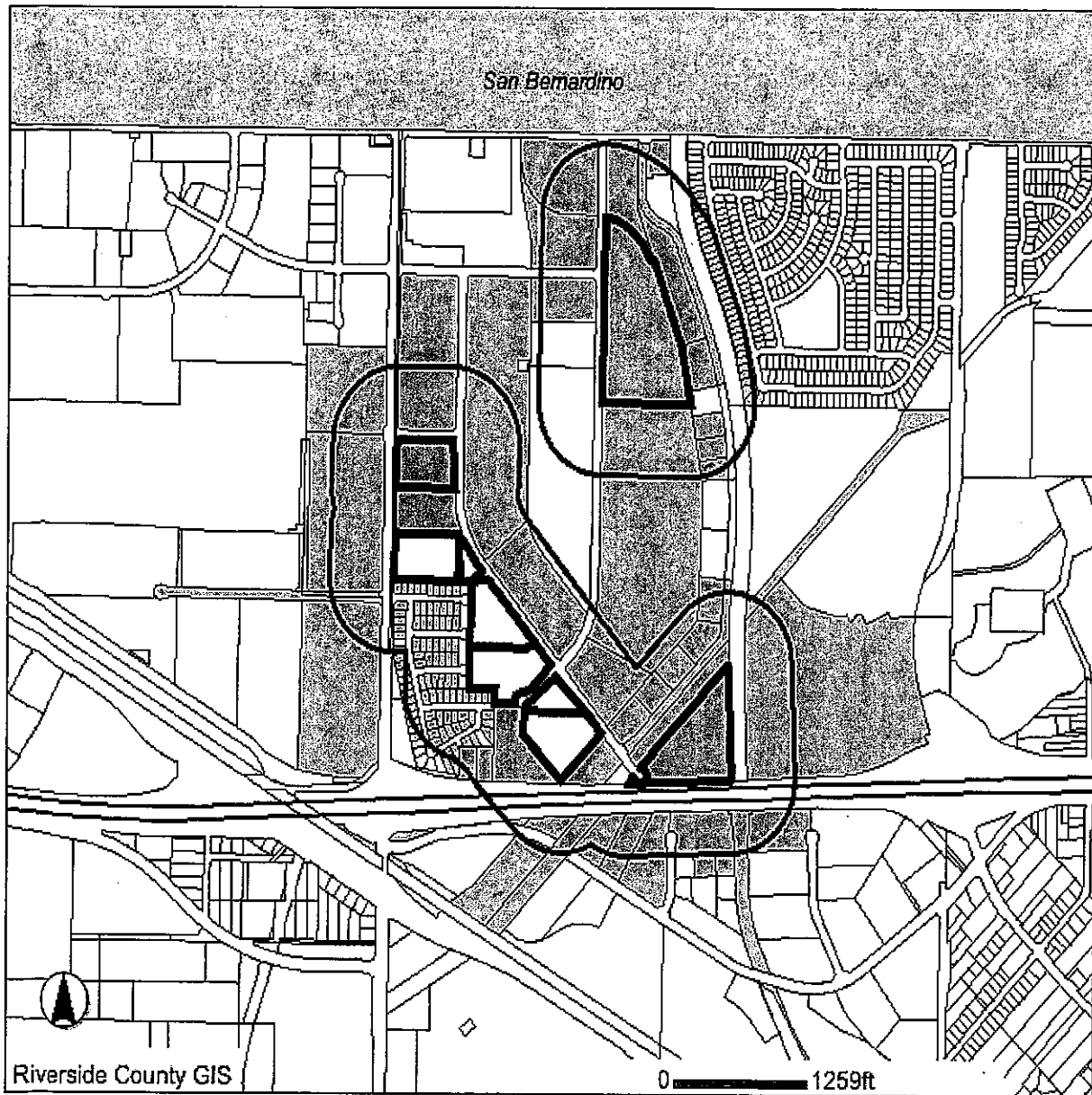
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*checked by
V. Calderon
Exp. 11-10-10.*

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 156-140-042 | 156-140-053 | 156-140-054 | 156-150-048 | 156-181-002 | 156-181-003 | 156-181-004 |
| 156-181-005 | 156-181-006 | 156-181-007 | 156-181-008 | 156-181-009 | 156-181-011 | 156-181-012 |
| 156-182-002 | 156-182-003 | 156-182-004 | 156-182-005 | 156-182-007 | 156-182-008 | 156-182-009 |
| 156-182-010 | 156-182-011 | 156-182-012 | 156-182-013 | 156-182-017 | 156-183-001 | 156-183-002 |
| 156-183-003 | 156-183-004 | 156-183-005 | 156-183-006 | 156-183-007 | 156-183-008 | 156-183-009 |
| 156-183-010 | 156-183-011 | 156-183-012 | 156-183-013 | 156-183-014 | 156-184-001 | 156-184-002 |
| 156-184-003 | 156-184-004 | 156-184-005 | 156-184-006 | 156-184-007 | 156-184-008 | 156-184-009 |
| 156-184-010 | 156-184-011 | 156-184-012 | 156-184-013 | 156-184-014 | 156-184-015 | 156-185-001 |
| 156-185-002 | 156-185-003 | 156-185-004 | 156-185-005 | 156-185-006 | 156-191-001 | 156-191-002 |
| 156-191-003 | 156-191-004 | 156-191-005 | 156-191-006 | 156-191-007 | 156-191-008 | 156-191-009 |
| 156-191-010 | 156-191-011 | 156-192-001 | 156-192-002 | 156-192-003 | 156-192-004 | 156-192-005 |
| 156-192-006 | 156-192-007 | 156-192-008 | 156-192-009 | 156-192-010 | 156-192-011 | 156-192-012 |
| 156-192-013 | 156-193-002 | 156-193-003 | 156-193-004 | 156-193-005 | 156-193-006 | 156-193-007 |
| 156-193-008 | 156-193-013 | 156-193-014 | 156-193-015 | 156-193-016 | 156-193-017 | 156-193-018 |
| 156-193-019 | 156-193-021 | 156-193-022 | 156-193-023 | 156-200-016 | 156-200-019 | 156-200-020 |
| 156-200-021 | 156-200-035 | 156-200-037 | 156-200-038 | 156-210-020 | 156-210-021 | 156-210-024 |
| 156-210-046 | 156-210-048 | 156-220-001 | 156-230-002 | 156-243-001 | 156-243-002 | 156-243-003 |

156-243-004	156-243-005	156-243-006	156-243-007	156-251-008	156-251-010	156-251-012
156-251-014	156-251-016	156-251-018	156-251-020	156-261-015	156-261-017	156-261-019
156-261-021	156-261-023	156-261-025	156-261-027	156-261-029	156-261-031	156-261-033
156-261-035	156-261-037	156-261-039	156-261-041	156-271-032	156-271-034	156-271-036
156-271-038	156-271-040	156-271-042	156-271-044	156-360-003	156-360-004	156-360-007
156-360-009	156-360-012	156-360-014	156-360-015	156-360-017	156-360-019	156-360-024
156-360-025	156-360-032	156-360-033	156-360-034	156-360-038	156-360-039	156-360-042
156-360-059	156-360-060	156-360-061	156-360-062	156-360-063	156-360-064	156-360-067
156-360-068	156-360-069	156-360-070	156-360-074	156-361-007	156-361-012	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...05/11/2010



APN: 156140042 ASMT: 156140042
SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE NO 503
MIRA LOMA CA 91752

APN: 156140053 ASMT: 156140053
ROTA
C/O SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE 1011-0
MIRA LOMA CA 91752

APN: 156140054 ASMT: 156140054
ABLUO
C/O MICHAEL A URBANOS
2501 ROSEGATE
ST PAUL MN 55113

APN: 156150048 ASMT: 156150048
SPACE CENTER MIRA LOMA II INC
3401 ETIWANDA AVE BLDG 503
MIRA LOMA CA 91752

APN: 156181002 ASMT: 156181002
HORACIO GARCIA
10981 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181003 ASMT: 156181003
RICHARD L GONZALEZ
MICHELLE R GONZALEZ
10971 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181004 ASMT: 156181004
CINDY L DAVIS
10961 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181005 ASMT: 156181005
JOSE A NEVAREZ
10951 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181006 ASMT: 156181006
SALVADOR OCHOA
SARAH OCHOA
10941 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181007 ASMT: 156181007
OTILIO RODRIGUEZ
DORA LUZ RODRIGUEZ
10929 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181008 ASMT: 156181008
FRANCISCO SANCHEZ
MARIA A SANCHEZ
10925 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181009 ASMT: 156181009
BLANCA TANG
10917 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181011 ASMT: 156181011
ANTONIO JACOME SANCHEZ
10909 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181012 ASMT: 156181012
DIONISIO CELSO NAJERA
JOSEFINA NAJERA
10991 IBERIA ST
MIRA LOMA CA. 91752



APN: 156182002 ASMT: 156182002
ANDRES MENDOZA
RAQUEL MENDOZA
3589 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182003 ASMT: 156182003
ANGEL FAUSTO
DALILA A FAUSTO
3597 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182004 ASMT: 156182004
JOHN M PACHECO
PATRICIA PACHECO
3607 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182005 ASMT: 156182005
RICARDO G RAMOS
TERESA RAMOS
3617 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182007 ASMT: 156182007
PORFIRIO A VIVIAN
JOSEFINA L VIVIAN
MAGDALENO BIBIAN
3635 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182008 ASMT: 156182008
BOBBY L PETRAY
PHYLLIS E PETRAY
3645 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182009 ASMT: 156182009
FILEMON TORRES
MARIA ANGELICA TORRES
3653 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182010 ASMT: 156182010
ARNULFO RAMIREZ
3663 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182011 ASMT: 156182011
JOSE A PENA
ANA L OCHOA
3671 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182012 ASMT: 156182012
JESUS E MICHEL
BERTHA O MONREAL
3681 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182013 ASMT: 156182013
KIM A COSLETT
3691 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182017 ASMT: 156182017
FILOMENO BORRAYO
3581 URBANA AVE
MIRA LOMA CA. 91752

APN: 156183001 ASMT: 156183001
GLORIA SANDOVAL
10962 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183002 ASMT: 156183002
EARL W BLOOM
GRETCHEN D BLOOM
10952 IBERIA ST
MIRA LOMA CA. 91752



APN: 156183003 ASMT: 156183003
CHARLES LANATHOUA
RAMONA G LANATHOUA
10940 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183004 ASMT: 156183004
ANTHONY G QUERZOLA
PATRICIA M QUERZOLA
10930 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183005 ASMT: 156183005
JORGE SOLIS
JUANA SOLIS
10924 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183006 ASMT: 156183006
REYES ORTEGA MADRIGAL
10916 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183007 ASMT: 156183007
GLINN JENNINGS HUNTER
DOROTHY M HUNTER
10908 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183008 ASMT: 156183008
MARY L BURNS
JOHN T BURNS
10909 JULIA ST
MIRA LOMA CA. 91752

APN: 156183009 ASMT: 156183009
ROSA M TORRES
GUILLERMINA TORRES
10917 JULIA ST
MIRA LOMA CA. 91752

APN: 156183010 ASMT: 156183010
BELISARIO MADRIGAL
10925 JULIA ST
MIRA LOMA CA. 91752

APN: 156183011 ASMT: 156183011
MIGUEL ACOSTA
10929 JULIA ST
MIRA LOMA CA. 91752

APN: 156183012 ASMT: 156183012
JOHN M SALAZAR
WINNIE P SALAZAR
10941 JULIA ST
MIRA LOMA CA. 91752

APN: 156183013 ASMT: 156183013
JUAN FRANCISCO ROSALES
10951 JULIA ST
MIRA LOMA CA. 91752

APN: 156183014 ASMT: 156183014
MATEO SUAREZ
MARIA G SUAREZ
10961 JULIA ST
MIRA LOMA CA. 91752

APN: 156184001 ASMT: 156184001
ISIDRO VIVIAN
10962 JULIA ST
MIRA LOMA CA. 91752

APN: 156184002 ASMT: 156184002
L G BLACKBURN
25609 HOLLAND RD
MENIFEE CA 92584



APN: 156184003 ASMT: 156184003
U S BANK
C/O SELECT PORTFOLIO SERVICING
3815 S WEST TEMPLE
SALT LAKE CITY UT 84115

APN: 156184004 ASMT: 156184004
ARMANDO ZENDEJAS
ELENA ZENDEJAS
10930 JULIA ST
MIRA LOMA CA. 91752

APN: 156184005 ASMT: 156184005
REFUGIO SALAZAR
CELIA ACUNA DESALAZAR
10924 JULIA ST
MIRA LOMA CA. 91752

APN: 156184006 ASMT: 156184006
GENARO RICO
ALMA E RICO
10916 JULIA ST
MIRA LOMA CA. 91752

APN: 156184007 ASMT: 156184007
OLOF ANENS
3257 MARY ST
RIVERSIDE CA 92506

APN: 156184008 ASMT: 156184008
FELIX MARTINEZ
ELVIA DEFABIAN
10909 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184009 ASMT: 156184009
JAVIER LOPEZ
10917 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184010 ASMT: 156184010
GWENDOLYNE ZAIZA
GUADALUPE ZAIZA
10925 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184011 ASMT: 156184011
MANUEL LOMELI
BEATRIZ LOMELI
10929 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184012 ASMT: 156184012
MARIO V JUAREZ
MARIANA C JUAREZ
P O BOX 842
MIRA LOMA CA 91752

APN: 156184013 ASMT: 156184013
BOBBY LEE PETRAY
PHYLLIS EARLENE PETRAY
3646 URBANA AVE
MIRA LOMA CA. 91752

APN: 156184014 ASMT: 156184014
OM YERMO
904 SILVER SPUR RD NO 479
ROLLING HILLS EST CA 90274

APN: 156184015 ASMT: 156184015
DOREEN WHITLOCK
3654 URBANA AVE
MIRA LOMA CA. 91752

APN: 156185001 ASMT: 156185001
ROBERT L SWAGER
SUE SWAGER
10956 KENMORE ST
MIRA LOMA CA. 91752



APN: 156185002 ASMT: 156185002
HUMBERTO ORTEGA
YOLANDA ORTEGA
10942 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185003 ASMT: 156185003
FELIPE BENAVIDES
10930 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185004 ASMT: 156185004
YOLANDA BALDERRAMA
10924 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185005 ASMT: 156185005
JUAN M RODELO
10916 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185006 ASMT: 156185006
LUCIO V CORREA
NELLY C CORREA
10908 KENMORE ST
MIRA LOMA CA. 91752

APN: 156191001 ASMT: 156191001
TERESA MICHELE MAXWELL
JAMES MAHRETT MAXWELL
10943 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191002 ASMT: 156191002
MIGUEL ANGEL ORTEGA
10935 LANDSFORD ST
MIRA LOMA CA 91752

APN: 156191003 ASMT: 156191003
MARTIN MARQUEZ
ROSA ISELA MARQUEZ
10925 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191004 ASMT: 156191004
FRED M ALVAREZ
SUSIE M ALVAREZ
GERALD N HERNANDEZ
SYLVIA M HERNANDEZ
14305 ROCK PL
RIVERSIDE CA 92503

APN: 156191005 ASMT: 156191005
GLAFIRA JARA
DEMETRIA DELREAL
10909 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191006 ASMT: 156191006
MARIO GOMEZ
ISABEL GOMEZ
6365 N WALNUT AVE
SAN BERNARDINO CA 92407

APN: 156191007 ASMT: 156191007
TEODORO CARRILLO
10891 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191008 ASMT: 156191008
GENE PROCTOR
VIRGINIA PROCTOR
10881 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191009 ASMT: 156191009
VIRGINIA L PROCTOR
10873 LANDSFORD ST
MIRA LOMA CA. 91752



APN: 156191010 ASMT: 156191010
JOE VALENZUELA
LILLIAN VALENZUELA
10863 LANSFORD ST
MIRA LOMA CA. 91752

APN: 156191011 ASMT: 156191011
ROBERT H VENEGAS
6185 SANDOVAL AVE
RIVERSIDE CA 92509

APN: 156192001 ASMT: 156192001
JORGE ALVARADO JUAREZ
ARACELI ALVARADO
3718 URBANA AVE
MIRA LOMA CA. 91752

APN: 156192002 ASMT: 156192002
JOE J GONZALES
GLORIA G GONZALES
3728 URBANA AVE
MIRA LOMA CA. 91752

APN: 156192003 ASMT: 156192003
STELLA G PORTILLO
10928 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192004 ASMT: 156192004
LILA M LATHAM
10916 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192005 ASMT: 156192005
CYNTHIA J MCDONALD
10906 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192006 ASMT: 156192006
RANCHO HORIZON
110 N LINCOLN AVE NO 100
CORONA CA 92882

APN: 156192007 ASMT: 156192007
JOSE A RODRIGUEZ
MARIA J RODRIGUEZ
10882 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192008 ASMT: 156192008
ROBERT BARRON FERNANDEZ
10891 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192009 ASMT: 156192009
PEDRO VILLAGRANA
10899 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192010 ASMT: 156192010
DANIEL G ABERLE
10909 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192011 ASMT: 156192011
HAROLD M HIVELY
BEVERLEY K HIVELY
1736 MESA VERDE DR
SAN BERNARDINO CA 92404

APN: 156192012 ASMT: 156192012
EDWARD GUTIERREZ
NICOLASA GUTIERREZ
3740 URBANA AVE
MIRA LOMA CA. 91752



APN: 156192013 ASMT: 156192013
ANGELINA PEREZ
FRANCISCO PEREZ
3750 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193002 ASMT: 156193002
MARK D HANSON
ADRIENNE A BADER
3699 URBANA AVE
MIRA LOMA CA 91752

APN: 156193003 ASMT: 156193003
ANTONIO OCHOA
ADELA OCHOA
VICKY OCHOA
3707 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193004 ASMT: 156193004
ARNULFO SOTO
ROSELIA SOTO
3715 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193005 ASMT: 156193005
GERMAN CISNEROS
IMELDA ROJAS FERNANDEZ
3723 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193006 ASMT: 156193006
RAQUEL LOPEZ
3733 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193007 ASMT: 156193007
MARIA ANDRADE
3741 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193008 ASMT: 156193008
JOSE CERVANTES
3749 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193013 ASMT: 156193013
JOEL MEZA
CELERINA MEZA
10920 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193014 ASMT: 156193014
OLGA CANO
10916 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193015 ASMT: 156193015
JOSE ISABEL ORTEGA
MARTHA G ORTEGA
3786 WINDSOR CT
MIRA LOMA CA 91752

APN: 156193016 ASMT: 156193016
JOSE I ORTEGA
MARTHA ORTEGA
3786 WINDSOR CT
MIRA LOMA CA. 91752

APN: 156193017 ASMT: 156193017
RMC GROUP
17811 SLOVER AVE
BLOOMINGTON CA 92316

APN: 156193018 ASMT: 156193018
MARTIN LEDEZMA
SOCORRO LEDEZMA
10890 WINDSOR PL
MIRA LOMA CA. 91752



APN: 156193019 ASMT: 156193019
MARIA L LEDEZMA
10882 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193021 ASMT: 156193021
CESAR ORTEGA
REYES ORTEGA
17811 SLOVER AVE
BLOOMINGTON CA 92316

APN: 156193022 ASMT: 156193022
JOSE GARCIA
GRACIELA GARCIA
10868 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193023 ASMT: 156193023
MARIA AZEVEDO
10862 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156200016 ASMT: 156200016
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156200019 ASMT: 156200019
ROBERT D LEACH
10795 SAN SEVAINE WAY
MIRA LOMA CA. 91752

APN: 156200020 ASMT: 156200020
BENNETT FAMILY PARTNERSHIP FOR SAN SEVAINE
10775 SAN SEVAINE WAY
MIRA LOMA CA 91752

APN: 156200021 ASMT: 156200021
MIRA LOMA BUSINESS PARK
C/O STEPHEN B WONG
1020 N BATAVIA ST STE B
ORANGE CA 92867

APN: 156200035 ASMT: 156200035
TOADFLY LTD PARTNERSHIP
C/O TRUCK TUB INTERNATIONAL
P O BOX 2111
PISMO BEACH CA 93448

APN: 156200037 ASMT: 156200037
SOUTHERN CALIFORNIA EDISON CO
ATTN R/W & LAND DEPT
P O BOX 410
LONG BEACH CA 90801

APN: 156200038 ASMT: 156200038
WILLIAM G SYMINGTON
C/O W G SYMINGTON CO
3525 LOMITA BLV STE 103
TORRANCE CA 90505

APN: 156210020 ASMT: 156210020
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156210021 ASMT: 156210021
LESLIE E CARSON
DAVID CARSON
TIMOTHY CARSON
405 EAST SIXTH ST
ONTARIO CA 91764

APN: 156210024 ASMT: 156210024
CMKM
3815 WABASH DR
MIRA LOMA CA. 91752



APN: 156210046 ASMT: 156210046
MUSHEGAIN INDUSTRIAL PROP
C/O RICHARD D MUSHEGAIN
P O BOX 5489
PASADENA CA 91117

APN: 156210048 ASMT: 156210048
RICHARD B NEWTON
DOROTHY TATTER NEWTON
SUSANNA NEWTON CAMPBELL
711 MISSION ST NO A
SOUTH PASADENA CA 91030

APN: 156220001 ASMT: 156220001
MIRA LOMA ASSOCIATES
10250 COUNTRY VILLAGE RD
MIRA LOMA CA. 91752

APN: 156230002 ASMT: 156230002
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156243001 ASMT: 156243001
EDUARDO F MEJIA
LAURA P MEJIA
3335 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243002 ASMT: 156243002
MOJDEH AMINI NAZARI
ROBERT SASAN MAGHSOUDI
466 FOOTHILL BLV NO 116
LA CANADA CA 91011

APN: 156243003 ASMT: 156243003
MICHAEL FLAMENCO
JEWEL FLAMENCO
3359 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243004 ASMT: 156243004
GISELA MEDVEC
3371 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243005 ASMT: 156243005
ISELA CORRAL
3383 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243006 ASMT: 156243006
GIBERTO A MOLINA
MARIA M MOLINA
3395 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243007 ASMT: 156243007
LETICIA REYES
3598 HADLEY DR
MIRA LOMA CA. 91752

APN: 156251008 ASMT: 156251008
MARY JO BRUNS
3273 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251010 ASMT: 156251010
CHARLES HARRIS
ANGELA C HARRIS
3283 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251012 ASMT: 156251012
WILLIAM LAMONTAGNE
CYNTHIA LAMONTAGNE
3293 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251014 ASMT: 156251014
ENRIQUE LARA
PILAR I LARA
3303 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251016 ASMT: 156251016
ROBERT M LOPEZ
LUPE M LOPEZ
3313 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251018 ASMT: 156251018
ALBERTO CEJA
MARIA S CEJA
3319 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251020 ASMT: 156251020
ARMANDO DELGADILLO
3325 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261015 ASMT: 156261015
ING BANK
1 S ORANGE ST
WILMINGTON DE 19801

APN: 156261017 ASMT: 156261017
RONNIE D WILSON
KAREN C WILSON
3145 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261019 ASMT: 156261019
RAMON PADILLA
MARICELA PADILLA
3155 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261021 ASMT: 156261021
CHARLES CLAY BALLARD
4920 ROUNDUP RD
NORCO CA 92860

APN: 156261023 ASMT: 156261023
RICHARD C PEARSE
3175 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261025 ASMT: 156261025
ROBERT H CASTEEL
NABORA CASTEEL
3185 CHARDONEY WAY
MIRA LOMA CA 91752

APN: 156261027 ASMT: 156261027
KEVIN STRAWN
JULI STRAWN
3195 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261029 ASMT: 156261029
MICHAEL LAROYCE MARTIN
SHIRLEY ANN MARTIN
C/O MICHAEL L MARTIN
3205 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261031 ASMT: 156261031
JOHN A MENDOZA
ELIZABETH COSIO MENDOZA
3215 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261033 ASMT: 156261033
JUDITH MORAN
ARLEENE REGALADO
11432 POLLARD DR
GARDEN GROVE CA 92841



APN: 156261035 ASMT: 156261035
GILBERTO VEGA
MARIA G VEGA
3235 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261037 ASMT: 156261037
MARK EDWARD DENNING
3245 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261039 ASMT: 156261039
STEPHEN TAVENNER
LOIS TAVENNER
3253 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261041 ASMT: 156261041
MICHAEL E KIRCHGRABER
3263 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271032 ASMT: 156271032
OSIEL OCAMPO
3065 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271034 ASMT: 156271034
LUIS GARCIA
3075 CHARDONEY WAY
RIVERSIDE CA 92509

APN: 156271036 ASMT: 156271036
RAFAEL RAMIREZ
3085 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271038 ASMT: 156271038
GALILEO FINANCIAL
C/O PREFERRED GROUP PROP
31910 DEL OBISPO NO 120
SAN JUAN CAPO CA 92675

APN: 156271040 ASMT: 156271040
ISRAEL HERNANDEZ
3105 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271042 ASMT: 156271042
JOE L GARCIA
ALMA DELIA GARCIA
3115 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271044 ASMT: 156271044
DAVID M ANDERSON
NAOMI L ANDERSON
3125 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156360003 ASMT: 156360003
YORK ARIZONA OFFICE ASSOC LTD
PARTNERSHIP
C/O PTS
P O BOX 543185
DALLAS TX 75354

APN: 156360004 ASMT: 156360004
SHADOW MOUNTAIN INDUSTRIAL PROP
502 N DIVISION ST
CARSON CITY NV 89703

APN: 156360007 ASMT: 156360007
LEVECKE LLC
10810 INLAND AVE
MIRA LOMA CA. 91752



APN: 156360009 ASMT: 156360009
PROLOGIS CALIF I
C/O DEBRA A DICKEY
2235 FARADAY AVE STE O
CARLSBAD CA 92008

APN: 156360012 ASMT: 156360012
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

APN: 156360014 ASMT: 156360014
SP4 DULLES LP
C/O PHILIP HENCH
865 S FIGUEROA ST NO 3500
LOS ANGELES CA 90017

APN: 156360015 ASMT: 156360015
OBAYASHI CORP
420 E 3RD ST STE 600
LOS ANGELES CA 90013

APN: 156360017 ASMT: 156360017
PREFCO XVIII LTD
NESTLE FOOD CO
C/O TAX DEPT 1C
CHECKERBOARD SQUARE
ST LOUIS MO 63164

APN: 156360019 ASMT: 156360019
PREVOST CAR US
LOIS MCDERMOTT
201 SOUTH AVE
S PLAINFIELD NJ 7080

APN: 156360024 ASMT: 156360024
CLP INDUSTRIAL PROP
C/O THOMSON TAX ACCT DEPT 207
P O BOX 4900
SCOTTSDALE AZ 85261

APN: 156360025 ASMT: 156360025
WARREN & NELSON
C/O WILLIAM B WARREN
3650 DULLES DR
MIRA LOMA CA. 91752

APN: 156360032 ASMT: 156360032
INVESTMENT BUILDING GROUP
4100 NEWPORT PL STE 750
NEWPORT BEACH CA 92660

APN: 156360033 ASMT: 156360033
UNION PACIFIC RR
C/O REGIONAL MANAGER OF PROP TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156360034 ASMT: 156360034
SOUTHERN CALIF EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 156360038 ASMT: 156360038
LAYTON DEV INC
WCP WIRELESS LEASE SUBSIDIARY
AXIOM GROUP
C/O AXIOM GROUP
3777 DEFOREST CIR
MIRA LOMA CA. 91752

APN: 156360039 ASMT: 156360039
JOSEPH G LITTLE
P O BOX 1070
MIRA LOMA CA 91752

APN: 156360042 ASMT: 156360042
MILLARD REFRIGERATED SERVICE ATLANTA II INC
4715 S 132ND ST
OMAHA NE 68137

APN: 156360059 ASMT: 156360059
LAXMI GUPTA
SANDEEP GUPTA
SHALES SAME
2852 MAINWAY DR
LOS ALAMITOS CA 90720

APN: 156360060 ASMT: 156360060
SCOTT BARSOTTI
GARY COSTANZO
JOSE GARCIA
P O BOX 510
MIRA LOMA CA 91752

APN: 156360061 ASMT: 156360061
KEVIN G OSBORNE
KAREN P OSBORNE
3631 GRAPEVINE ST
MIRA LOMA CA. 91752

APN: 156360062 ASMT: 156360062
CURTIS G WALKER
DAVID E WALKER
LORI A WALKER
C/O DAVID WALKER
20310 VIA LAS VILLAS
YORBA LINDA CA 92887

APN: 156360063 ASMT: 156360063
JONATKIM ENTERPRISES
627 S MANCHESTER AVE
ANAHEIM CA 92802

APN: 156360064 ASMT: 156360064
RICHARD DICKMAN
GRACE DICKMAN
DAVID ZISKROUT
12400 VENTURA BLV NO 509
STUDIO CITY CA 91604

APN: 156360067 ASMT: 156360067
HKM INV
22539 RIDGE LINE RD
DIAMOND BAR CA 91765

APN: 156360068 ASMT: 156360068
GUM TREE PARTNERS
3407 GRAPEVINE
C/O BRIAN HALEY
1391 MORNINGSIDE DR
LAGUNA BEACH CA 92651

APN: 156360069 ASMT: 156360069
CHIANG REALTY
C/O FRED CHIANG
3800 DURBIN ST
BALDWIN PARK CA 91706

APN: 156360070 ASMT: 156360070
GRAPEVINE BUSINESS CENTER
C/O SHAW RIVERSIDE LLC
160 NEWPORT CENTER DR 250
NEWPORT BEACH CA 92660

APN: 156360074 ASMT: 156360074
GRAPEVINE PROP
C/O CHRISTINE HJ
660 W LAMBERT RD
BREA CA 92821

APN: 156361007 ASMT: 156361007
SHAW RIVERSIDE
160 NEWPORT DR NO 250
NEWPORT BEACH CA 92660

APN: 156361012 ASMT: 156361012
LSH PROP
C/O AL SHANKLE CONST
2248 MERIDIAN BLV NO D
MINDEN NV 89423

Mark Knorrnga, Chief Executive Officer
Building Industry Assoc. of Southern California
3891 11th Street
Riverside, CA 92501
9517817310

Leslie MacNair
California Department of Fish and Game
Inland Deserts Region
3602 Inland Empire Blvd., Ste. C-220
Ontario, CA 91764
9094840459

CEQA Review
California Department of Housing and
Community Development
3737 Main Street, Ste. 400
Riverside, CA 92501-3337
9517824431

Katie Barrows
California Native Plant Society
53298 Montezuma Avenue
La Quinta, CA 92253
7605642413

Representative Ken Calvert
California State Representatives 44th District
3400 Central Avenue, Suite 200
Riverside, CA 92506
9517844300

Shaye Wolf
Center for Biological Diversity
351 California Street, Suite 600
San Francisco, CA 94104
4154369682

Ernest Egger, Director of Planning
City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223
9517698518

Lori A. Moss, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587
9512442955

Charles E. Coe, AICP, Community Development
Director
City of Chino
13220 Central Avenue
Chino, CA 91710
9095919812

CEQA Review
California Air Resources Board
1001 "I" Street
P.O. Box 2815
Sacramento, CA 95812
9163222990

CEQA Review
California Department of Food and Agriculture
1220 N Street
Sacramento, CA 95814
9166540462

Al Shami, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

CEQA Review
California Park & Recreation Commission
1416 9th Street
Sacramento, CA 95814
9166536995

Senator Robert Dutton
California State Senate, 31st District
8577 Haven Avenue, Suite 210
Rancho Cucamonga, CA 91730
9094664180

Sheri Vander Dussen, Planning Director
City of Anaheim
200 S. Anaheim Blvd.
Anaheim, CA 92805
7147655139

Jennifer Wellman, Planning Director
City of Blythe
235 N. Broadway
Blythe, CA 92225
7609226130

Liesa Lukes, City Planner
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
7607700370

Carmen Manriquez, Community Development
Director
City of Coachella
1515 Sixth St.
Coachella, CA 92236
7603983102

Dan Otis, Williamson Act Prog. Mgr.
California Department of Conservation
801 K Street, MS 18-01
Sacramento, CA 95814-3500
9163240850

Captain Jason Neuman
Riverside County Fire Department
210 W. San Jacinto Avenue
Perris, CA 92570-1915
9519406900

CEQA Review
California Energy Commission
1516 Ninth Street, Mail Stop 29
Sacramento, CA 95814-5512
9166544287

Assemblyman Kevin Jefferies
California State Assembly, 66th District
41391 Kalmia Street, Suite 220
Murrieta, CA 92562
9518941232

CEQA Review
CALTRANS, District #8
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400
9093834631

Matthew Bassi, Int. Community Development
Director
City of Banning
99 E. Ramsey St.
Banning, CA 92220-0090
9519223125

Gus Romo, Community Development Director
City of Calimesa
908 Park Avenue
Calimesa, CA 92320
9097959801

Christine Kelly, Community Development
Department
City of Chino Hills
2001 Grand Avenue
Chino Hills, CA 91709-4868
9093642600

David R. Zamora, Director of Community
Development
City of Colton
650 N. La Cadena Drive
Colton, CA 92324
9093705099

Joanne Colletta Planning Director
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882
9517698518

Gary L. Koontz, Community Development Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313-5295
9094302225

Steve Copenhaver, Director of Community Development
City of Indio
100 Civic Center Mall
Indio, CA 92201
7603914120

Deborah Woldruff, Community Development Director
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354
9097992830

Mary Lanier, Planning Manager
City of Murrieta
26442 Beckman Court
Murrieta, CA 92562
9514616064

Homer Croy, Asst. City Mgr. for Development Services
City of Palm Desert
73-510 Fred Waring Dr.
Palm Desert, CA 92260
7603460611

Randal K. Bynder, Director
City of Rancho Mirage
69-825 Hwy. 111
Rancho Mirage, CA 92270
7603282266

Ken Gutierrez, Planning Director or Diane Jenkins, Principal Planner
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522
9518265371

Patrick Richardson, Director of Planning
City of Temecula
43200 Business Park Dr.
Temecula, CA 92590
9516946444

Steven Mendoza, Community Development Director
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240
7603296411

Richard Masyczek, Planning Director
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543
9517652375

Les Johnson, Planning Director
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
7607777125

Carmen Cave, Interim Planning Director
City of Menifee
29683 New Hub Drive
Menifee, CA 92586
9516726777

Steve King, Planning Manager
City of Norco
2870 Clark Ave.
Norco, CA 92860
9512705661

Craig Ewing, Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
7603238245

Oscar Orci, Director of Community Development
City of Redlands
35 Cajon St.
Redlands, CA 92373
9097987555

Valerie C. Ross, Development Services Director
City of San Bernardino
300 N. "D" Street, 3rd Floor
San Bernardino, CA 92418
9093845057

Gary Wayne, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
9516777751

Don Williams, Director of Community Development
City of Fontana
8383 Sierra Avenue
Fontana, CA 92335
9093507640

Corrie Kates, Community Development Director
City of Indian Wells
44-950 El Dorado Dr.
Indian Wells, CA 92210-7497
7603462489

Thomas Kleiner, Acting Director of Community Development
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530
9516743124

John Terrell, Planning Official
City of Moreno Valley
14177 Frederick St.
Moreno Valley, CA 92553-9664
9514133206

Jerry L. Blum, Planning Director
City of Ontario
303 East "B" Street
Ontario, CA 91764
9093952036

Brad Eckhardt, Planning Manager
City of Perris
101 N. D St.
Perris, CA 92570-1917
9519435003

Michael Story, Development Services Director
City of Rialto
150 S. Palm Avenue
Rialto, CA 92376
9094217246

Asher Hartel, AICP, Director of Planning
City of San Jacinto
595 S. San Jacinto Ave.
San Jacinto, CA 92583
9514877330

Kurt Christiansen, Community Development Director
City of Yorba Linda
4845 Casa Loma Avenue
Yorba Linda, CA 92885
7149617100

John McMains, Community Development
Director
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399
9097972489

Steven Pastor, Executive Director
Riverside County Farm Bureau
21160 Box Springs Rd., Suite 102
Moreno Valley, CA 92557
9516846732

Mr. Elliott Duchon, Superintendent
Jurupa Unified School District
4850 Pedley Road
Riverside, CA 92509
9513604100

Franklin A. Dancy, Project Manager
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220
9518494697

Director of Planning
Orange County
300 N. Flower St. Rm. 122
Santa Ana, CA 92705
7148346105

AIS Coordinator
Riverside District, U.S. Post Office
4150 Chicago Ave.
Riverside, CA 92507-9998
9517884058

Diana Ruiz
Riverside-Corona Resource Conservation
District
4500 Glenwood Dr., Bldg. A
Riverside, CA 92501
9516837691

Julie Rynerson Rock, Director, Land Use
Services Dept.
San Bernardino County
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0182
9093878311

Steve Smith
South Coast Air Quality Mgmt. District
21865 Copley Drive
Diamond Bar, CA 91765-4178
9093962000

City of Yuma
One City Plaza, P.O. Box 13013
Yuma, AZ 85366-3013
9283735175

Steve Hinde, CIH, Senior Industrial Hygienist
Office of Industrial Hygiene
County of Riverside
3900 Sherman Drive, Suite G
Riverside, CA 92503
9513585096

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Ste. A 592
Los Angeles, CA 90069-4267
2138042750

Harry Bannerman
Metropolitan Water District of So. California
700 North Alameda Street
Los Angeles, CA 90012-2944
2132176000

Santa Ana Basin Region
Regional Water Quality Control Board, #8
3737 Main Street, Suite 500
Riverside, CA 92501-3339
9517824130

CEQA Review
Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501-3204
9517880670

Deborah Robinson Barmack
San Bernardino Associated Governments
1170 W. 3rd Street, 2nd Floor
San Bernardino, CA 92410-1715
9098848276

Planning Director
San Diego County
5201 Ruffin Rd., Suite B
San Diego, CA 92123
8586942960

Jacob Lieb, Manager
Southern California Association of Governments
818 W. 7th St., 12th Floor
Los Angeles, CA 90017-3435
2132361800

Jurg Heuberger
County of Imperial
940 Main St.
El Centro, CA 92243-2843
7604824236

Dan Rodriguez, General Manager
Jurupa Area Recreation and Park District
4810 Pedley Road
Riverside, CA 92509
9513612090

Community Development
La Paz County Assessor
1112 Joshua Ave., Ste. 202
Parker, AZ 85344
9286696138

Dave Singleton, Program Analyst
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814
9166534082

George J. Spiliotis, Executive Dir.
Riv. Co. LAFCO
3850 Vine Street, Ste. 110
Riverside, CA 92507-4277
9513690631

Michael McCoy, Senior Planner
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968
9515655000

Kathleen Springer, Develop. Monitoring
Commission
San Bernardino County Museum
2024 Orange Tree Lane
Redlands, CA 92374
9093072669

George B. Hague
Sierra Club - San Gorgonio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501
9516846203

CEQA Review
Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770
8006554555

Crystal L. Marquez
U.S. Army Corps of Engineers
Los Angeles District
P.O. Box 532711
Los Angeles, CA 90053-2325
2134523425

Robin Zimpfer
Economic Development Agency
P.O. Box 1180
Riverside, CA 92502
9519558916

Ed Cooper, Director
Riverside County Airport Land Use Commission
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519555132

John Snyder
Agricultural Commissioner's Office
Riverside County
4080 Lemon Street, Room 19, Basement
Riverside, CA 92502-1089
9519553000

Carolyn Syms-Luna
Environmental Programs Dept.
County of Riverside
4080 Lemon Street, 12nd Floor
Riverside, CA 92501
9519556097

Steve Diaz, Fire Department
County of Riverside
4080 Lemon Street
P.O. Box 1549
Riverside, CA 92501
9519554777

Robert Buster, Supervisor 1st District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551010

John Benoit, Supervisor 4th District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551040

Jim Porras
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

Karen A. Goebel
U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road, Ste. 101
Carlsbad, CA 92011
7604319440

Rick Bishop, AICP
Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501
9519557985

Anne Mayer, Executive Director
Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
Riverside, CA 92501
9517877141

Matt Riha
County of Riverside, Environmental Health
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
9519558980

Mekbib Degaga
County of Riverside, Flood Control District
1995 Market Street
Riverside, CA 92501
9519551214

Ryan Ross, Planner IV
Riverside County Waste Management Dept.
14310 Frederick Street
Moreno Valley, CA 92553
9514863200

John Tavaglione, Supervisor 2nd District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551020

Stanley Sniff, Sheriff
County of Riverside, Sheriff's Department
4095 Lemon Street
Riverside, CA 92501
9519552400

John Petty
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

Eastern Information Center
University of California, Riverside, Dept. of
Anthropology
1334 Watkins Hall
Riverside, CA 92521
9518273917

Barbara Spoonhour
Western Riverside County Clean Cities Coalition
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501
9519557985

Juan Perez, Director
County of Riverside, Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501
9519556740

Sam Gonzalez
Building & Safety Department
Riverside County
4080 Lemon Street
P.O. Box 1440
Riverside, CA 92501
9519552559

Bill Luna, County Executive Officer
County of Riverside
4080 Lemon Street, 4th Floor
Riverside, CA 92501
9519551100

Marion Ashley, Supervisor 5th District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551050

Jeff Stone, Supervisor 3rd District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551030

Jan Zuppardo
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

John Roth
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

John Snell
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

Marc Brewer, Sr. Park Planner
County of Riverside, Regional Parks & Open
Space District
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858
9519554310

Eldon Horst, Secy/General Manager
Jurupa Community Services District
11201 Harrel Street
Mira Loma, CA 91752
9516857434

Governmental Publications Department
Tomas Rivera Library
University of California Riverside
3401 Watkins Drive
Riverside, CA 92521
9518241012

Reference Librarian
City of Riverside Public Library, Main Library
3581 Mission Inn Avenue
Riverside, CA 92501
9518265201

Reference Librarian
Glen Avon Public Library
9244 Galena Street
Riverside, CA 92509
9516858121

Charles Roy, Vice President
Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90608-0985
5629484242

Darrell Butler
Riverside Commercial Investors, Inc. (RCI)
3685 Main Street, Suite 220
Riverside, CA 92501
9517886100

Sarah Morrison, Deputy Attorney General
California Attorney General's Office
Environment Section
300 S. Spring St., Ste. 1702
Los Angeles, CA 90013
(213) 897-2640

Terry Roberts, Director State Clearinghouse
Governor's Office of Planning & Research
State Clearinghouse and Planning Unit
1400 10th Street
P.O. Box 3044
Sacramento, CA 95812-3044

Drew Feldman, Chapter President
San Bernardino Valley Audubon Society
P.O. Box 10973
San Bernardino, CA 92423-0973

Laura Y. Miranda, Deputy General Counsel
Pechanga Band of Luiseno Mission Indians
P.O. Box 1477
Temecula, CA 925930

Joseph Ontiveros
Soboba Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581

Rachel Lopez
Center for Community Action & Environmental
Justice
P.O. Box 33124
Riverside, CA 925190

Patricia Querzola
10930 Iberia Street
Mira Loma, CA 91752

Anna Hoover
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

Centralized Correspondence
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Martin, Socorro, Arelia & Mario Ledezma
10890 Windsor Place
Mira Loma, CA 91752

Ricardo G. Ramos
3617 Urbana Avenue
Mira Loma, CA 91752

Stella G. Portello
10928 Lansford Street
Mira Loma, CA 91752

Sylvia Holguin
4202 Pedley Road
Riverside, CA 92509

Betty Anderson
11378 Pena Way
Mira Loma, CA 91752

Arturo Ledezma
10882 Windsor Place
Mira Loma, CA 91752

Charles Lanathoua & Family
10940 Iberia Street
Mira Loma, CA 91752

Applicant:**(PP16979)**

Jack M. Langson
Investment Building Group
4100 Newport Place, Suite 750
Newport Beach, CA 92660

Applicant:**(PP17788)**

Dennis Roy
RGA, Office of Architectural Design
15231 Alton Parkway, Suite 200
Irvine, CA 92618

Applicant/Owner:**(PP16979, PP18875-76-77-79)**

Bill Cunningham
Obayashi Corp.
420 E 3rd Street, Suite 600
Los Angeles, CA 90013

Engineer:**(PP16979)**

William Simpson & Assoc., Inc.
151 Kalmus Drive, Suite C-140
Costa Mesa, CA 92626

Owner:**(PP17788)**

Steven Offner
Millard Refrigerated Services
4715 SO. 132nd Street
Omaha, NE 68317

Engineer:**(PP17788, PP18875-76-77-79)**

Don Edison
KCT Consultants, Inc.
4344 Latham Street, Suite 103
Riverside, CA 92501

Consultant:**(EIR00450)**

Sonya Hooker
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Consultant:**(EIR00450)**

Charity Schiller
3750 University Avenue
Suite 400, PO Box 1028
Riverside, CA 92502

Applicant:**(EIR00450)**

Mr. William H. Cunningham, Jr., President
OC Real Estate Management, LLC
420 East Third Street, Suite 906
Los Angeles, CA 90013

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00450, Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

(951) 955-0972

Phone Number

2002121128

State Clearinghouse Number (if submitted to the State Clearinghouse)

Obayashi Corp.

Project Applicant

420 E 3rd Street, Suite 600; Los Angeles, CA 90013

Address

Northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

Project Location

The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 17788 proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 4, 2010, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. Environmental Impact Report No. 450 was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,792.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

September 2, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39225 ZCFG02693 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0317073

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

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

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

Received from: KCT CONSULTANTS INC \$64.00
paid by: CK 5940/5945
FISH AND GAME DOC FEE FOR PP18879 & EA39225
paid towards: CFG02693 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 11, 2003 16:17
ADANELYA posting date Sep 11, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1000782

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

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

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

Received from: KCT CONSULTANTS INC \$2,792.25
paid by: CK 7431
FISH AND GAME DOC FEE FOR PP18879 & EA39225
paid towards: CFG02693 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 26, 2010 09:02
SBROSTRO posting date Jan 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,792.25

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