

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 3, 2009

SUBJECT: AGRICULTURAL PRESERVE CASE NO. 994 / CHANGE OF ZONE NO. 7511 / TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 / ENVIRONMENTAL IMPACT REPORT NO. 515 – Intent to Tentatively Certify Environmental Impact Report – Applicant: Birtcher Developments, LLC – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of 65th Street, southerly of the San Bernardino/Riverside County line, east of and adjacent to the Cucamonga Creek Flood Control Channel and west of and adjacent to Archibald Avenue – 53.37 Gross Acres (48.77 Net Acres) – 14 Industrial Parcels and four (4) Lettered Lots – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – REQUEST: To change the zone on the site from A-2-10 to Industrial Park (I-P), allow a Schedule 'E' subdivision into 14 industrial parcels and four (4) lettered lots, implement development of 14 industrial buildings ranging between 12,638 square feet to 91,784 square feet for a total of 738,432 square feet, including 266,461 square feet of landscaping area, and 1,188 parking spaces. The proposal includes cancellation of the associated land conservation contract on 33.41 acres of the site and diminishment of the parcel from the affected agricultural preserve.

CONTROVERSIAL ISSUES: Truck Traffic/Truck Routes, Transportation/Circulation Concerns Relative to Public Safety, Air Quality, Land Use Compatibility

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE, BY A MAJORITY VOTE, RECOMMENDS TO THE BOARD OF SUPERVISORS:

Jerry Jolliffe, Deputy Planning Director for

Ron Goldman
Planning Director

RG:kb
PJA

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE _____ Via Stamp

Dep't Recomm.:	☐ Consent	☒ Policy
Per Exec. Dir.:	☐ Consent	☐ Policy

Prev. Agn. Ref.

District: Second | Agenda Number:

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE CASE NO. 994 / CHANGE OF ZONE NO. 7611 /**

TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 / ENVIRONMENTAL IMPACT REPORT NO. 515

September 3, 2009

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APPROVAL of **AGRICULTURAL PRESERVE CASE NO. 994**, to diminish Mira Loma Agricultural Preserve No. 10, Map No. 134, as amended, and cancel the associated land conservation contract in accordance with Agricultural Preserve Map No. 994.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF SUPERVISORS WITH MODIFICATIONS:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 515**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA pending resolution adoption by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7611**, from A-2-10 to I-P, in accordance with Exhibit No. 2 pending adoption of the final zoning ordinance by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35865**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23219**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Related to Change of Zone No. 7611, Tentative Parcel Map No. 35865 and Plot Plan No. 23219 is an application to diminish an agricultural preserve and to cancel the associated land conservation contract on a portion of the project site. The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered this application on May 19, 2009.

Agricultural Preserve Case No. 994

Agricultural Preserve Case No. 994 is a request by Birtcher Developments, LLC, to diminish Mira Loma Agricultural Preserve No. 10, Map No. 134 and cancel the land conservation contract as it applies to 33.41 acres (gross) of the project site. This request is being processed in conjunction with Change of Zone No. 7611 (CZ 7611), Tentative Parcel Map No. 35865 (PM35865) and Plot Plan No. 23219 (PP23219). PM35865 and PP23219 are the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract. PM35865 will subdivide the contracted and non-contracted portions of the project site into 14 industrial parcels and four (4) lettered lots (for internal roads and external road right-of-way) to allow development of 14 industrial buildings ranging between 12,638 square feet to 91,784 square feet for a total of 738,432

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE CASE NO. 994 / CHANGE OF ZONE NO. 7611 /**

TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 / ENVIRONMENTAL IMPACT REPORT NO. 515

September 3, 2009

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square feet, including 266,461 square feet of landscaping area, and 1,188 parking spaces.

CAPTAC met on May 19, 2009 and recommended **APPROVAL** of the proposed cancellation based on the findings contained in the attached CAPTAC report. Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation for a mandatory 30-day review and comments. To-date, no comments have been received from the State.

The Planning Department is recommending **APPROVAL** of the **diminishment** of Mira Loma Agricultural Preserve No. 10, Map No. 134, as depicted on Map No. 994, based on the findings and conclusions incorporated in the staff report.

Should the Board of Supervisors authorize tentative approval of the proposed cancellation, the applicant would be required to comply with the following conditions prior to issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$980,500.00 shall be paid; and
2. All conditions necessary for the County to issue grading permits for Parcel Map No. 35865 and Plot Plan No. 23219 (Assessor's Parcel No. 144-010-033-2, 144-010-037-6, 144-010-038-7) shall have been met.

When all conditions and contingencies enumerated in the Certificate of Tentative Cancellation have been satisfied, the landowner shall notify the Board of Supervisors. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation.

FINDINGS:

1. The 33.41-acre (gross) portion of the project site subject to contract is comprised of two (2) parcels which are located northerly of 85th Street, southerly of the San Bernardino/Riverside County line, east of and adjacent to the Cucamonga Creek Flood Control Channel and west of and adjacent to Archibald Avenue in the Eastvale Area Plan of western Riverside County.
2. Diminishment of Mira Loma Agricultural Preserve No. 10, Map No. 134, includes the portion of the project site subject to contract as referenced above and an adjacent 19.98-acre parcel (Assessor's Parcel No. 144-010-033-2) which is no longer under contract or located within the boundaries of the affected agricultural preserve.

3. The project site currently supports no livestock and existing structures associated with previous agricultural uses are being dismantled for removal.
4. The Riverside County Geographic Information System indicates that approximately 30.7 acres of the project site is considered Prime Farmland and approximately 21.6 acres of the project site is considered Farmland of Local Importance.
5. Only one (1) contract applies to the subject parcels. Corporation of the President of the East Los Angeles Stake of the Church of Jesus Christ of Latter Day Saints, a corporation sole, entered into a land conservation contract with the County of Riverside for land within Mira Loma Agricultural Preserve No. 10 (Assessor's Parcel No. 134-020-009, 134-020-029 and 134-020-031). This contract is dated January 1, 1971 and was recorded on February 24, 1971 as Instrument No. 18235.
6. A notice of non-renewal was filed for these three (3) parcels on May 27, 2003 and was recorded by the Riverside County Clerk and Recorder on August 8, 2003 as Instrument No. 2003-604286. Pursuant to the notice of non-renewal, the land conservation contract will expire on January 1, 2013.
7. The landowner has applied for CZ 7611, PM35865 and PP23219 as the alternative use on the 53.37-acre (gross) project site which includes the two (2) parcels subject to this cancellation, as required by the cancellation procedures for a land conservation contract. PM35865 will subdivide the project site into 14 industrial parcels and four (4) lettered lots to allow development of 14 industrial buildings ranging between 12,638 square feet to 91,784 square feet for a total of 738,432 square feet, including 266,461 square feet of landscaping area, and 1,188 parking spaces.
8. The proposed alternative use is consistent with the Riverside County General Plan, adopted on October 7, 2003. Upon approval of Change of Zone No. 6848, the proposed alternative use will be consistent with the proposed zoning.
9. The project site is located just south and east of the San Bernardino/Riverside County line in an area that is in the process of converting from agricultural uses. Parcels immediately to the north, south, east and west remain in agricultural use but are designated Community Development: Light Industrial (CD:LI) and zoned A-2-10. Land uses further to the north, south, east and west are primarily single-family residential and are zoned One-Family Dwelling (R-1), Planned Residential (R-4), Specific Plan (SP), General Commercial (C-1/C-P) and Manufacturing – Service Commercial.
10. Development of the contracted land will result in a more contiguous pattern of urban development than the non-contracted lands which may remain in the vicinity.

The Honorable Board of Supervisors

RE: AGRICULTURAL PRESERVE CASE NO. 994 / CHANGE OF ZONE NO. 7611 /

TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 / ENVIRONMENTAL IMPACT
REPORT NO. 515

September 3, 2009

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11. The cancellation fee was determined by the Riverside County Assessor's Office to be \$960,500.00.

CONCLUSION:

1. The cancellation is for land on which a notice of non-renewal has been served.
2. The cancellation will not result in the removal of adjacent lands from agricultural use. The project site is contiguous to residential development south, east and west and parcels located immediately adjacent to the subject parcels are now either no longer under contract, not within an agricultural preserve, or are in the process of petitioning for a cancellation of the affected land conservation contract. The pattern of urban development occurs in an east to west direction, continuing to the Riverside County line. The cities of Chino, Chino Hills and Ontario are located adjacent to the County's western and northern boundaries and are experiencing similar urban growth.
3. The cancellation is for an alternative use, which is consistent with the applicable provisions of the County General Plan. The General Plan Land Use designation for the subject parcels is Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) and, upon approval of CZ 7611, the proposed alternative use will be consistent with the proposed zoning.
4. The cancellation will not result in discontinuous patterns of urban development as residential tracts have been developed and/or urban entitlements are being processed to the north, south, east and west of the project site. As a result of these approved and/or pending developments, the proposed cancellation will not result in discontinuous patterns of urban development.
5. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land by connecting existing urban development to the south and east with existing development to the north and west.

AG00994 – MIRA LOMA AGRICULTURAL PRESERVE NO. 10, MAP NO. 134

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation District	Assessor
1. That the cancellation is for land on which a notice of nonrenewal has been served.	TRUE	TRUE	TRUE		TRUE
2. The cancellation is not likely to result in the removal of adjacent lands from agriculture	TRUE	TRUE	TRUE		TRUE
3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.	TRUE	TRUE	TRUE		TRUE
4. The cancellation will not result in discontinuous patterns of urban development.	TRUE	TRUE	TRUE		TRUE
5. A. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, B. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.	FALSE TRUE	B. TRUE	B. TRUE		B. TRUE

Use True (Agree) or False (Do Not Agree) to answer each statement.

**AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No. Mesa Loma Agricultural Preserve No. 10 Map No. 994
Applicant's Name: Bircher Developments, LLC Date Received 1-03-08
Address: 18201 Van Karman, Ste. 1170, Irvine, CA 92612 Supv. Dist. Second

1. Planning Department

A. Type of Application: _____ Establish _____ Enlarge
_____ Disestablish X Diminish

B. Acreage: -33.5 acres

C. Cities within 1 mile: Chino and Ontario

D. Existing Zoning: Heavy Agriculture - 10 acre minimum lot size (A-2-10)

E. Existing Land Use: Agriculture - Fallow

F. General Plan Land Use: Light Industrial - Community Development (LI-CD)

G. General Location: Northerly of 65th Street, southerly of the San Bernardino/Riverside County line, east of and adjacent to the Cucamonga Creek Flood Control Channel and west of and adjacent to Archibald Avenue in the Eastvale area of western Riverside County.

2. Agricultural Commissioner

A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County wide values):
Not currently used for commercial agriculture.

B. Number and type of livestock: None.

3. Cooperative Extension

A. Suitable commercial agricultural uses: Dairy/agriculture.

B. Availability of irrigation water: Not an issue.

C. Nuisance effects: If the parcels were used for dairy, nuisance effects would be odors. If used for crop production, nuisance dust.

4. Natural Resource Conservation Service

A. Types of soils and soils capability classifications: None available yet.

B. Comparison of soil acreage (estimated):

_____ % Class I & II
_____ % Class III, IV, & VI
_____ % Class VII & VIII

C. Has a Soils Conservation Plan been prepared for this property? _____

D. Soils problems: _____

5. **Assessor**

A. Last annual assessed valuation: 2008 RV: \$41,653.00

B. Estimated annual assessed valuation: FBV: \$12,831,261.00

C. Estimated differential: \$12,789,608.00

D. Penalty fee (if applicable): \$960,500.00

E. Assessor's parcel numbers, acreage and owner's names:

APN 144-012-037-6 (00.13 ac) (A) 171.00 (B) 18,261.00 (C) 10,090.00 (D) 3,750.00

APN 144-012-038-7 (33.28 ac) (A) 41,402.00 (B) 12,813,000.00 (C) 12,771,510.00 (D) 956,750.00

HMI/BDI Riverside Archibald Avenue, LLC

18201 Von Karmen, Ste. 1175

Irvine, CA 92612

6. **County Counsel**

7. **Committee recommendation on application:** X Acceptable Not acceptable

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed cancellation of the land conservation contract on the subject site. The purpose of this evaluation was to determine if the proposed cancellation is consistent with the purpose of the Land Conservation Act of 1965. Based on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed cancellation is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed cancellation is consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed cancellation. A majority of CAPTAC members affirmed five of the five findings necessary to conclude that

the proposed cancellation is consistent with the Act (Natural Resource Conservation Service was not present). CAPTAC made the following findings:

- I. **The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245.** Two Williamson Act Contracts affect the subject parcels, which are located within Mira Loma Agricultural Preserve No. 10. The first contract was recorded on February 24, 1971 as Instrument No. 18235 and was entered into between the County of Riverside and Corporation of the President of the East Los Angeles Stake of the Church of Jesus Christ of Latter Day Saints, a corporation sole. Subsequently, a Notice of Non-Renewal was filed with the Planning Department on May 27, 2003, on a portion of the land affected by this contract (Assessor's Parcel No. 134-020-009, 134-020-028 and 134-020-031) and was recorded by the Riverside County Clerk and Recorder on August 8, 2003 as Instrument No. 2003-604286.

The second contract was recorded on February 26, 1971 as Instrument No. 19302 and was entered into between the County of Riverside and Maurice Weidman and Virginia E. Weidman. Subsequently, a corresponding Notice of Non-Renewal was filed with the Planning Department on October 2, 1986 for Assessor's Parcel No. 134-020-008 and was recorded by the Riverside County Clerk and Recorder on October 8, 1986 as Instrument No. 249137. As a result of these filings, a majority of CAPTAC members found the cancellation is for land on which a Notice of Non-Renewal has been served.

- II. **The cancellation is not likely to result in the removal of adjacent lands from agricultural use.** The Eastvale area of Riverside County is one of the most rapidly developing communities in the Inland Empire and is presently in the process of incorporating. Ninety-five percent of the properties located to the east, southeast, south and southwest of the subject parcels have existing urban development and/or entitlements and those that do not are currently processing land use applications for urban uses through the County. This transition of agricultural land to residential, as well as industrial and commercial uses, is not unique to Riverside County but is also occurring in San Bernardino County in response to the increasing demand for affordable housing from built-out cities further to the west. Additionally, this area is central to three major transportation corridors making it a desirable location for warehouse/distribution facilities. Immediately to the north across the Riverside/San Bernardino County line in the City of Ontario is the New Model Colony encompassing approximately 8,200 acres and to the east, in the City of Chino, is The Preserve, both adopted Specific Plans that provide for long-term mixed use urban development on land which was formerly in agriculture. Continued urban development in this area will occur with or without the proposed cancellation and this cancellation, in and of itself, is not likely to result in the removal of adjacent lands from agricultural use. Based on this fact, a majority of CAPTAC members concluded that the cancellation would not result in the removal of adjacent lands from agricultural use.

- III. **The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.** The subject parcels are located in the Eastvale Area Plan (EAP) and are designated Light Industrial Community Development (LI-CD), which allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The alternative use proposed for the subject parcels is Parcel Map No. 35865 (PM35865), and Plot Plan No. 13219 (PP23219). PM35865 proposes to subdivide the property together with an adjacent uncontracted parcel into 14 industrial parcels and 4 lettered lots for internal roads and external road right-of-way. PP23219 proposes the development of 14 industrial buildings ranging between 12,638 square feet to 91,784 square feet for a total of 738,432 square feet and 1,188 parking spaces. Filed concurrently with these two applications is Change of Zone No. 7611 (CZ07611), which proposes to change the zoning on the subject site from Heavy Agriculture 10 acre minimum lot size to Industrial Park (IP). A majority of CAPTAC members found that the proposed cancellation is for an alternative land use which is consistent with the Riverside County General Plan and that upon adoption of CZ07611, the proposed alternative use will be consistent with the proposed zoning.
- IV. **The cancellation will not result in discontinuous patterns of urban development.** A majority of CAPTAC members found that the proposed cancellation will not result in discontinuous patterns of urban development. Urban entitlements have been approved and residential tracts developed to the north, south, east and west of the site. In view of these approved developments, the proposed cancellation will not result in discontinuous patterns of urban development.
- V. **There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land.** A majority of CAPTAC members found that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land. Development of the subject site will connect existing urban development immediately north, south, east and west of the site. Development of the contracted land will result in a more contiguous pattern of urban development.



ASSESSOR-COUNTY CLERK-RECORDER

Agricultural Division – Riverside District

6221 Box Springs Blvd

Riverside, CA 92507

PH (951) 486-6777 FAX: (951) 486-3944

LARRY W. WARD Assessor – Clerk – Recorder

To: Jeff Stone, CHAIRMAN, BOARD OF SUPERVISORS

From: **LARRY W. WARD**, ASSESSOR - CLERK - RECORDER

Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND (AG00994)
FOR: AGRICULTURAL PRESERVE MIRA LOMA NO 10, MAP NO 134
(AG00994 - MMI/BDI RIVERSIDE ARCHIBALD AVE LLC)

DATE: 05-19-2009

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283(a) and Title 18, California Administrative Code, Section 470, that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
144-010-037-6 (0.13 ACRES)	30,000	30,000	3,750.00
144-010-038-7 (33.28 ACRES)	7,654,000	7,654,000	956,750.00
TOTAL:	<u>7,684,000</u>	<u>7,684,000</u>	<u>960,500.00</u>

TOTAL CANCELLATION FEE [Per Section 51283 (a)]: \$960,500.00

TOTAL CURRENT MARKET VALUE: 7,684,000

Very truly yours,

LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: 05-19-2009

by James Harlow
JAMES HARLOW, Supervising Appraiser,
Riverside County Assessor



ASSESSOR-COUNTY CLERK-RECORDER

Agricultural Division – Riverside District

6221 Box Springs Blvd

Riverside, CA 92507

PH (951) 486-6777 FAX: (951) 486-5944

LARRY W. WARD Assessor – Clerk – Recorder

AG 00994 CAPTAC FINDINGS

5 ASSESSOR:

A-B	LAST ANNUAL ASSESSED VALUATION	EST ANNUAL ASSESSED VALUATION
(1) 144-010-037-6	'2008 RV: 171	2008 FBV: 18,261 (2006 FBV)
(2) 144-010-038-7	'2008 RV: 41,482	2008 FBV: 12,813,000 (2004 FBV)

C	EST DIFFERENTIAL
(1) 144-010-037-6	DIFF: 18,090
(2) 144-010-038-7	DIFF: 12,771,518

D	PENALTY FEE:	5/2009 MKT @ 230K / AC
(1) 144-010-037-6	\$ 3,750.00	
(2) 144-010-038-7	\$ 956,750.00	

E	APN'S	OWNER NAME	ACREAGE
(1) 114-010-037-6	MMI/BDI RIVERSIDE ARCHIBALD AVE LLC	0.13 ACRE	
(2) 114-010-038-7	MMI/BDI RIVERSIDE ARCHIBALD AVE LLC	33.28 ACRE	

MMI / BDI Riverside Archibald Ave LLC
18201 Von Karman, Suite 1170
Irvine CA 92612

**EXHIBIT A
MIRA LOMA AGRICULTURAL PRESERVE NO. 10
MAP NO. 994
(DIMINISHMENT)**

ASSESSOR'S PARCEL NO. 144-010-037-6:

That portion of the northeast quarter of Section 27, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of Riverside, State of California, also being a portion of Parcel "A" of that certain Grant Deed recorded July 13, 2007 as Document No. 2007-0458920, Official Records of said county and state, said portion described as follows:

COMMENCING at the southeast corner of Parcel 2 of Record of Survey filed in Book 34, page 81 of Records of Survey, Records of Riverside County, California;

Thence North 00° 15' 00" West along the easterly line of said Parcel 2, said easterly line also being the westerly right-of-way line of Archibald Avenue (60.00 feet wide) as shown on said Record of Survey, a distance of 1334.04 feet to a point of intersection with a line parallel with and distant northwesterly 7.50 feet, measured at a right angle, from the centerline of a 120.00 foot wide easement to Southern California Edison as described in document recorded January 25, 1952 in Book 1336, page 397, Official Records of said county and state, said point being the, said point also being the southeasterly corner of said Parcel "A";

Thence South 69° 11' 38" West along said parallel line and along the southeasterly line of said Parcel "A", a distance of 1149.02 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 69° 11' 38" West along said parallel line, a distance of 185.45 feet to the southwesterly corner of said Parcel "A";

Thence North 00° 15' 00" West along the westerly line of said Parcel "A" a distance of 65.11 feet to a point thereon;

Thence North 89° 45' 00" East, a distance of 173.64 feet to the TRUE POINT OF BEGINNING.

Containing 5653 square feet, more or less.

ASSESSOR'S PARCEL NO. 144-010-038-7:

That portion of the northeast quarter of Section 27, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of Riverside, State of California, as shown on a Record of Survey filed in Book 34, page 81 of Records of Survey in the Office of the County Recorder of said county, also being a portion of Parcel "B" of that certain Grant Deed recorded July 13, 2007 as Document No. 2007-0458920, Official Records of said county and state, said portion described as follows:

COMMENCING at the southeast corner of Parcel 2 as shown on said Record of Survey;

Thence along the easterly line of said Parcel 2, also being the westerly right-of-way line of Archibald Avenue, 60.00 feet wide, as shown on said Record of Survey, North 00° 15' 00" West, 1334.04 feet to a point of intersection with a line parallel with and 7.50 feet northwesterly of the centerline of a 120.00 foot wide easement to Southern California Edison as described in Document recorded January 25, 1952 in Book 1336, page 397, Official Records of said county;

Thence along said parallel line South 69° 11' 38" West, 1334.47 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said parallel line South 69° 11' 38" West, 1329.70 feet to a point on the westerly line of said Parcel 2, said westerly line also being a 8900.00 foot radius, non-tangent curve, concave easterly, a radial line to said point bears North 89° 01' 01" West;

Thence northerly along said curve through a central angle of 09° 15' 42" an arc distance of 1438.64 feet to the northwest corner of Parcel 3 as shown on said Record of Survey;

Thence along the northerly line of said Parcel 3 North 89° 45' 30" East, 2347.72 feet to the northeast corner of said Parcel 3;

Thence along the easterly line of said Parcel 3, also being the westerly right-of-way line of Archibald Avenue as shown on said Record of Survey South 00° 15' 00" East, 30.00 feet to a line parallel with and 30.00 feet southerly of said northerly line of Parcel 3;

Thence along said parallel line South 89° 45' 30" West, 1249.50 feet;

Thence South 00° 15' 00" East, 932.50 feet to the TRUE POINT OF BEGINNING.

Containing 33.28 Acres, more or less.

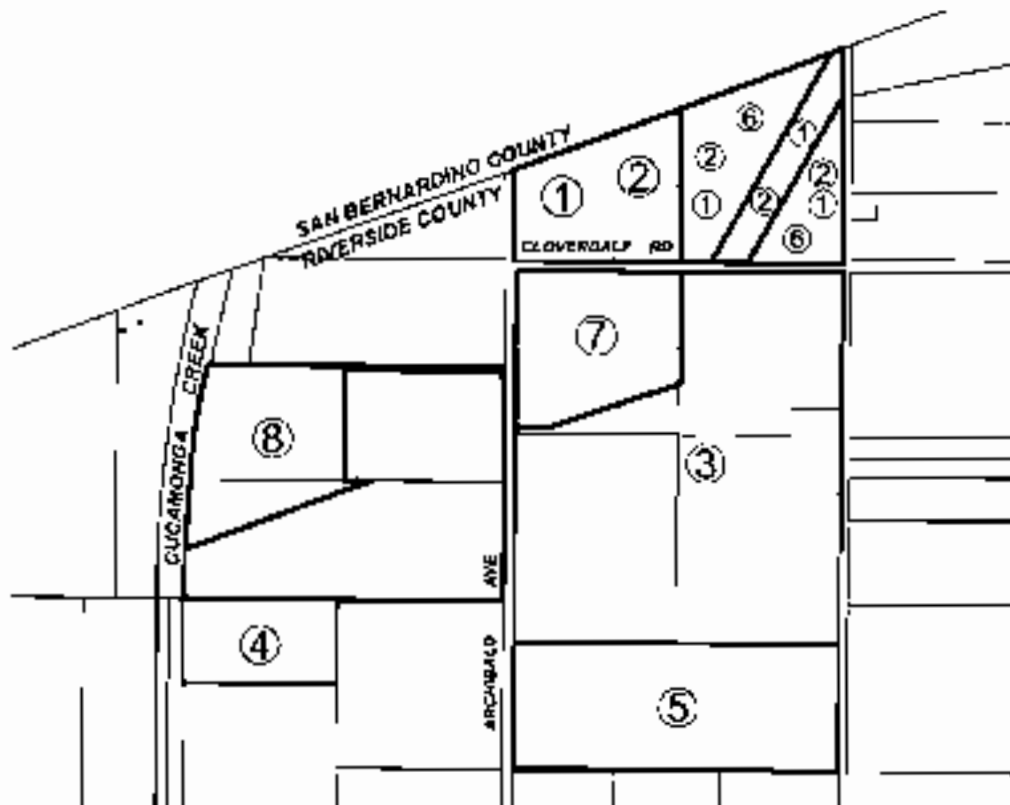
Assessor Parcel No.	Acres (net)	Owners
144-010-037-6	00.13	MMI/BDI Riverside Archibald Avenue, LLC
144-010-038-7	33.28	MMI/BDI Riverside Archibald Avenue, LLC
TOTAL	33.41	

MAP NO. 134 MIRA LOMA AGRICULTURAL PRESERVE NO. 10

994

AMENDED BY MAP NO. 464, 598, 820, 880, 922, 936, 980, 994

T. 7 S. R. 7 E. S. 8 B. 6 N.



AMENDMENTS:

NO. 1, (ENLARGEMENT), JANUARY 31, 1978 , MAP NO. 464
 NO. 2, (DIMINISHMENT), ABANDONED , MAP NO. 598
 NO. 3, (DIMINISHMENT), FEBRUARY 4, 2003, MAP NO. 820
 NO. 4, (DIMINISHMENT), OCTOBER 18, 2005, MAP NO. 880
 NO. 5, (DIMINISHMENT), FEBRUARY 28, 2006 , MAP NO. 922
 NO. 6, (DIMINISHMENT), , MAP NO. 936
 NO. 7, (DIMINISHMENT), APRIL 29, 2008 , MAP NO. 980
 NO. 8, (DIMINISHMENT), , MAP NO. 994

ADOPTED ON FEBRUARY 16, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.



**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.3: ENVIRONMENTAL IMPACT REPORT NO. 515 / CHANGE OF ZONE NO. 7611 / TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 – Intent to Certify Environmental Impact Report – Applicant: Birtcher Development, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue – 53.37 Gross Acres - Zoning: Heavy Agriculture - 10 acre minimum (A-2-10) – APN(s): 144-010-002, 144-010-033, 144-010-037, and 144-010-038. (Continued from 7/22/09). (Legislative)

II. PROJECT DESCRIPTION

The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed project per the California Environmental Quality Act (CEQA). The Change of Zone proposes to change the project site's zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Industrial Park (I-P). The Tentative Parcel Map is a Schedule "E" subdivision of 53.37 gross (48.77 net) acres into fourteen (14) industrial parcels and four (4) lettered lots for ingress/egress purposes. The Plot Plan proposes to develop fourteen (14) industrial buildings, "Birtcher Center at Corona Valley," with a total building area of 738,432 square feet including 266,461 square feet of landscaping area (16%), 1,188 parking spaces, and 78 loading docks on a 53.37 gross (48.77 net) acre site with a floor area ratio of 0.32 (Light Industrial requires a 0.25-0.60 Floor Area Ratio).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Christian Hinojosa, at 951-955-0972 or e-mail chinojos@rcplma.org.

The following spoke in favor of the subject proposal:

Alon Tuntland, Applicant, 18201 Von Karman Ave. #1170, Irvine, California 92612

Fred Marcher, Neighbor

The following spoke in a neutral position of the subject proposal:

Sonya Hooker, Applicant's Representative

The following spoke in opposition of the subject proposal:

Betty Anderson, Other Interested Party, 11378 Pena Way, Mira Loma, California 91752

Suzanne TenBrock, Other Interested Party, Corona, California 92880

Andrea Hove, Respondent, Corona, California 92880

Irene Long, Neighbor, 6871 Sweet Clover Ct., Corona, California 92880

The following did not wish to speak but donated time to Irene Long:

Kaye Hsu, Neighbor, 6878 Sweet Clover Ct., Corona, California 92880

IV. CONTROVERSIAL ISSUES

- 1) Truck Traffic/Truck Routes
- 2) Transportation Circulation/Concerns Relative to Public Safety
- 3) Air Quality
- 4) Land Use Incompatibility

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 8/19/09
AGENDA ITEM NO. 7.3 PAGE 2

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

TENTATIVE CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 515, based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7611** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35865**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23219**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SEE ADDENDUM STAFF REPORT FOR MODIFICATIONS

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rcctlma.org.

Agenda Item No.: 7.3
Area Map: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: August 19, 2009
Continued From: July 22, 2009

Environmental Impact Report No. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 515 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed project per the California Environmental Quality Act (CEQA).

Change of Zone No. 7611 proposes to change the project site's zoning classification from Heavy Agriculture – 10 acre minimum (A-2-10) to Industrial Park (I-P).

Tentative Parcel Map No. 35865 is a Schedule 'E' subdivision of 53.37 gross (48.77 net) acres into 14 industrial parcels and four (4) lettered lots for ingress/egress purposes.

Plot Plan No. 23219 proposes to develop fourteen (14) industrial buildings, "Birtcher Center at Corona Valley," with a total building area of 738,432 square feet including 266,461 square feet of landscaping area (16%), 1,188 parking spaces, and 78 loading docks on a 53.37 gross (48.77 net) acre site with a floor area ratio of 0.32 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue.

FURTHER PLANNING CONSIDERATIONS:

July 22, 2009

The project was continued from the July 22, 2009 Planning Commission hearing in order to allow the applicant additional time to present the project's design efforts, compliance with the County zoning ordinance, and the environmental impacts related to the project to the residences of the Community of Eastvale who attended the town hall meeting on July 28, 2009. The presentation provided the community a clear picture showing the benefits of the project. After hearing the concerns from the community, the Applicant agreed to reduce the number of loading docks by 20% (16 doors).

ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 515):

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

Agricultural Resources (cumulative impacts: direct) – Conversion of agriculture to urban uses is a cumulative adverse impact for which no project-specific mitigation is available.

ABR 8/17

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.

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 (Ex. #1):	Vacant Land and Dairy Operations
2. Surrounding Land Use (Ex. #1):	Vacant Land and Dairy Operations to the north, south and east, and the Cucamonga Creek to the west.
3. Existing Zoning (Ex. #3):	Heavy Agriculture – 10 acre minimum (A-2-10)
4. Surrounding Zoning (Ex. #3):	Heavy Agriculture – 10 acre minimum (A-2-10) to the north, south and west, and General Commercial (C-1/CP) and Manufacturing – Service Commercial (M-SG) to the east.
5. General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio)
6. Surrounding General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north and south, Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east, and Open Space: Water (OS: W) to the west.
7. Project Data:	Total Acreage: 53.37 Gross (48.77 Net) Floor Area Ratio: 0.32 Total Number of Buildings: 14 Total Building Area: 738,432 Square Feet Total Landscape Area: 266,461 Sq. Ft. (16%) Total Parking Spaces: 1,188 Total Loading Docks: 78 Total Proposed Lots: 14 Industrial / 4 Letter Proposed Schedule Subdivision: E
8. Environmental Concerns:	See attached EIR No. 515

RECOMMENDATIONS:

TENTATIVE CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 515, based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7611** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35865**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23219**, 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.
2. The proposed project is consistent with the proposed Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is consistent with the provisions of the 2008 Compatibility Land Use Plan for the Chino Airport.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
8. 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 Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts to Agricultural Resources, Air Quality, and Transportation and Traffic.
9. The following benefits of the Project against the unavoidable adverse environmental effects outweigh and render acceptable:

- B. The Project proposes to develop 53.37 gross acres of industrial development, consisting of several buildings totaling approximately 760,000 square feet, which would have the potential to foster economic growth in the surrounding environment. Business development is identified as a critical factor in improving air quality and reducing traffic congestion. Increasing employment opportunities within the County will allow residents to obtain jobs locally and reduce commute times. "The objective of the jobs-to-housing ratio concept is to reduce Vehicle Miles Traveled (VMT) by locating jobs and housing closer together," according to the Riverside County General Plan (page AQ-19). In this context, the Project assists the County in achieving its air quality goals by providing business and employment opportunities.
- C. The Project will attract new businesses that can provide jobs in Western Riverside County to assist in providing a better jobs/housing balance and reduce the need for the local workforce to commute to adjacent counties.
- D. The Project will promote the development of a variety of stable employment and business uses that provide a diversity of employment opportunities for those that live and work in the community.
- E. The Project provides public roadway improvements on and adjacent to the site to facilitate safe vehicular travel to, from, and within the site.
- F. The Project will offer the opportunity for a mix of businesses in proximity to transportation facilities and utilities, and along transit corridors.
- G. The Project will make monetary contributions to Riverside County's Transportation Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- H. The Project will make monetary contributions to the Western Riverside County MSHCP to assist in property acquisition and maintenance of habitat core and linkage areas.
- I. The Project will incorporate multiple design features to reduce operational energy consumption.

The following specific overriding economic, legal, social, technological, or other benefits, independent of the other benefits, outweigh the significant effects on the environment and render acceptable each and every one of those unavoidable adverse environmental effects:

- A. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project has the potential to foster economic growth in the surrounding environment. Development of the proposed Project is consistent with planned growth identified in the Riverside County General Plan and the Eastvale Area Plan and by the Southern California Association of Governments (SCAG). An extensive analysis of the balance of jobs and housing was conducted as part of the Housing Element of the County's General Plan. Because the proposed Project is generally consistent with the General Plan Land Use Plan and the land use designations assigned to the property by the Eastvale Area Plan, implementation of the proposed Project will be consistent with growth

forecasts and will not create an imbalance between jobs and housing within the Project vicinity. The property primarily consists of a vacant former dairy and vacant undeveloped land previously for the production of agricultural crops. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Eastvale Area Plan.

- B. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation of the Project site through the creation of a well-designed light industrial business park in proximity to existing and future supporting office and commercial uses. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible if the property were developed in accordance with the existing agricultural zoning, which includes Heavy Agriculture - 10 acre minimum (A-2-10).
- C. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the objectives and development goals of the County's General Plan for the Project site and surrounding area. The Planning Commission has determined and finds that: the site is designated as Light Industrial (L/I) within the Eastvale Area Plan; the designation for the Project site was adopted as part of the Riverside County Integrated Project ("RCIP"); the process of adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive review and input from multiple agencies within the County, multiple regional governmental agencies, and the public; and that the subject property's historic use, which is agricultural, is not consistent or compatible with the General Plan's land use designation, objectives and development goals for the Project site.
- D. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct light industrial business park community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the agricultural resources, air quality, and transportation and traffic impacts.
- E. The agricultural resources, air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will provide traffic mitigation measures to address Project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections. Additionally, the Project will provide funding for various elements of regional infrastructure through TUMF and R&BBD fee programs. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's contribution to the traffic and circulation improvements of the community than to forego the Project out of regard for the agricultural resources, air quality, noise, and transportation and traffic impacts.

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 south, Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east, and Open Space: Water (OS: W) to the west.
4. The current zoning for the subject site is Heavy Agriculture – 10 acre minimum (A-2-10).
5. The proposed zoning for the subject site is Industrial Park (I-P).
6. The proposed use, planned industrial park, is a permitted use, subject to approval of a plot plan in the Industrial Park (I-P) zone.
7. The proposed use, planned industrial park, is consistent with the development standards set forth in the Industrial Park (I-P) zone.
8. The project site is surrounded by properties which are zoned Heavy Agriculture – 10 acre minimum (A-2-10) to the north, south and west, and General Commercial (C-1/CP) and Manufacturing–Service Commercial (M-SC) to the east.
9. Within the vicinity of the proposed project there is Vacant Land and Dairy Operations to the north, south and east, and the Cucamonga Creek to the west.
10. The improvements proposed for the subdivision are consistent with the Schedule E map requirements of Ordinance No. 460.
11. The project site is located within the Mira Loma Agriculture Preserve No. 10. The Board of Supervisors will have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 994, adopting a resolution diminishing the subject property from the boundaries of said agricultural preserve prior to issuance of a grading permit.
12. The project site is located within the boundaries of the Chino Airport Influence Area Zones C and D. On December 11, 2008, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be consistent with the 2008 Chino Airport Land Use Compatibility Plan.
13. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

14. Environmental Impact Report No. 515 identified the following potentially significant impacts:

- a. Agriculture Resources
- b. Air Quality
- c. Biological Resources
- d. Cultural Resources
- e. Geology/Soils
- f. Hazards & Hazardous Materials
- g. Noise
- h. Transportation/Traffic

Those listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Agricultural Resources, Air Quality, 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 EIR00515.

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. A Redevelopment Area;
- e. A Policy Area;
- f. A High Fire area;
- g. A County Fault Zone;
- h. A WRCMSHCP Criteria Cell;
- 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 Eastvale Area Plan;
- b. An MSHCP Fee Area (Ordinance No. 810);
- c. A Development Impact Fee Area (Ordinance No. 659);
- d. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
- e. The Jurupa Community Service District;
- f. The Mira Loma Agriculture Preserve No. 10;
- g. The Chino Airport Influence Area Zones C and D;
- h. A High Paleontological Potential (High B);
- i. An Area Very High Liquefaction Potential;
- j. An Area Susceptible to Subsidence; and,

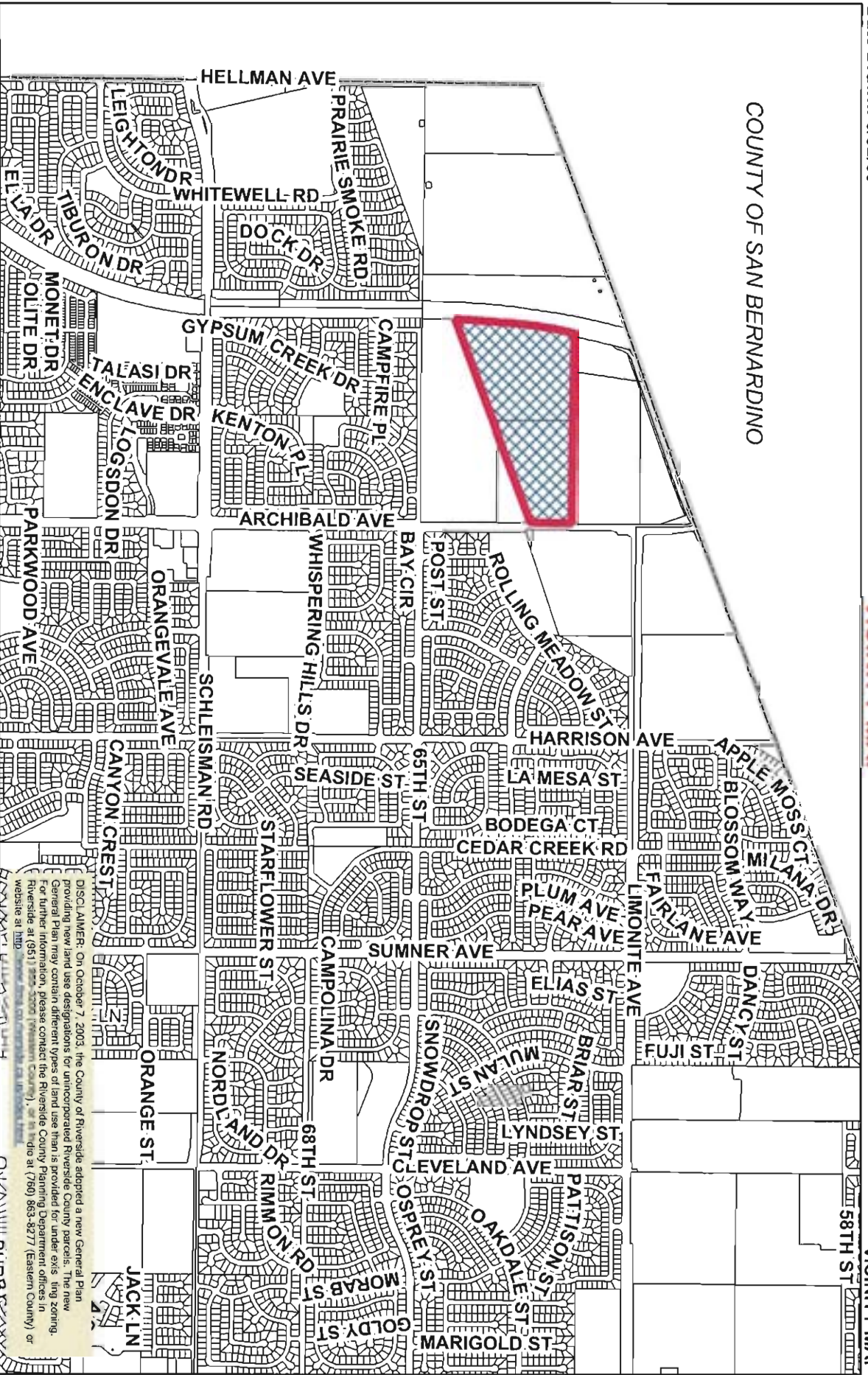
- k. The boundaries of the Corona-Norco Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 144-010-002, 144-010-033, 144-010-037, and 144-010-038.
- 5. This project was filed with the Planning Department on 12/14/2007.
- 6. This project was reviewed by the Land Development Committee 3 times on the following dates 2/28/2008, 10/16/2008 and 2/19/2009.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$115,000.00.

Supervisor Tavaglione
District 2
Date Drawn: 6/02/09

CZ07611 PM35865 PP23219

VICINITY MAP

Planner: Christian Hinojosa
Date: 7/22/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



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 indicated for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Riverside County), or at (760) 865-9277 (Eastern County) or website at <http://www.riversidecounty.net/planning>.

Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. SBD 682 J6

Supervisor: Tavaglione
District: 2
Date Drawn: 6/02/09

CZ07611 PM35865 PP23219

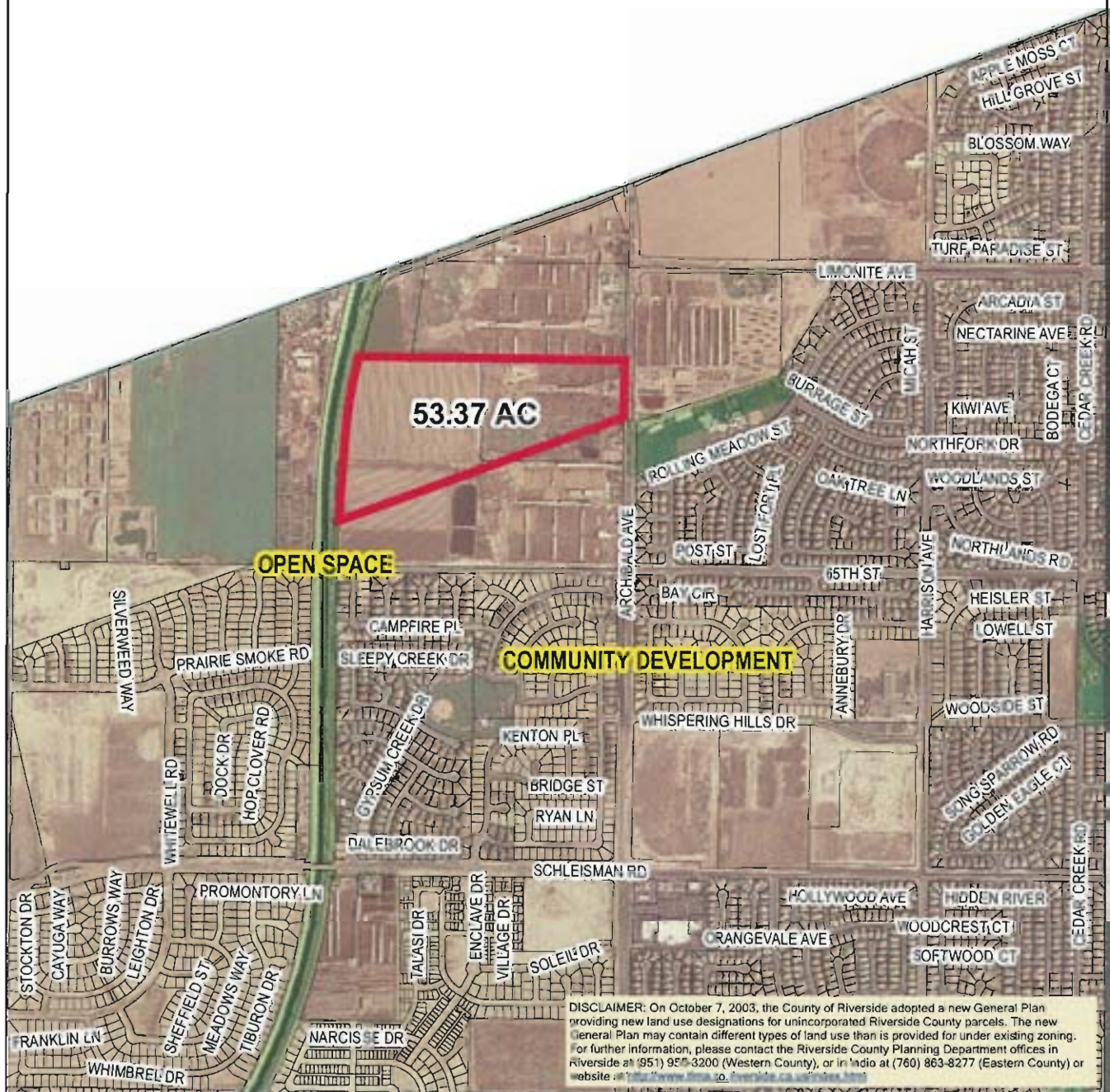
Planner: Christian Hinojos

Date: 7/22/09

DEVELOPMENT OPPORTUNITY

Exhibit Overview

COUNTY OF SAN BERNARDINO



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



0 550 1,100 2,200 3,300 4,400
Feet

Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. SBD 682 J6

Supervisor: Tavaglione
District: 2
Date Drawn: 6/02/09

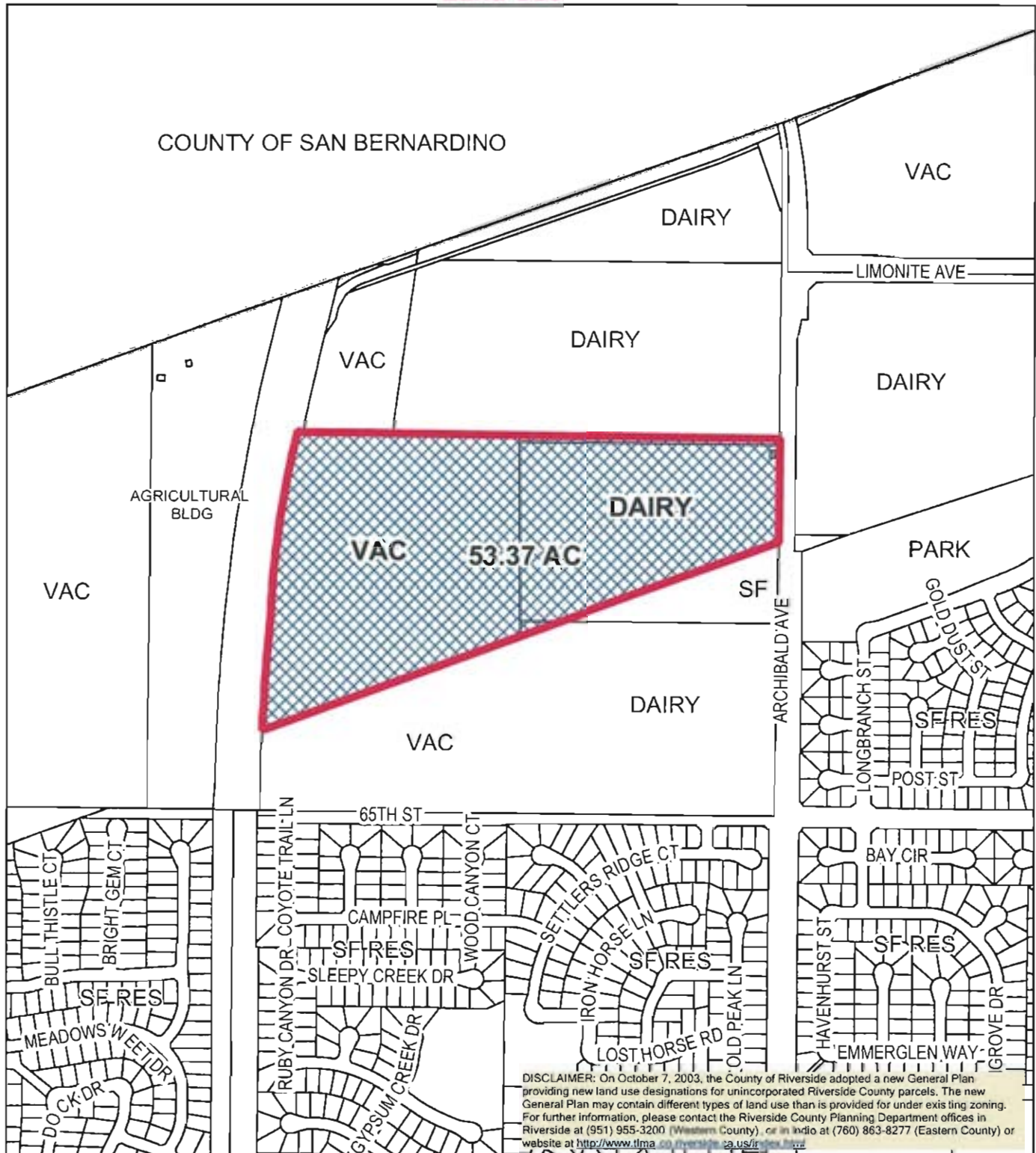
CZ07611 PM35865 PP23219

Planner: Christian Hinojos

Date: 7/22/09

Land Use

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. SBD 682 J6



Supervisor: Tavaglione
District: 2
Date Drawn: 6/02/09

CZ07611 PM35865 PP23219

Planner: Christian Hinojos

Date: 7/22/09

Exhibit 3

PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



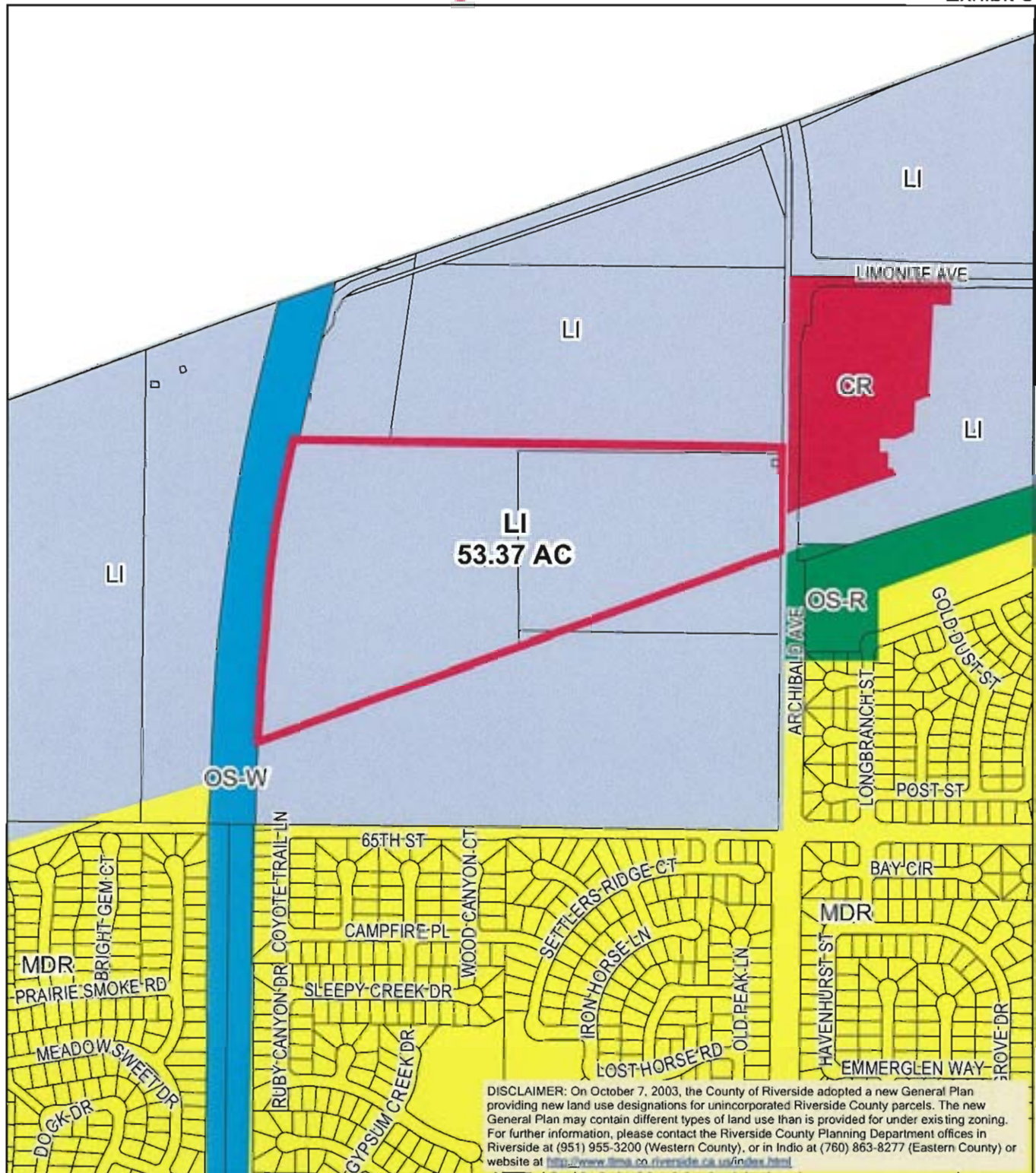
Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. SBD 682 J6

Supervisor: Tavaglione
District: 2
Date Drawn: 6/02/09

CZ07611 PM35865 PP23219

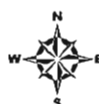
Existing General Plan

Planner: Christian Hinojos
Date: 7/22/09
Exhibit 5



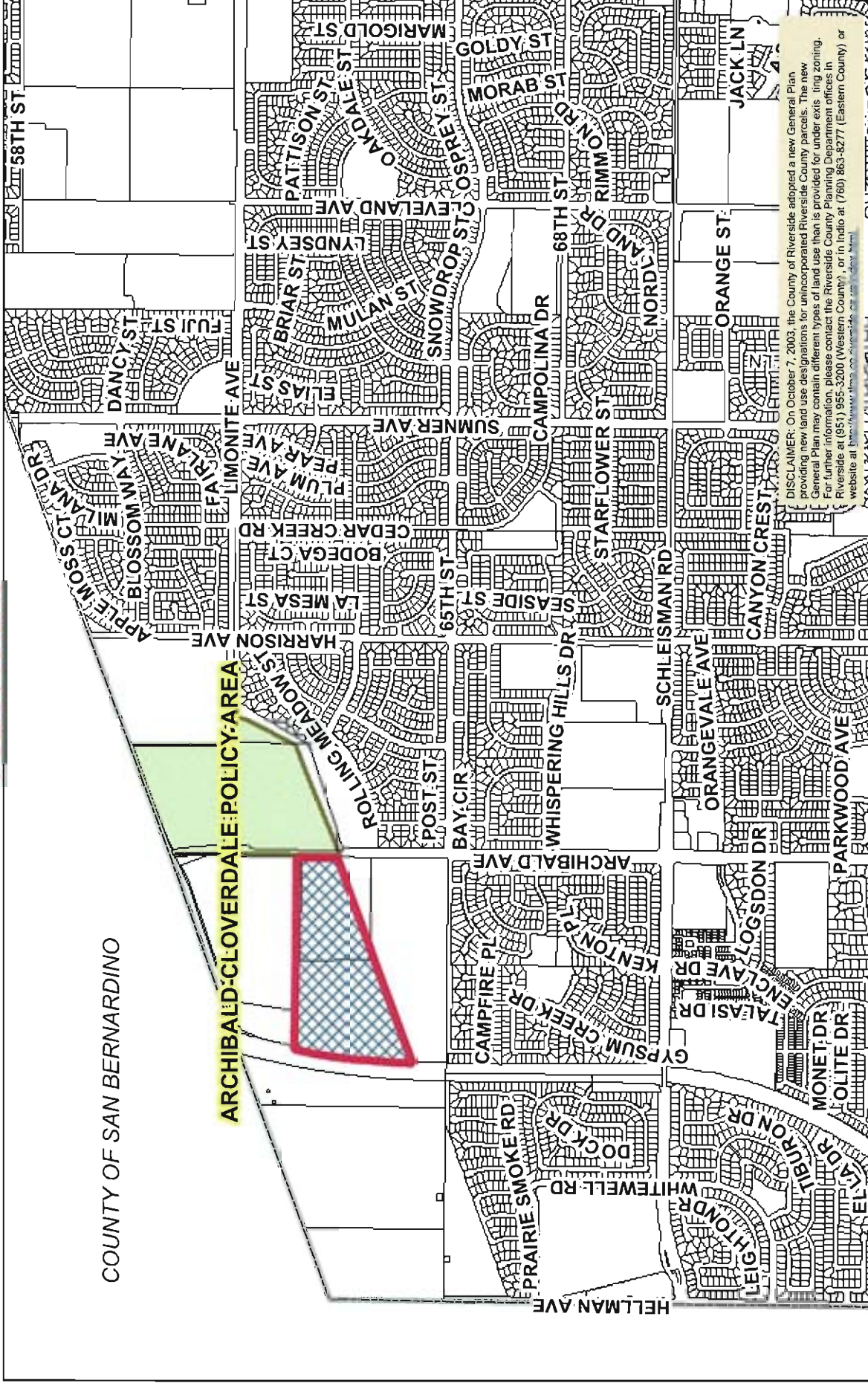
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 27



Assessors
Bk. Pg. 144-01
Thomas
Bros. Pg. SBD 682 J6

POLICY AREAS

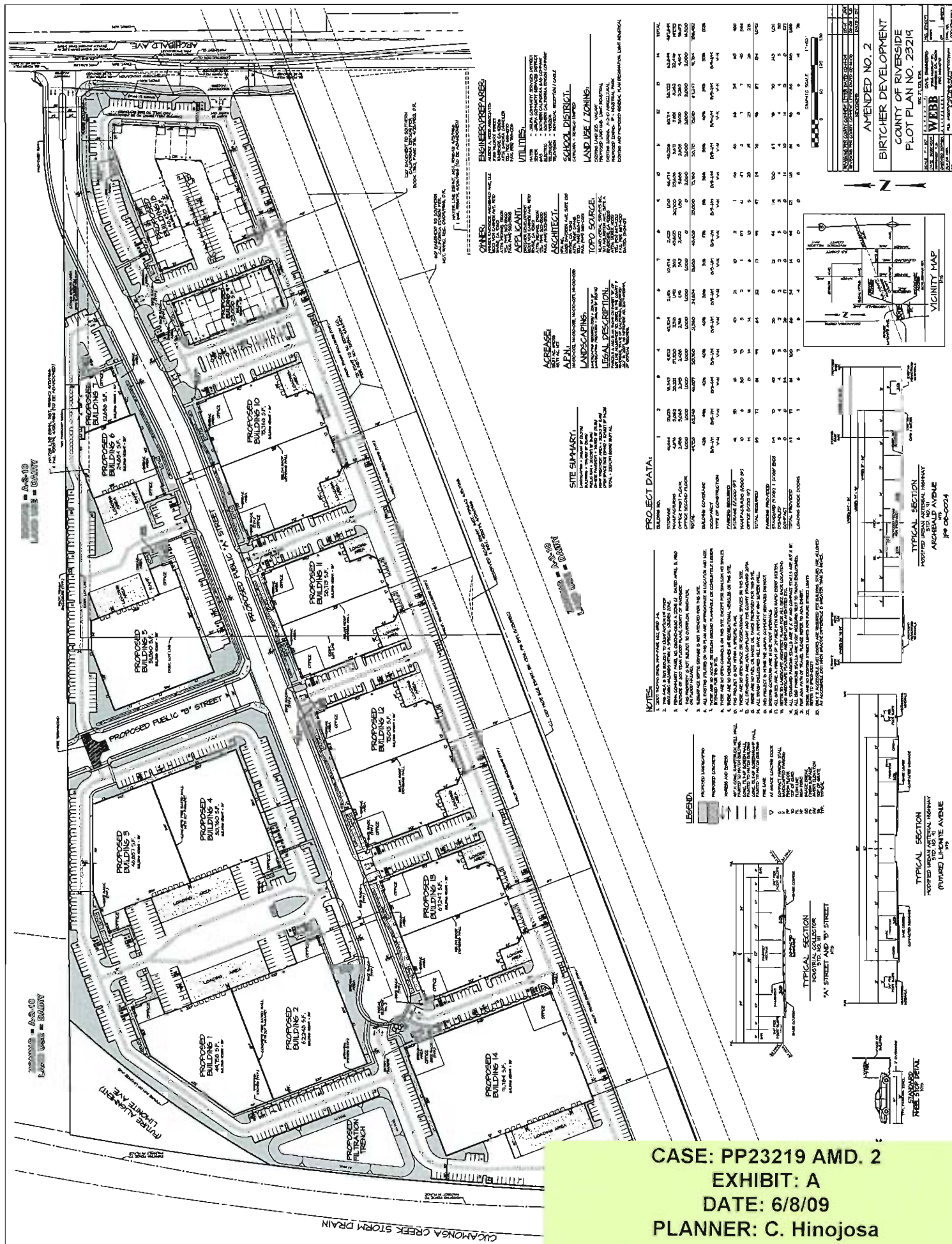


RIVERSIDE COUNTY PLANNING DEPARTMENT

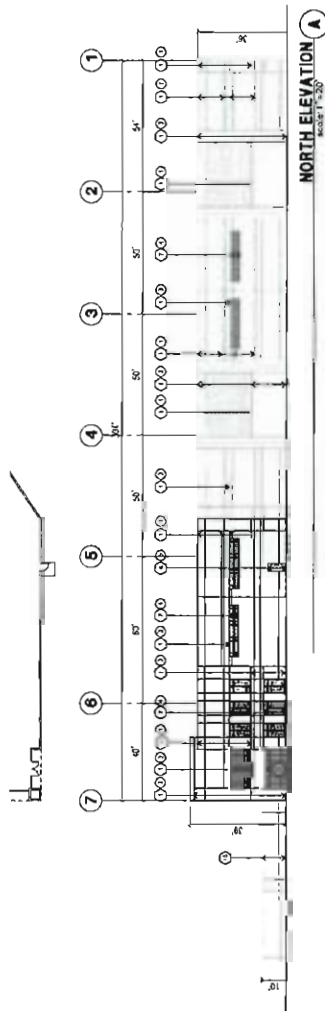
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Township/Range: T2SR7W
Section: 27

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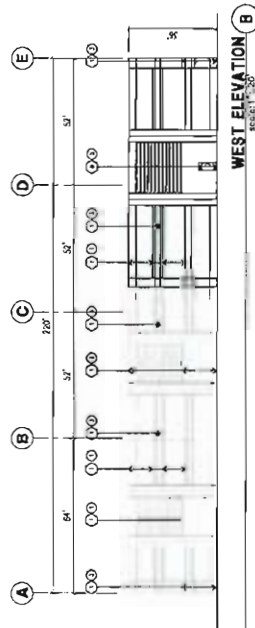




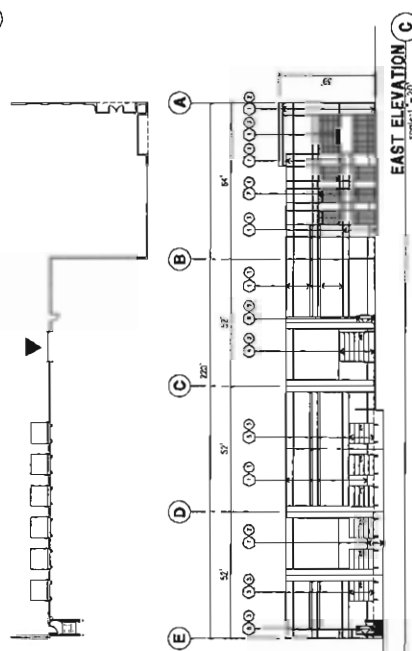
CASE: PP23219 AMD. 2
EXHIBIT: A
DATE: 6/8/09
PLANNER: C. Hinojosa



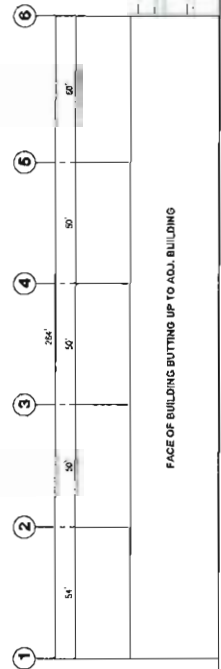
NORTH ELEVATION A



WEST ELEVATION B



EAST ELEVATION C



SOUTH ELEVATION D

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT 1 INCH DOORS. JAMES NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE PLAT UNLESS NOTED OTHERWISE.
- TOP - TOP OF PARAPET - ELEVATION.
- PA - PINK-PAINT ELEVATION.
- RENDERING CONSTRUCTION OVER WITH PLASTER AND ANTELOPE SHALL BE COATED TO 2000 TO 2500 SQUARE FEET. CONTRACTOR SHALL BUILT UP COATED FLOOR TO METALIZATION. CONTRACTOR SHALL PAINT ONE CONCRETE PANEL IN SELECTED COLORED CONCRETE. CONTRACTOR SHALL APPROVE FROM TO PAINTING SCHEDULE OF BUILDING.
- ALL DOORWAYS SHALL BE CONSIDERED.

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL. PAINTING: SEE 2' DRAWING.
- PANEL JOINT. SEE 2' DRAWING.
- 7' DECORATIVE RIVET.
- 2' X 4' METAL DOOR THROUGH DOOR.
- 8' X 10' METAL DOOR. DOOR SEE DOOR SCHEDULE.
- DOOR SCHEDULE.
- ALUMINUM STORMDOOR. REMOVED AT ALL DOORS. EXISTING ALUMINUM TO DOORS AND BLINDS W/ BOTTOMS LESS THAN 10' FROM GROUND. SEE DOOR SCHEDULE.
- 7' X 7' STORM DOOR. METAL DOORS. SEE DOOR SCHEDULE.
- CANOPY.
- 7' X 10' CONCRETE DOORWAY. WITH DETAILS AND PAINTING TO MATCH BUILDING.
- LOCATION OF ACCESSORY TRAILER INCLINER.

COLOR SCHEDULE - ELEVATIONS

- CONCRETE TILT-UP PANEL. PAINT BRAND, FINISH, EXISTING STORM DOOR.
- CONCRETE TILT-UP PANEL. PAINT BRAND, FINISH, EXISTING STORM DOOR.
- CONCRETE TILT-UP PANEL. PAINT BRAND, FINISH, EXISTING STORM DOOR.
- STORMDOOR GLAZING. COLOR. BLUE REFLECTIVE GLAZING.
- VERTICAL FT OVERHEAD DOORS. PAINT BRAND, FINISH, EXISTING STORM DOOR.
- EXTERIOR DOORS. COLOR. CLEAR GLASS.

A3-1

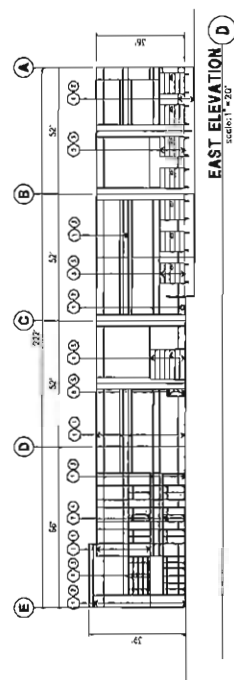
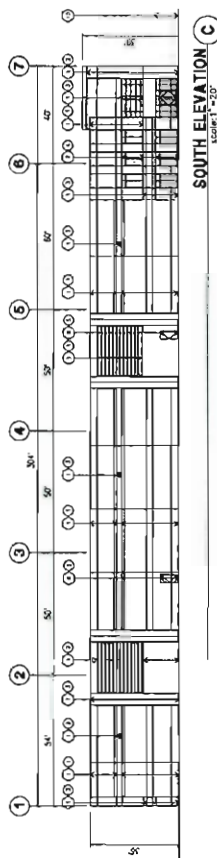
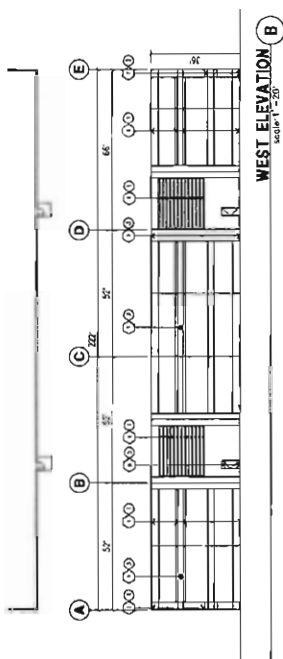
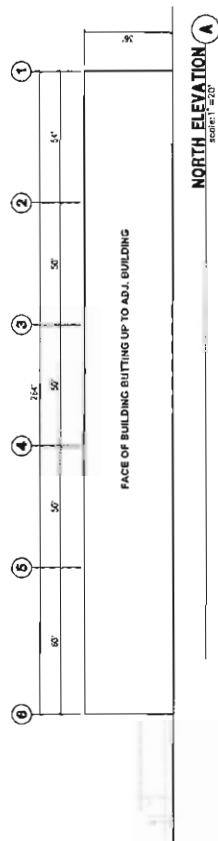


BUILDING 1 - ELEVATION
BIRTCHEER CENTER AT CORONA VALLEY

PP 23219

HPA, Inc.

CASE: PP23219 AMD. 2
EXHIBIT: B (SHEETS 1-14)
DATE: 6/8/09
PLANNER: C. Hinojosa



GENERAL NOTES - ELEVATIONS

- K. PAINT COLOR CHANGES TO OCCUR AT MOIST EXPOSURE UNLESS NOTED OTHERWISE.
- L. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- M. 1.0" ± TOP OF FINISHER - ELEVATION.
- N. 1.0" ± FINISHER'S ELEVATION.
- O. PREPARED CONCRETE SLABS WITH ALL DIMENSIONS AND JOINTS SHALL BE DESIGNED TO RESIST 100% EXPOSURE TO INSTANTANEOUS CONTRACTION OF SLAB SUBMIT 10-0 DRAWINGS PRIOR TO INSTALLATION.
- P. CONTRACTOR SHALL PAINT ONE CONCRETE PANEL WITH SELECTED COLOR, AND FINISH AND PATCH SHALL APPROVE PRIOR TO PAINTING REMAINDER OF SLABING.
- ALL CONCRETE SHALL BE FORMCURET.

KEYNOTES - ELEVATIONS

- [illegible]

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PANT BRAND	FRATZLE QUALITY78 STUDY PLAN
2	CONCRETE TILT-UP PANEL	PANT BRAND	FRATZLE QUALITY78 OVERLAP
3	CONCRETE TILT-UP PANEL	PANT BRAND	FRATZLE QUALITY78 ASLON
4	STOPSIDE QUALITY	COLOR	RUFFI REFLECTIVE QUALITY
5	VERTICAL TILT OVERHEAD DOORS	PANT BRAND	FRATZLE QUALITY78 STUDY PLAN
6	VERTICAL TILT OVERHEAD DOORS	COLOR	FRATZLE QUALITY78
7	VERTICAL TILT OVERHEAD DOORS	COLOR	FRATZLE QUALITY78

A3-2



BUILDING 2 - ELEVATION

AUGUST 8, 2008
 Q3 - 4340

HPA, Inc.

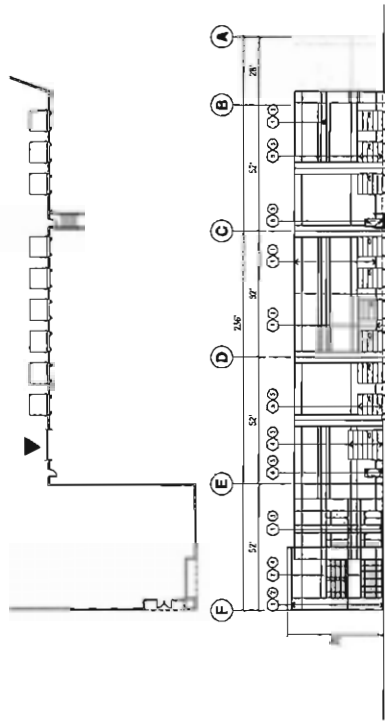
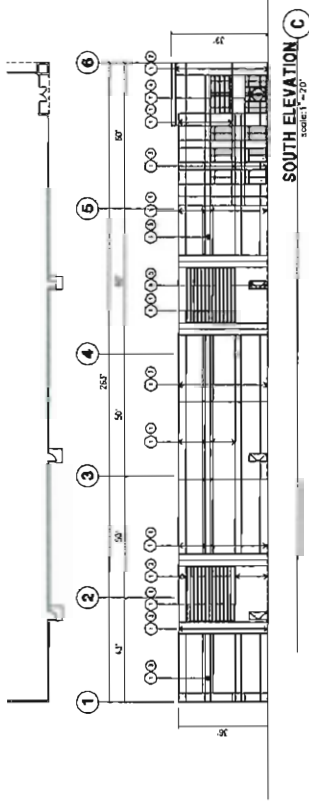
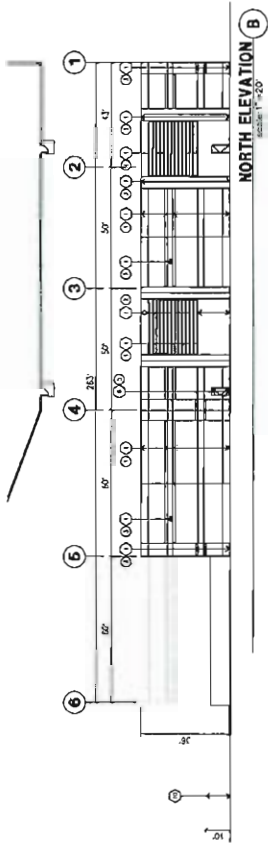
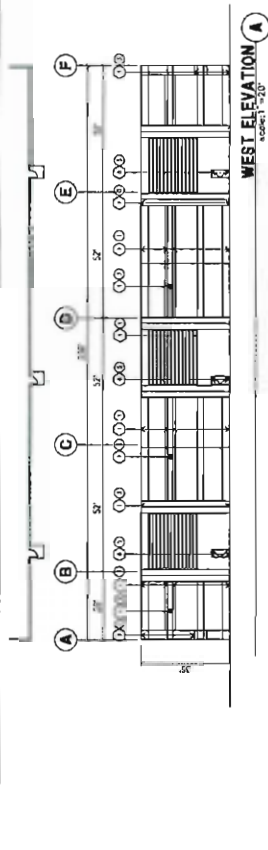
0479 003-0790

REVISION:
1.00 ADDITIONAL SUBMITTAL

PP 23219

L

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GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO DOOR AT FLOOR CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT PHASES ARE TO BE PAINT UNLESS NOTED OTHERWISE.
- TOP - TOP OF PARAPET - ELEVATION.
- FIN - FINISH FLOOR ELEVATION.
- WOODWORK CONSTRUCTION GLASS METAL ATTACHMENTS AND LATHES SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE TO WINDS. CORNERS FOR SMALL CORNER JOINTS SHALL BE DESIGNED TO RESIST 100 MPH WINDS.
- CONCRETE SHALL BE PAINTED ONE COAT OF CONCRETE PAINT WITH SELECTED FINISHES OF COLOR.
- ALL DOWNSPOUTS SHALL BE CONCEALED.

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANELS PAINTED PER 3' DRAWINGS.
- PANEL JOINT, SEE 3' DRAWINGS.
- 7 DECORATIVE REVEAL.
- 6" X 16" METAL DRIVE THROUGH DOOR.
- 8' X 10' METAL DOOR DOOR, SEE DOOR SCHEDULE.
- DOOR BLANKET.
- ALUMINUM STEELWORK REMAINS WITH TIMBERED GLAZING AT ALL DOORS. DOORS SHALL BE PAINTED TO MATCH DOOR SCHEDULE.
- 3' X 7' EXTENDED HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
- CANOPY.
- 42" HIGH CONCRETE EXTERIOR WALL WITH REVEALS AND PAINTED TO MATCH BALANCE.
- LOCATION OF RECESSED TRASH ENCLOSURE.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PANT BRAND TINTS, DYNASTY STONY PLAIN
2	CONCRETE TILT-UP PANEL	PANT BRAND TINTS, DYNASTY STONY PLAIN
3	CONCRETE TILT-UP PANEL	PANT BRAND TINTS, DYNASTY STONY PLAIN
4	CONCRETE TILT-UP PANEL	PANT BRAND TINTS, DYNASTY STONY PLAIN
5	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
6	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
7	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
8	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
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10	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
11	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
12	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
13	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
14	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
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99	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING
100	WOODWORK GLAZING	BLUE REFLECTIVE GLAZING

A3-5

BIRCHER
Architectural & Engineering

BUILDING 5 - ELEVATION
BIRCHER CENTER AT CORONA VALLEY

HPA, Inc.
CORONA VALLEY

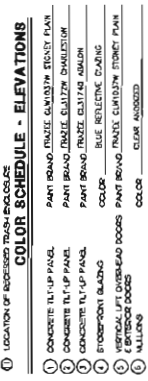
COUNTY OF
REVISION
11/20/2019
PP 23219

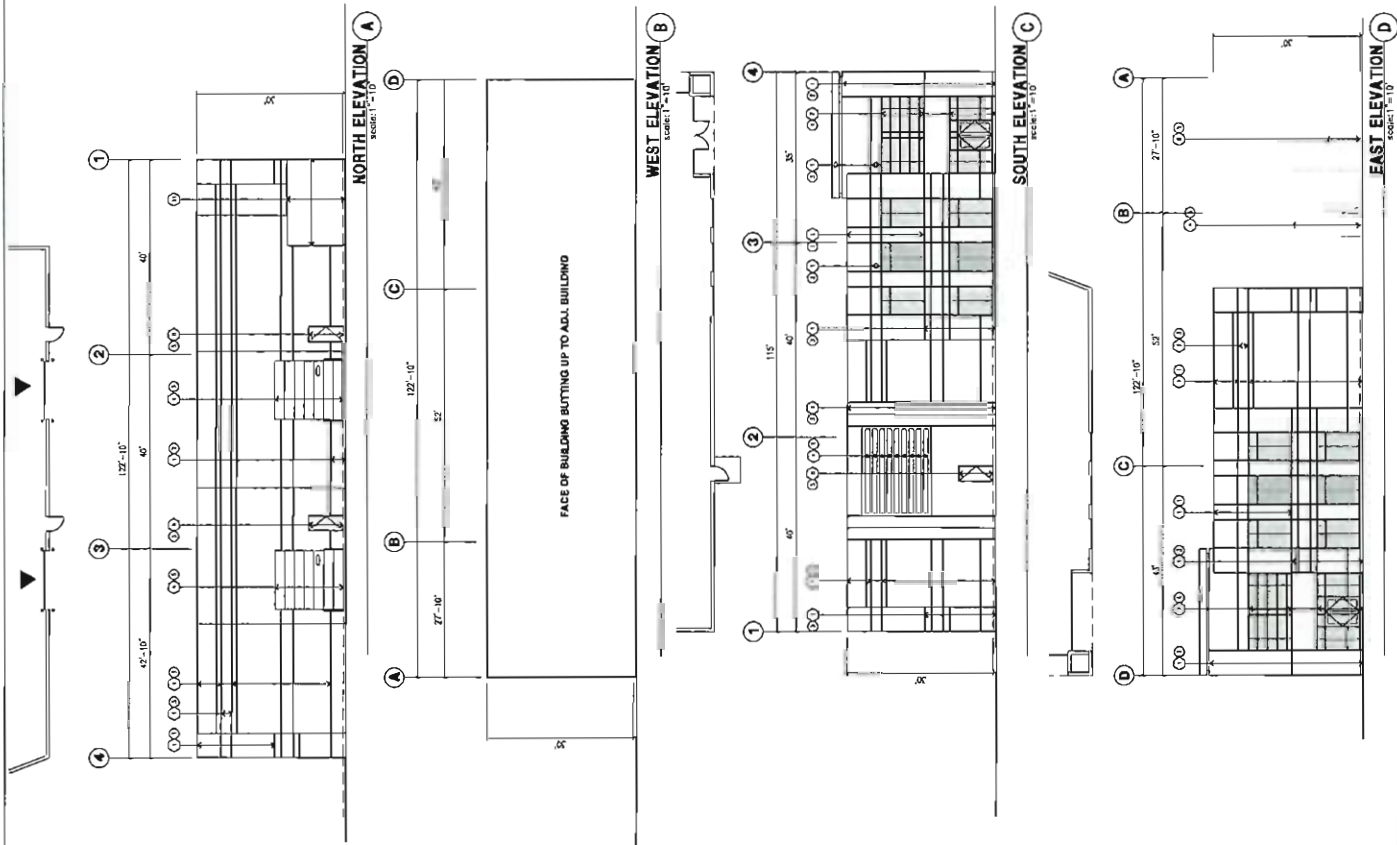
6000 WARDEN AVE - STE 400, CORONA, CA 92623
800-840-0000

AUGUST 1, 2018

200' x 100'

0' 0" 10' 20'





GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE DOORS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE PLANT UNLESS NOTED OTHERWISE.
- C. TOP - TOP OF FINISH - ELEVATION.
- D. PA - PRESH-PAINT ELEVATION.
- E. FINISHES TO BE COORDINATED WITH METAL FINISHES AND LITING. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
- F. CONTRACTOR SHALL PAINT PAINT ONE CONCRETE PANEL W/ SELECTED COLOR. CONTRACTOR SHALL APPROVE PRIOR TO PAINTING.
- G. ALL DIMENSIONS SHALL BE GENERAL.

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL, FINISH: SEE 1. COVERAGE.
2. PAINT, ONE TYPE 1. FINISHES.
3. DECORATIVE GRILL.
4. 7' X 11' METAL DOOR, SMOOTH DOOR.
5. 8' X 12' METAL DOOR, SEE DOOR SCHEDULE.
6. DOOR SLIPPER.
7. ALUMINUM STICKERS REMOVED BY TIMBERED GLAZING AT ALL DOORS. RESULTS ADJUSTED TO DOORS AND BUILDING W/ BOTTOMS LESS THAN 8" ABOVE FINISH FLOOR.
8. 3' X 7' EXTENDED HOLLOW METAL DOOR, SEE DOOR SCHEDULE.
9. GRANT.
10. 4" CONCRETE SCREW-IN WALL, SEE DETAILS AND PAINTED TO MATCH BUILDING.
11. LOCATION OF BUILDING.

COLOR SCHEDULE - ELEVATIONS

1. CONCRETE TILT-UP PANEL	PANT BRAND, LITEL, CEMENT, STREET, PLAN
2. CONCRETE TILT-UP PANEL	PANT BRAND, LITEL, CEMENT, STREET, PLAN
3. CONCRETE TILT-UP PANEL	PANT BRAND, LITEL, CEMENT, STREET, PLAN
4. STATIONARY GLAZING	BLUE, REFLECTIVE GLAZING
5. VERTICAL LIT OVERHEAD DOORS	PANT BRAND, LITEL, CEMENT, STREET, PLAN
6. EXTENDED DOORS	BLUE, REFLECTIVE GLAZING
7. ALUMINUM	BLUE, REFLECTIVE GLAZING

A3-7



BUILDING 7 - ELEVATION
 BIRTCHE CENTER AT CORONA VALLEY

HPA, INC.

PP 23219

REVISION

DATE: 11/10/2010

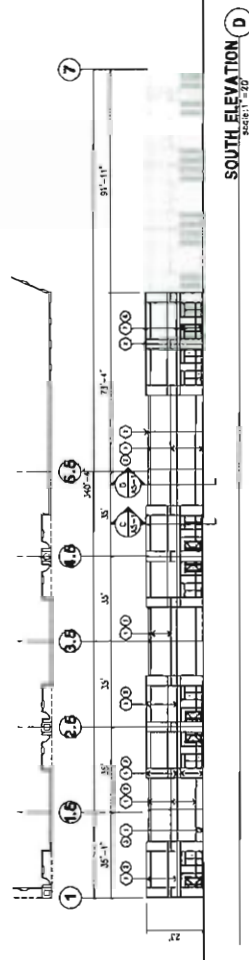
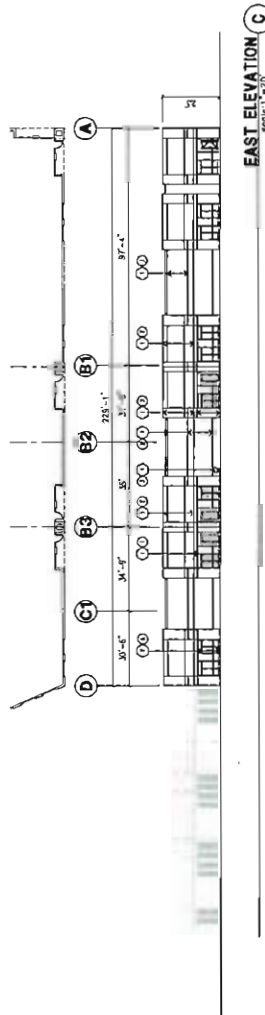
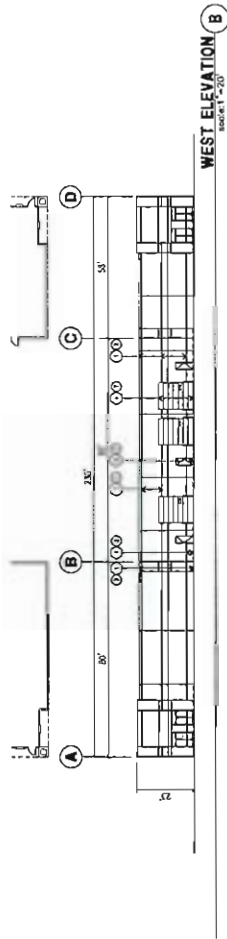
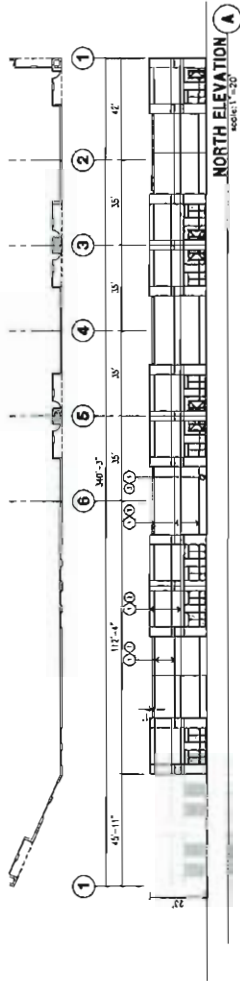
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PP 23219

REVISION

DATE: 11/10/2010

BY: [Signature]



GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT THESE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT PHASES ARE TO BE PLAT UNLESS NOTED OTHERWISE.
- TOP - TOP OF FINISH FLOOR - ELEVATION
- FIN - FINISH FLOOR ELEVATION
- CONTRACTOR SHALL VERIFY ALL MATERIALS, METALS, AND UNITS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE PROJECT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW TO THE ARCHITECT.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL IN SELECTED COLOR TO MATCH THE FINISH FLOOR SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- ALL CORNERS SHALL BE CONCEALED.

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL PAINTED PER T. GRAYWASH
- PANEL JOINT SEE T. GRAYWASH
- 7 COORDINATE REPAIRS
- IF 1/4" METAL DRIFT THROUGH DOOR
- 8 1/2" X 1/2" METAL DOOR DOOR SEE DOOR SCHEDULE
- DOOR SWAPPER
- ALUMINUM EXTRUSION FRAMEWORK WITH THERMOPLASTIC GLAZING AT ALL DOORS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE PROJECT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW TO THE ARCHITECT.
- 8 X 7 EXTENDED-HOLLOW METAL DOORS SEE DOOR SCHEDULE
- GLAZING

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PANT BRAND, TAMEL, CHWISTE, STICKY PLAN
2	CONCRETE TILT-UP PANEL	PANT BRAND, TAMEL, CHWISTE, STICKY PLAN
3	CONCRETE TILT-UP PANEL	PANT BRAND, TAMEL, CHWISTE, STICKY PLAN
4	NOT USED	
5	NOT USED	
6	TERMOPLASTIC GLAZING	COLORED GLAZING
7	TERMOPLASTIC GLAZING	PANT BRAND, TAMEL, CHWISTE, STICKY PLAN
8	EXTENDED DOORS	COLORED GLAZING
9	GLAZING	COLORED GLAZING

A3-8



BUILDING 8 - ELEVATION
BIRTCHEER CENTER AT CORONA VALLEY

REVISION 2.000

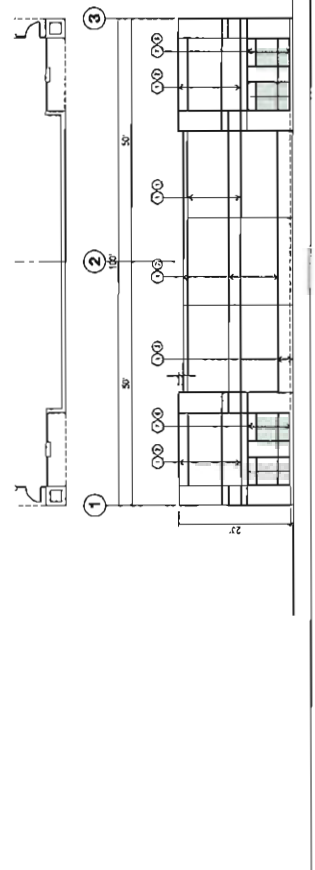
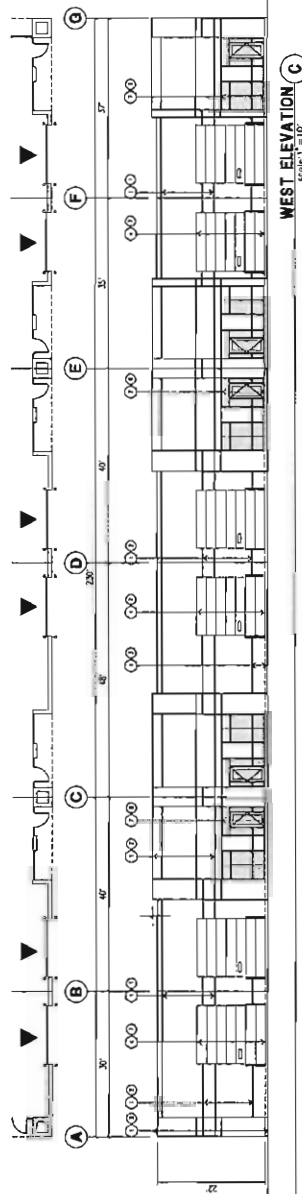
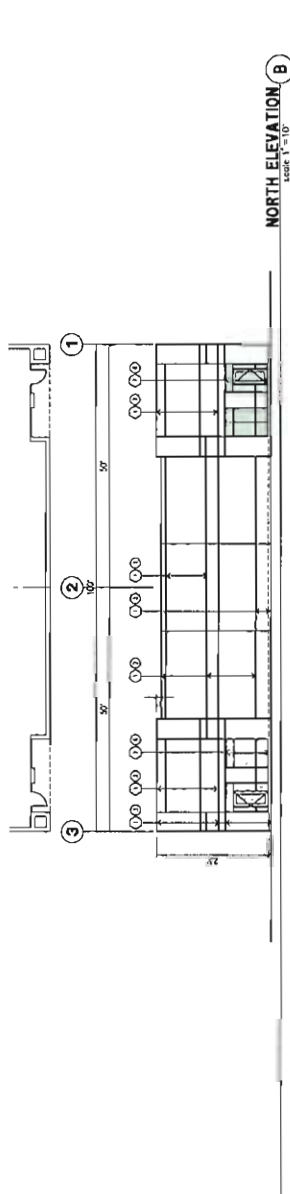
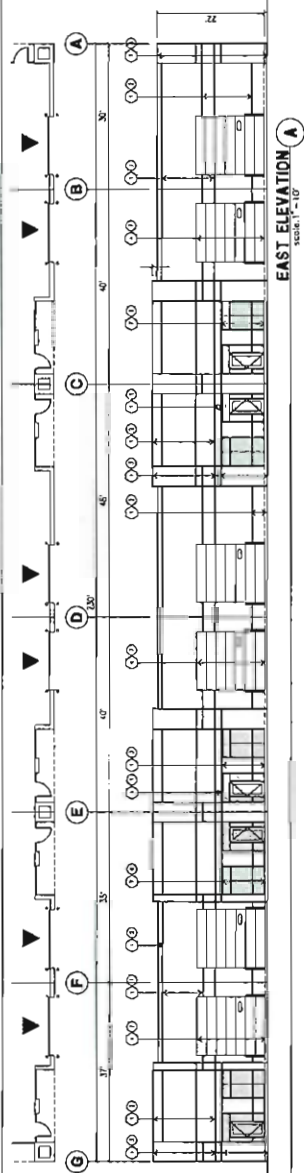
PP 23219

HPA, INC.

COUNTY OF SAN DIEGO
REVISION 2.000

5000 LAUREN AVE. - STEADY STATE, CA 92083





GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO COOLER AT HERE COULDN'T BE NOTED OTHERWISE.
- B. ALL PAINT COLOR CHANGES TO COOLER AT HERE COULDN'T BE NOTED OTHERWISE.
- C. TOP - TOP OF PARAPET - ELEVATION.
- D. FPA - FIRST FLOOR ELEVATION.
- E. INTERIOR CONSTRUCTION GLASS WITH ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST WIND UPLIFT. CONTRACTOR SHALL SUBMIT WIND DRAWINGS FOR TO INSPECTOR.
- F. CONTRACTOR SHALL PAINT ALL PAINT ONE COINTEGRATE PAINTS IN SELECTED COLORS. JOINTS, TRIM AND DOWNS SHALL APPROVE PRIOR TO PAINTING. EXEMPTED OF TELLING.
- G. ALL DOWNSPOUTS SHALL BE COLORED.

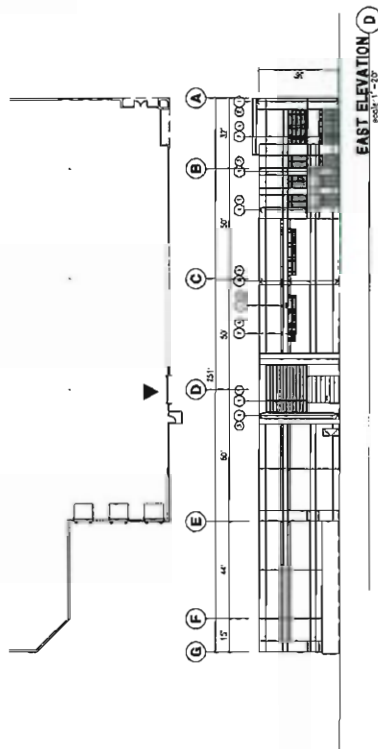
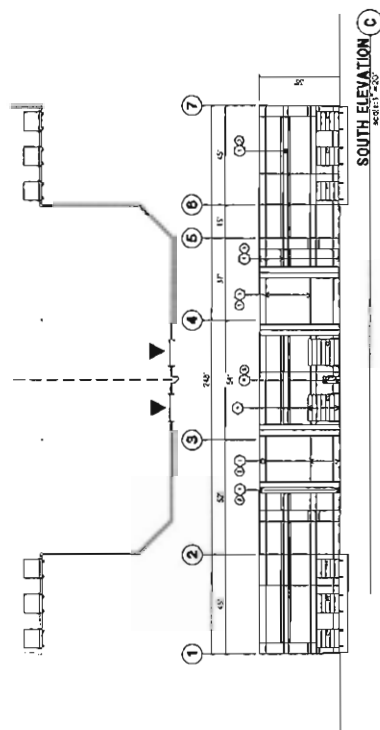
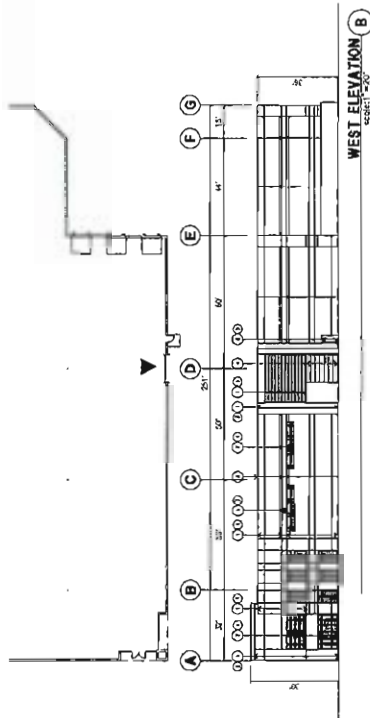
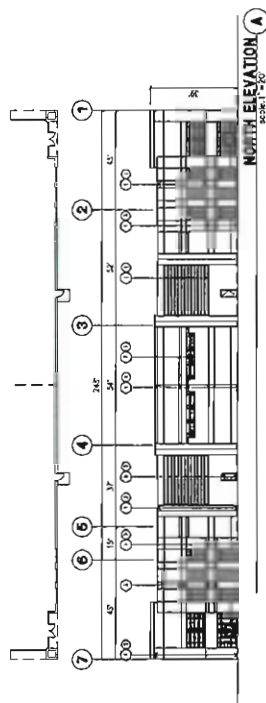
KEYNOTES - ELEVATIONS

- ① CONCRETE TYPED PLANK, PAINTED, NOT 5" DRAWING
- ② PAINT JOINT, SEE 5" DRAWINGS
- ③ 7' DECOACTIVE CRITICAL
- ④ 6" X 6" METAL, DRIVE THROUGH DOOR
- ⑤ 6" X 6" X 6" METAL DOOR, SEE DOOR SCHEDULE
- ⑥ DOOR BUMPS
- ⑦ ALUMINUM 1" THICKNESS, FINISH W/ THINNEST GLAZING AT ALL DOORS
SPECIES ADJUSTED TO DOORS AND GLAZING W/ NOTTING LESS THAN 6"
ABOVE 7' ELEVATION
- ⑧ 3" X 7" EXTENDED HOLLOW METAL DOORS, SEE DOOR SCHEDULE
- ⑨ GLAZING

COLOR SCHEDULE - ELEVATIONS

1	COCOBETH T1-L/P PANEL	PANT BRAND	FRATILE	QUINTELY	STREET FAN
2	COCOBETH T1-L/P PANEL	PANT BRAND	FRATILE	QUINTELY	STREET FAN
3	COCOBETH T1-L/P PANEL	PANT BRAND	FRATILE	QUINTELY	STREET FAN
4	COCOBETH T1-L/P PANEL	PANT BRAND	FRATILE	QUINTELY	STREET FAN
5	NOT USED				
6	NOT USED				
7	ETOPROFECT SLAZING	COLOR	ELIC	REFLECTIVE	GLAZING
8	VERTICAL OVERHANG DOORS	PANT BRAND	FRATILE	QUINTELY	STREET FAN
9	VERTICAL OVERHANG DOORS	COLOR	TEAL	ANODIZED	
10	HALLWAYS				

0470 043-4770



GENERAL NOTES - ELEVATIONS

- [illegible]

KEYNOTES - ELEVATIONS

- ① CONCRETE TILT UP PANEL FRAMING; SEE 57 DOORFRAME
- ② PANEL JOINT; SEE 57 DOORFRAME
- ③ 7 DOORSTOP CHANNEL
- ④ 2" X 4" METAL KEYS THROUGH DOOR
- ⑤ 2" X 4" X 6" METAL DOOR DOGS; SEE DOOR DOGS/CALLS
- ⑥ DOOR BLIMP
- ⑦ ALUMINUM INTERIOR FRAMING IN TYPICAL SECTION AT ALL DOORS
REQUIRES ADJUSTMENT TO DOORS AND BLIMPS IN SIGHTS LESS THAN 4"
ADJUST BLIMP UP
- ⑧ 3" X 7" EXTENDED HOLLOW METAL DOORS; SEE DOOR DOGS/CALLS
- ⑨ GUMBIT

COLOR SCHEDULE - ELEVATIONS

	PROPERTY OF	DESCRIPTION
(1)	CONCRETE TILT UP PANEL	PANT BRAND, FRENCH CRESTLINE STUCKY PANTS
(2)	CONCRETE TILT UP PANEL	PANT BRAND, FRENCH CRESTLINE CHARLOTTE
(3)	CONCRETE TILT UP PANEL	PANT BRAND, FRENCH CRESTLINE GILSON
(4)	CONCRETE TILT UP PANEL	PANT BRAND, FRENCH CRESTLINE GILSON
(5)	STORMWIND DRAINAGE	COLOR BLUE POLYESTER DRAPING
(6)	VERTICAL AIR OVERLAP DOORS	PANT BRAND, FRENCH CRESTLINE STUCKY PANTS
(7)	HORIZONTAL DOORS	COLOR BLUE
(8)	MATERIALS	FLOOR ANGLE

A3-11



BUILDING 11 - ELEVATION
BIRCHER CENTER AT CORONA VALLEY

NUMBER OF CHARGES

PP 23219

Subject 1, 1000

HPA, Inc.

3605 BARKLEY AVE. - STEAMBOAT SPRING, CA 95969

CELL-03-070



-Concrete Fire Wall

[illegible]

BIRTCHER
Development & Distribution
of Quality Service Systems

HPA, Inc.
Toll Free 863-1770
JCS # 3356

352

CASE: PP23219 AMD. 2
EXHIBIT: C (SHEETS 1-14)
DATE: 6/8/09
PLANNER: C. Hinojosa



BIRTCHER
Development & Implementation
of Evidence-Based Programs

02/11/2007 00:00

HPA, Inc.

PREVISION

PP 23219

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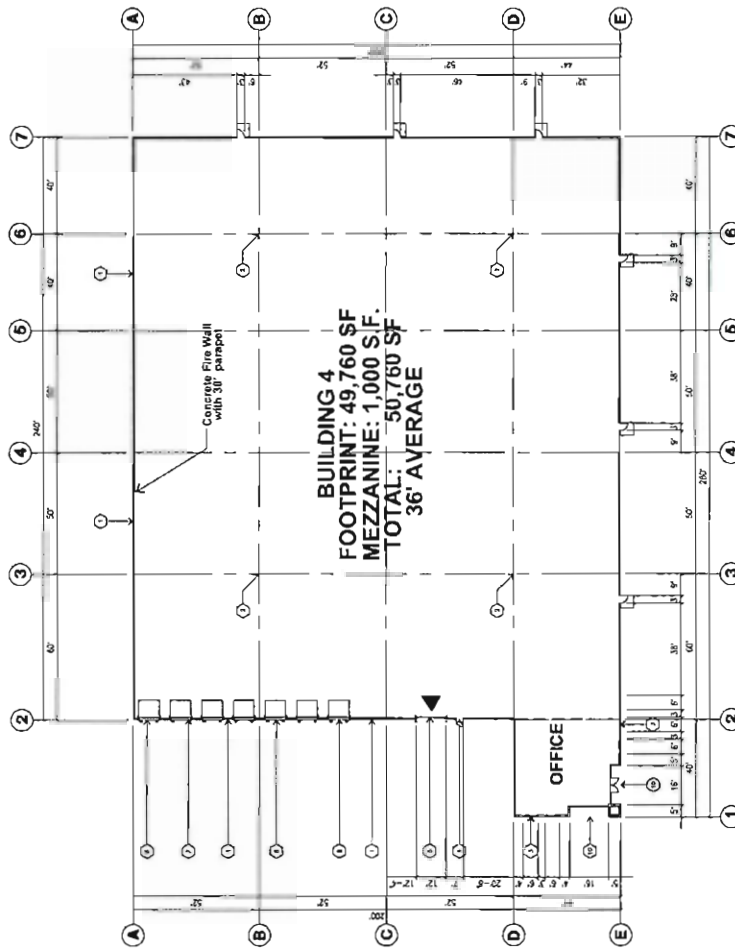
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13 4079



FLOOR PLAN A
SCALE: 1/8" = 1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE T&I-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. MECHANICAL EQUIPMENT ROOM WITH GLASS LITE OFFICE BUMP-UP AND MECHANICAL EQUIPMENT ROOM
4. 3" DIA. VERTICAL VENTILATION WITH ROOF
5. 12" DIA. VERTICAL VENTILATION WITH ROOF
6. 12" DIA. VERTICAL VENTILATION WITH ROOF
7. 12" DIA. VERTICAL VENTILATION WITH ROOF
8. 12" DIA. VERTICAL VENTILATION WITH ROOF
9. CONCRETE WALL #1 / 2 CONCRETE T&I-UP PANEL
10. CONCRETE SLAB AND WALL
11. 30" DIA. VERTICAL VENTILATION WITH ROOF

A2-4



BUILDING 4 - FLOOR PLAN
BIRCHER CENTER AT CORONA VALLEY

AS OF 2/2008

HPA, Inc.

PP 23219

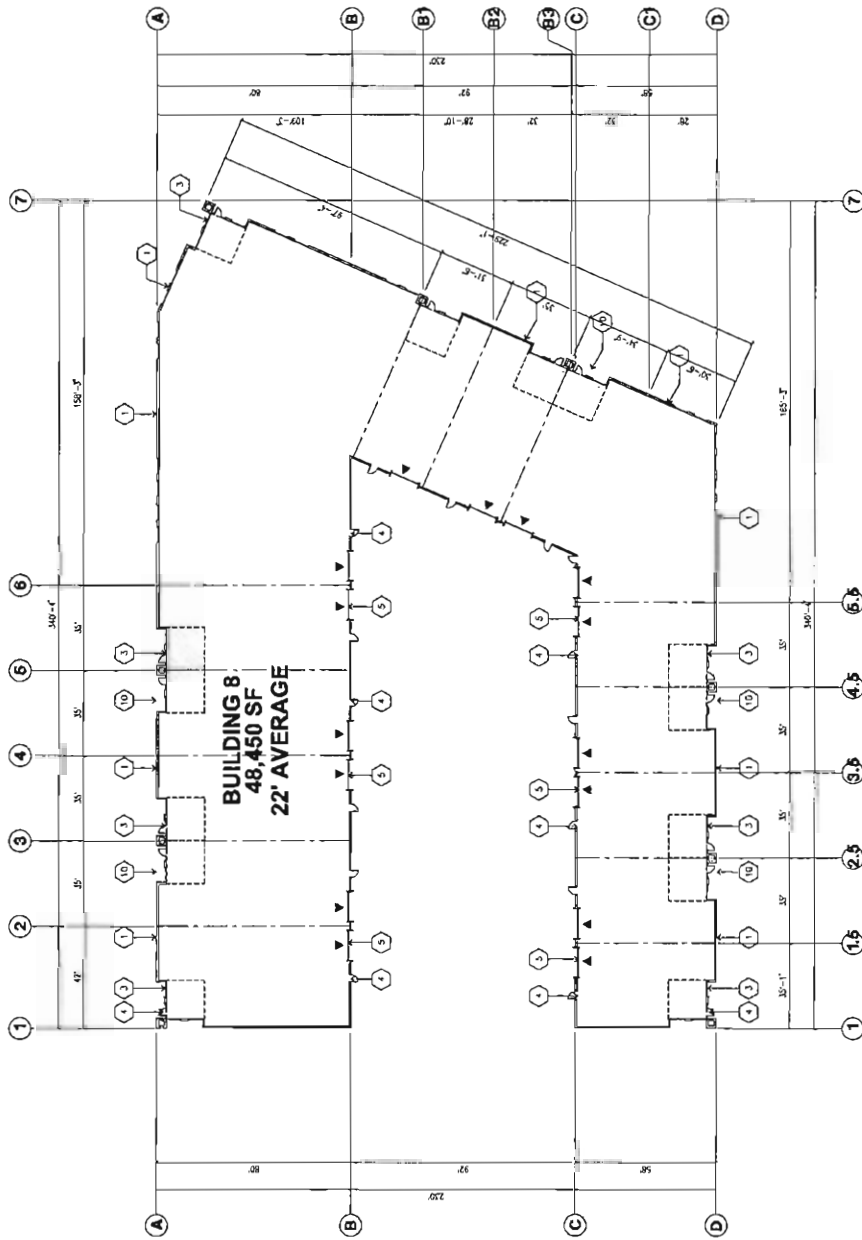


COUNTY OF SAN DIEGO

REVISION

1000 BROADWAY AVE. - STEADY DRIVE CA 92091

DATE: 04/20/08



FLOOR PLAN A
PROJECT #220

KEYNOTES - FLOOR PLAN

- 1 CONCRETE TIE-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 3 3" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 4 3" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 5 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 6 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 7 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 8 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 9 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION
- 10 1" DIA. HOLLOW CORE CONCRETE PILLAR, SEE OFFICE FLOOR-UP AND ELEVATIONS FOR WALL, COLUMN AND LOCATION

A2-8



BUILDING 8 - FLOOR PLAN
BIRCHER CENTER AT CORONA VALLEY

AUGUST 3, 2000

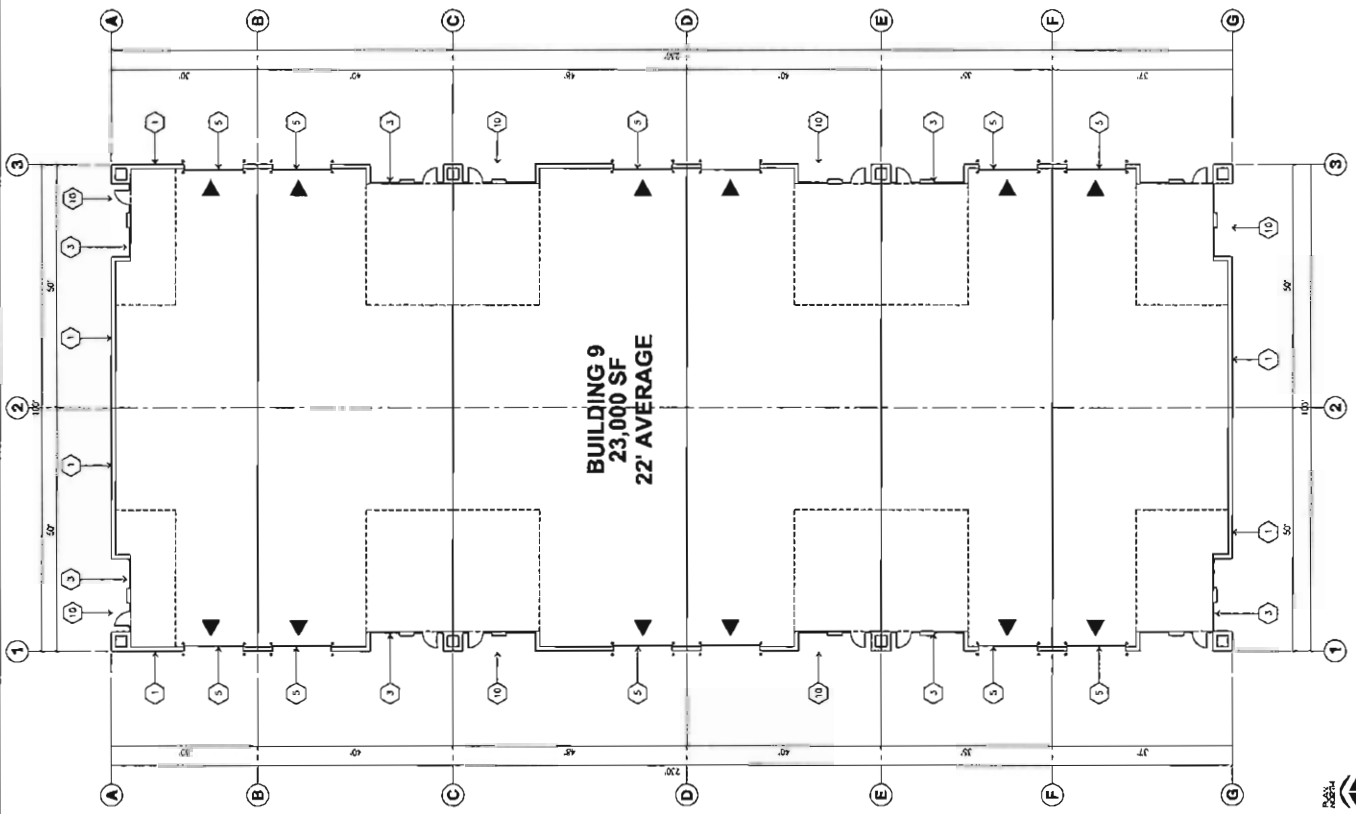
HPA, Inc.

REVISION

PP 23219



FOR INFORMATION ONLY - NOT TO BE USED FOR CONSTRUCTION



KEYNOTES - FLOOR PLAN

- 1 CONCRETE FILL-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 3 FINISH FLOOR WITH 1/2" TYPICAL CONC. SLAB
- 4 FINISH FLOOR WITH 1/2" TYPICAL CONC. SLAB
- 5 1/2" TYPICAL CONC. SLAB
- 6 1/2" TYPICAL CONC. SLAB
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- 96 1/2" TYPICAL CONC. SLAB
- 97 1/2" TYPICAL CONC. SLAB
- 98 1/2" TYPICAL CONC. SLAB
- 99 1/2" TYPICAL CONC. SLAB
- 100 1/2" TYPICAL CONC. SLAB

A2-9

BUILDING 9 - FLOOR PLAN
BIRTCHE CENTER AT CORONA VALLEY



HPA, Inc.
6000 BIRTCHE AVE. - STEADMAN, GA 30080

FLOOR PLAN A PP 23219

SCALE 1/8" = 1'-0"

DATE 11/11/10

BY J. H. HARRIS

FOR HPA, INC.

PROJECT NO. 23219

DATE 11/11/10

BY J. H. HARRIS

FOR HPA, INC.

PROJECT NO. 23219

DATE 11/11/10

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FOR HPA, INC.

PROJECT NO. 23219

DATE 11/11/10

BY J. H. HARRIS

FOR HPA, INC.

PROJECT NO. 23219

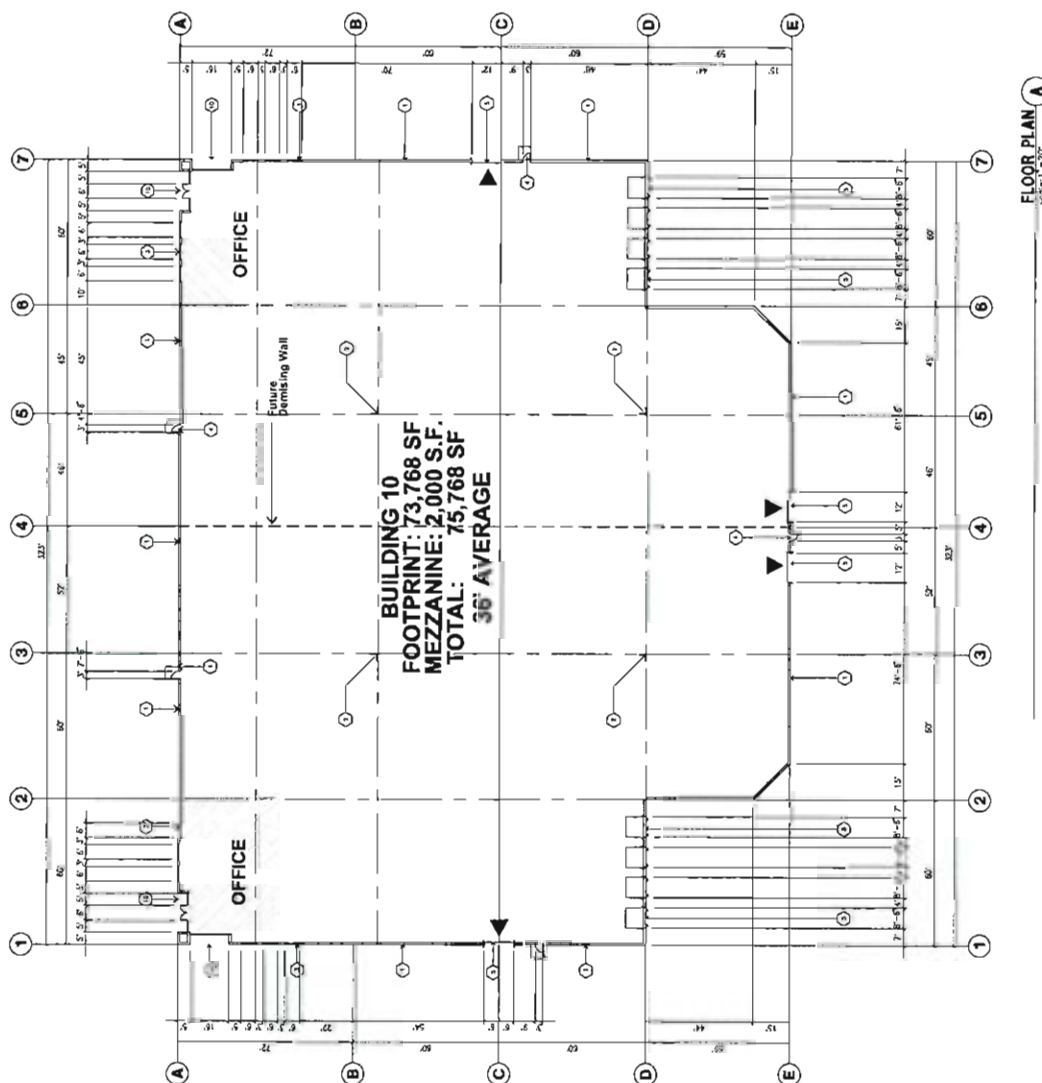
DATE 11/11/10

BY J. H. HARRIS

FOR HPA, INC.

PROJECT NO. 23219

DATE 11/11/10



FLOOR PLAN **A**

KEYNOTES - FLOOR PLAN

1. CONCRETE FIN-UP PANEL.
2. STRUCTURAL STEEL COLUMN
3. PHYSICAL PARTITION FINISHED WITH DRYLAC, SEE UTILITY BLOW-UP AND EXPLANATIONS FOR SIZE, COLOR AND COORDINATE.
4. 3'-0" WALL WITH INTERIOR WALL DOOR.
5. 17'-0" DECK THROUGH TRUCK DOOR, STANDARD DOCK, NOTED WITH 1/8" DIA. 2000 VERTICAL, UPT. STANDARD DOCK.
6. 6'-0" WALL DOOR
7. CONCRETE FIN-UP W/ 1/8" CONCRETE FIN-UP PANEL.
8. CONCRETE SLAB AND 1/8" DIA. 2000 VERTICAL, UPT. STANDARD DOCK.
9. 5'-0" DECK ABOVE

A2-10



BUILDING 10 - FLOOR PLAN
BIRCHER CENTER AT CORONA VALLEY

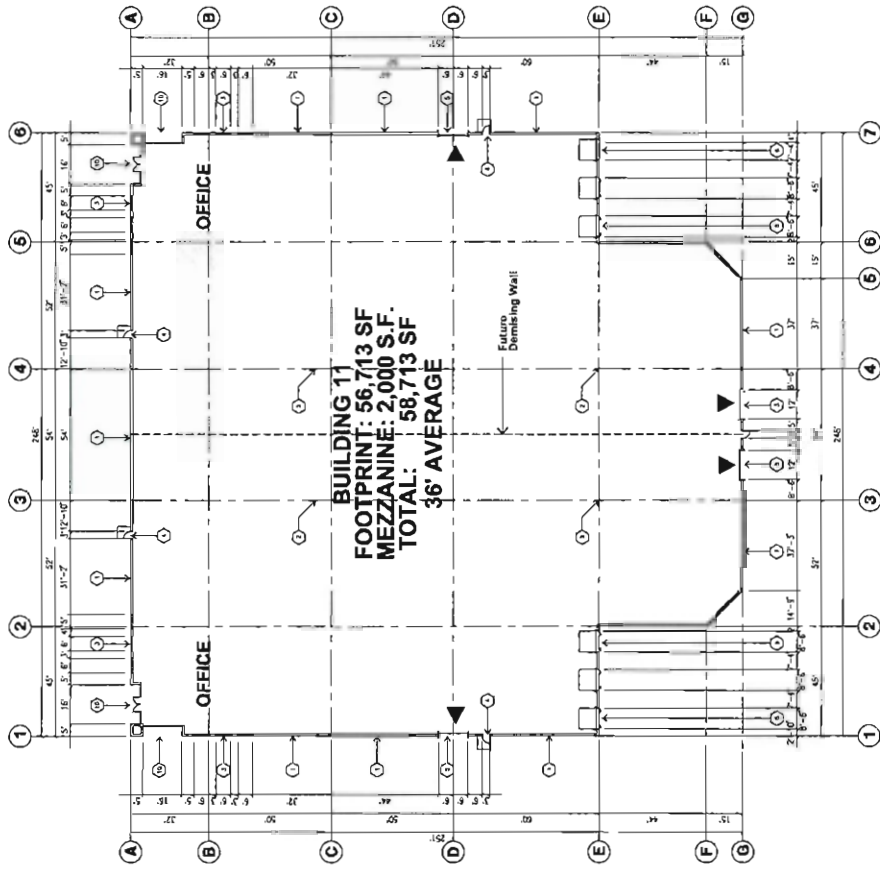
Quantity of aluminum

PP 23219

REVIEWS

HPA Inc.

3011



FLOOR PLAN A
 SCALE: 1/8" = 1'-0"

KEYNOTES - FLOOR PLAN

- 1. EXISTING TILT-UP PANEL.
- 2. EXISTING TILT-UP PANEL.
- 3. EXISTING TILT-UP PANEL.
- 4. EXISTING TILT-UP PANEL.
- 5. EXISTING TILT-UP PANEL.
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- 8. EXISTING TILT-UP PANEL.
- 9. EXISTING TILT-UP PANEL.
- 10. EXISTING TILT-UP PANEL.

A2-11



BUILDING 11 - FLOOR PLAN
 BIRCHER CENTER AT CORONA VALLEY

DATE: 3.2008

REVISION

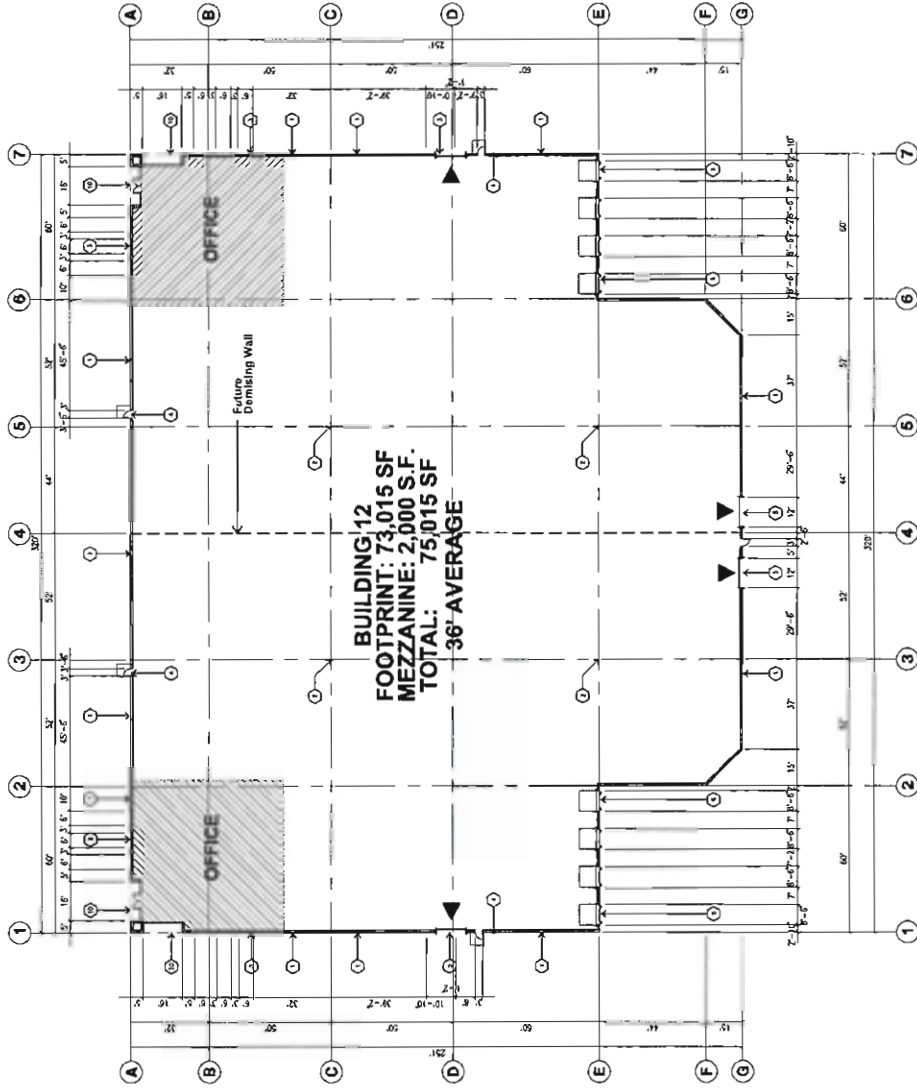
PP 23219



603 TUGGERS AVE. - STE 400, RYAN, CA 94583

HPA, INC.

04/09/2008



FLOOR PLAN (A)
SCALE: 1" = 20'

KEYNOTES - FLOOR PLAN

- 1) CONCRETE 12" x 12" PANEL
- 2) STRUCTURAL STEEL COLUMN
- 3) 12" x 12" STEEL COLUMN WITH GLAZING, SEE OFFICE BUILD-UP AND LANDING FOR SIZE, COLOR AND LOCATION
- 4) 2" x 12" HOLLOW METAL EXTERIOR WALL DOOR
- 5) 12" x 12" HOLLOW METAL EXTERIOR WALL DOOR
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- 100) 12" x 12" HOLLOW METAL EXTERIOR WALL DOOR



A2-12

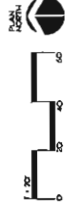
BUILDING 12 - FLOOR PLAN
BIRITCHER CENTER AT CORONA VALLEY

AUGUST 3, 2008

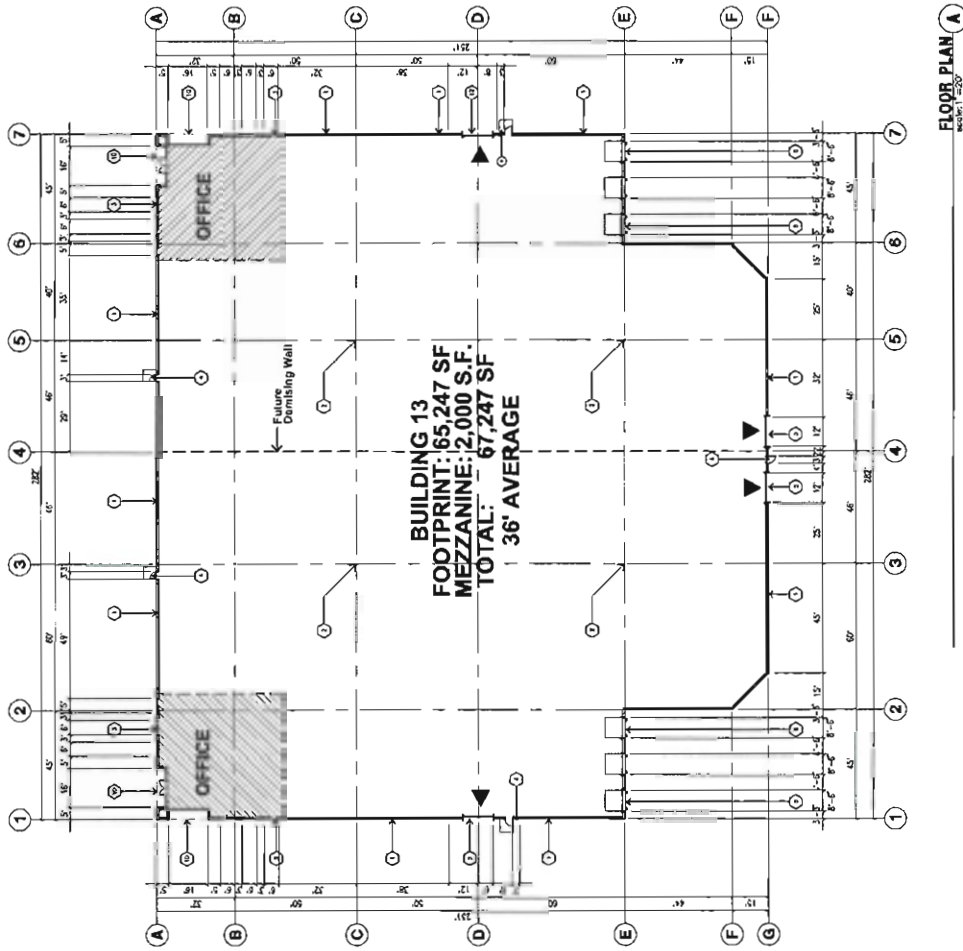
HPA, Inc.

REVISION

PP 23219



4000 BACCHUS AVE. - STANFORD, CA 94304



KEYNOTES - FLOOR PLAN

- 1) CONCRETE TILT-UP PANEL
- 2) STRUCTURAL STEEL COLUMN
- 3) CONCRETE TILT-UP PANEL WITH FORMWORK
- 4) CONCRETE TILT-UP PANEL WITH FORMWORK AND INSULATION
- 5) 3"X6" WOOD STUD WITH INSULATION
- 6) 1"X11" WOOD STUD WITH INSULATION
- 7) 1"X11" WOOD STUD WITH INSULATION
- 8) 1"X11" WOOD STUD WITH INSULATION
- 9) CONCRETE TILT-UP PANEL
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- 97) CONCRETE TILT-UP PANEL
- 98) CONCRETE TILT-UP PANEL
- 99) CONCRETE TILT-UP PANEL
- 100) CONCRETE TILT-UP PANEL

A2-13



BUILDING 13 - FLOOR PLAN
BIRCHER CENTER AT CORONA VALLEY

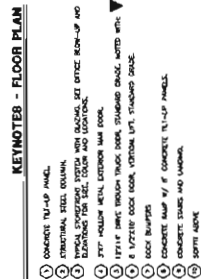
HPA, Inc.
DATE: 11/2007

REVISION

PP 23219



800 S. MASONRY AVE. - STEADMAN, GA 30080



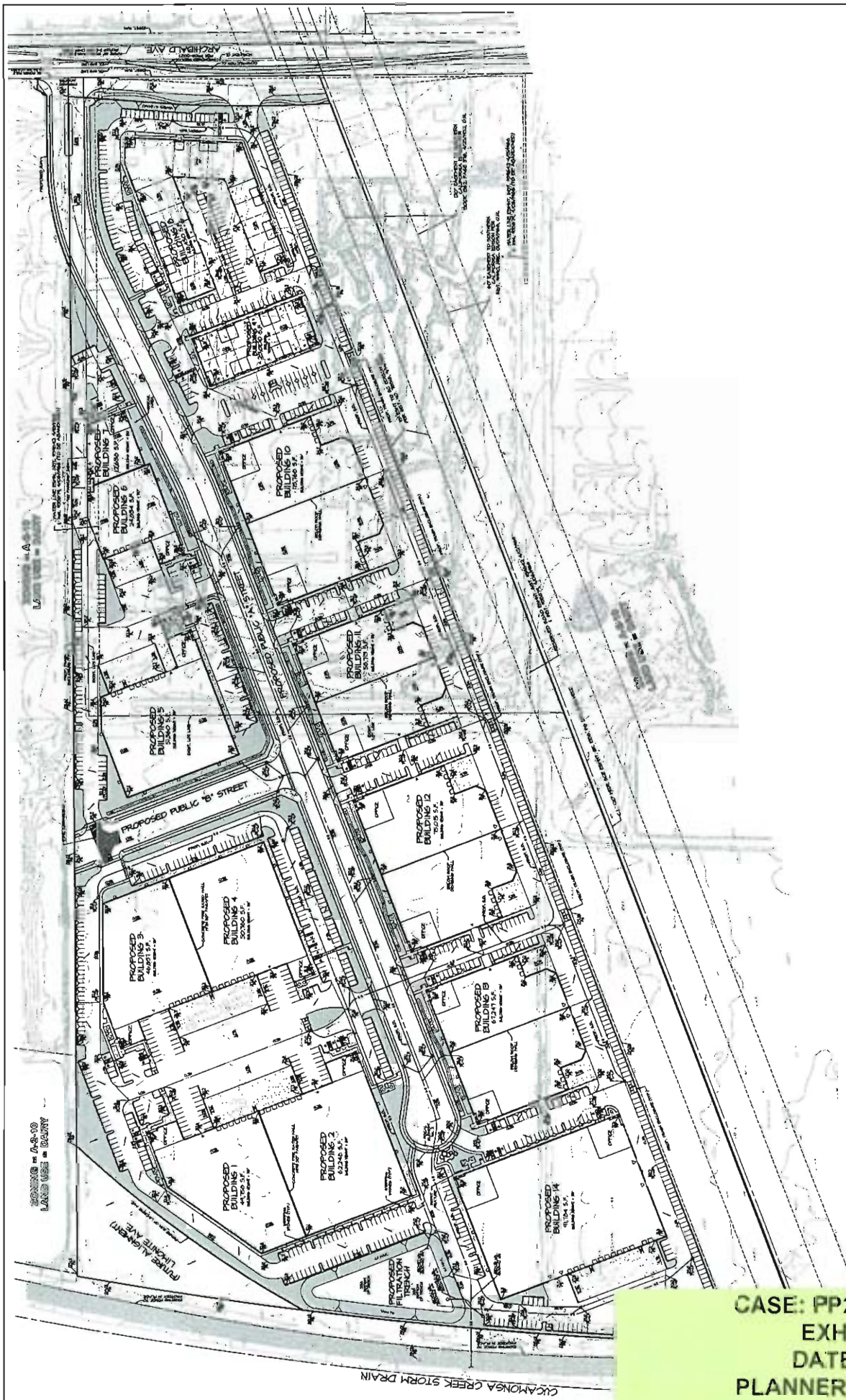
FLOOR PLAN A
Scale: 1" = 20'



PP 23219

HPA, Inc.
9449 865-070
JAN 13 2008

HPA, Inc.



GRAPHIC SCALE

1" = 40'

0 20 40

AMENDED NO. 2

BIRTCHEER DEVELOPMENT

COUNTY OF RIVERSIDE

CONCEPTUAL GRADING PLAN

PLOT PLAN NO. 22214

WEBB

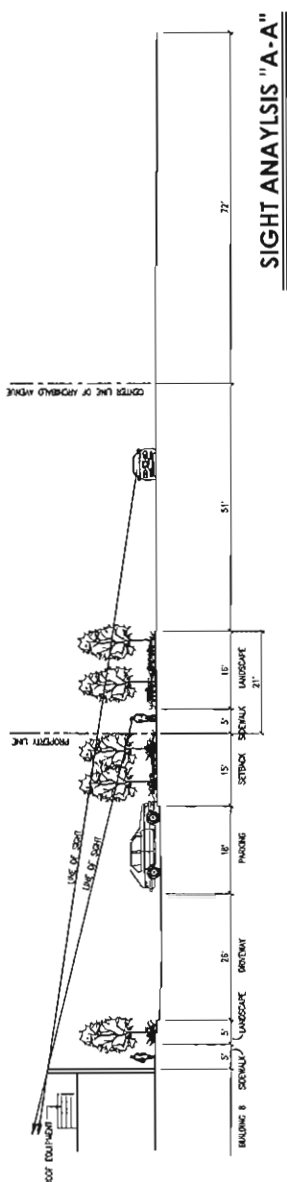
DATE: 6/8/09
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 40'

VICINITY MAP

North Arrow

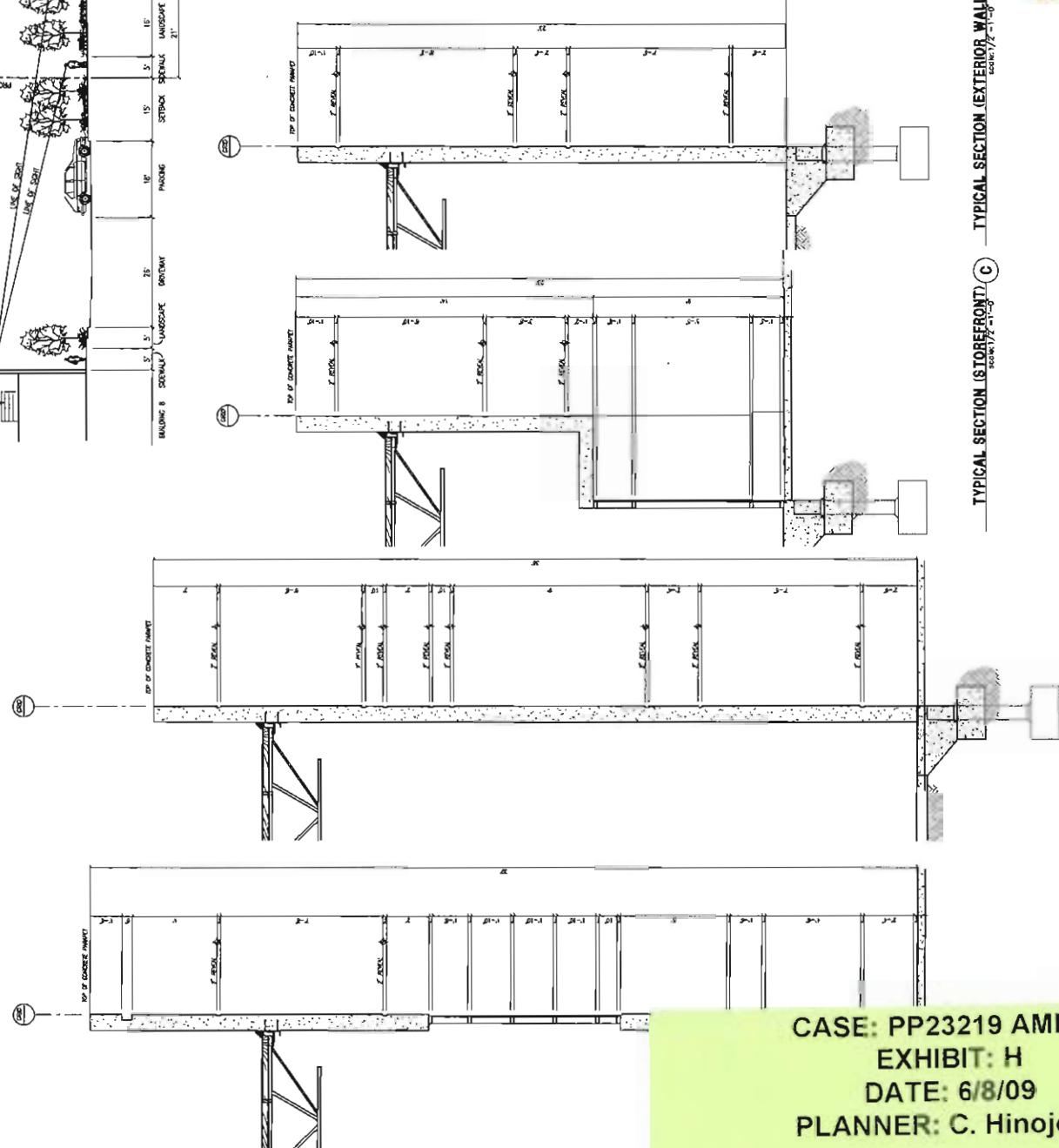
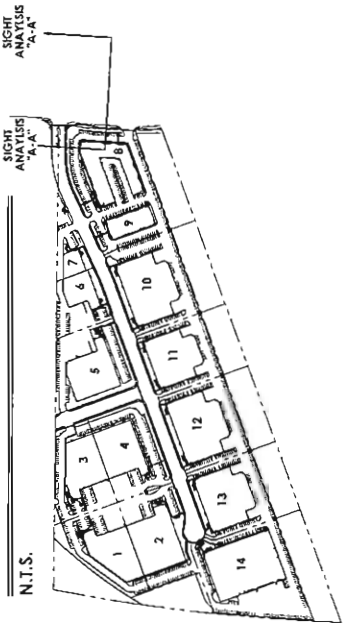
↑

CASE: PP23219 AMD. 2
EXHIBIT: G
DATE: 6/8/09
PLANNER: C. Hinojosa



SIGHT ANALYSIS "A-A"

KEYMAP



A5-1

**SIGHT ANALYSIS
BUILDING SECTIONS
BIRCHER CENTER AT CORONA VALLEY**



PP 23219
COUNTY OF RIVERSIDE
REVISION
AUGUST 2, 2009
JOB # 6250
HPA, Inc.
3000 BALDWIN AVE. - UPLAND, CA 91786
(951) 261-7070

**CASE: PP23219 AMD. 2
EXHIBIT: H
DATE: 6/8/09
PLANNER: C. Hinojosa**

Age Group	No	Yes	Don't know	Refuse to answer
18-24	25%	55%	10%	10%
25-34	15%	65%	10%	10%
35-44	15%	55%	15%	15%
45-54	10%	50%	20%	20%
55-64	10%	45%	25%	20%
65+	10%	40%	30%	20%

ALCULATIONS

EMENTS SEE SHEETS S

18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770

PP23219
PM35865

Birtcher Center At Corona Valley
County of Riverside, CA

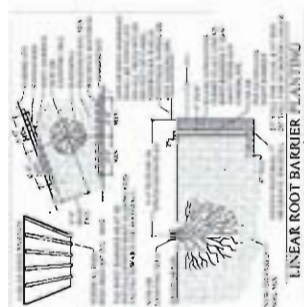
SHEET 1 OF 7 - OVERALL SITE PLAN



ALL LANDSCAPE SHALL BE DONE IN ONE PHASE
THERE ARE NO FENCES OR WALL ON THIS PROJECT

[illegible]

LANDSCAPE NOTES

[illegible]

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3



REFERENCE MAP 1"=300'-0"

FOR ENLARGEMENTS SEE SHEET 5
FOR NOTES SEE SHEET 1

PLANT LEGEND

SYMBOL	PLANT NAME	QUANTITY	UNIT
(Symbol)	GRASS (TALL)	10	SQ YD
(Symbol)	GRASS (MEDIUM)	20	SQ YD
(Symbol)	GRASS (SHORT)	30	SQ YD
(Symbol)	GRASS (TALL)	40	SQ YD
(Symbol)	GRASS (MEDIUM)	50	SQ YD
(Symbol)	GRASS (SHORT)	60	SQ YD
(Symbol)	GRASS (TALL)	70	SQ YD
(Symbol)	GRASS (MEDIUM)	80	SQ YD
(Symbol)	GRASS (SHORT)	90	SQ YD
(Symbol)	GRASS (TALL)	100	SQ YD
(Symbol)	GRASS (MEDIUM)	110	SQ YD
(Symbol)	GRASS (SHORT)	120	SQ YD
(Symbol)	GRASS (TALL)	130	SQ YD
(Symbol)	GRASS (MEDIUM)	140	SQ YD
(Symbol)	GRASS (SHORT)	150	SQ YD
(Symbol)	GRASS (TALL)	160	SQ YD
(Symbol)	GRASS (MEDIUM)	170	SQ YD
(Symbol)	GRASS (SHORT)	180	SQ YD
(Symbol)	GRASS (TALL)	190	SQ YD
(Symbol)	GRASS (MEDIUM)	200	SQ YD
(Symbol)	GRASS (SHORT)	210	SQ YD
(Symbol)	GRASS (TALL)	220	SQ YD
(Symbol)	GRASS (MEDIUM)	230	SQ YD
(Symbol)	GRASS (SHORT)	240	SQ YD
(Symbol)	GRASS (TALL)	250	SQ YD
(Symbol)	GRASS (MEDIUM)	260	SQ YD
(Symbol)	GRASS (SHORT)	270	SQ YD
(Symbol)	GRASS (TALL)	280	SQ YD
(Symbol)	GRASS (MEDIUM)	290	SQ YD
(Symbol)	GRASS (SHORT)	300	SQ YD

PLANT LEGEND

SYMBOL	PLANT NAME	QUANTITY	UNIT
(Symbol)	GRASS (TALL)	10	SQ YD
(Symbol)	GRASS (MEDIUM)	20	SQ YD
(Symbol)	GRASS (SHORT)	30	SQ YD
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(Symbol)	GRASS (TALL)	160	SQ YD
(Symbol)	GRASS (MEDIUM)	170	SQ YD
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PLANT LEGEND

SYMBOL	PLANT NAME	QUANTITY	UNIT
(Symbol)	GRASS (TALL)	10	SQ YD
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SYMBOL	PLANT NAME	QUANTITY	UNIT
(Symbol)	GRASS (TALL)	10	SQ YD
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(Symbol)	GRASS (TALL)	70	SQ YD
(Symbol)	GRASS (MEDIUM)	80	SQ YD
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(Symbol)	GRASS (TALL)	100	SQ YD
(Symbol)	GRASS (MEDIUM)	110	SQ YD
(Symbol)	GRASS (SHORT)	120	SQ YD
(Symbol)	GRASS (TALL)	130	SQ YD
(Symbol)	GRASS (MEDIUM)	140	SQ YD
(Symbol)	GRASS (SHORT)	150	SQ YD
(Symbol)	GRASS (TALL)	160	SQ YD
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(Symbol)	GRASS (MEDIUM)	230	SQ YD
(Symbol)	GRASS (SHORT)	240	SQ YD
(Symbol)	GRASS (TALL)	250	SQ YD
(Symbol)	GRASS (MEDIUM)	260	SQ YD
(Symbol)	GRASS (SHORT)	270	SQ YD
(Symbol)	GRASS (TALL)	280	SQ YD
(Symbol)	GRASS (MEDIUM)	290	SQ YD
(Symbol)	GRASS (SHORT)	300	SQ YD

SHEET 2 OF 7 - PRELIMINARY LANDSCAPE PLAN



BUILDING 14 ENTRY FEATURE NOT TO SCALE



REFERENCE MAP 1"=300'-0"



FOR ENLARGEMENTS SEE SHEET 5
FOR LEGEND SEE SHEETS 1 AND 2
FOR NOTES SEE SHEET 1

EMERALD
SUN - 1000 Blvd. Suite 202
Irvine, CA 92612
(949) 863-1770
www.emeraldinc.com

HPA
18831 Bauden Ave. - Ste #100
Irvine, CA 92612
(949) 863-1770

SHEET 3 OF 7 - PRELIMINARY LANDSCAPE PLAN

Birther Center At Corona Valley
County of Riverside, CA

PP23219
PM15865

Landscape Conceptual Plan
19 March 2009





FOR ENLARGEMENTS SEE SHEET 5
FOR LEGEND SEE SHEETS 1 AND 2
FOR NOTES SEE SHEET 1

SHEET 4 OF 7 - PRELIMINARY LANDSCAPE PLAN

EMERALD
388 N. Main Street, Suite 222
Folsom, California 95630
(916) 451-1111
www.emeraldinc.com

HPA
18831 Burdick Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770

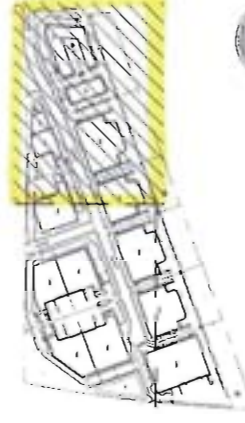
Birtcher Center At Corona Valley
County of Riverside, CA

PP23219
PM35865

Landscape Conceptual Plan
19 March 2009

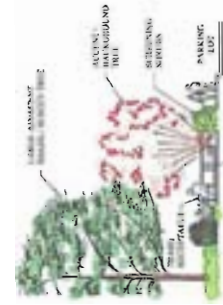


REFERENCE MAP 1"=300'-0"





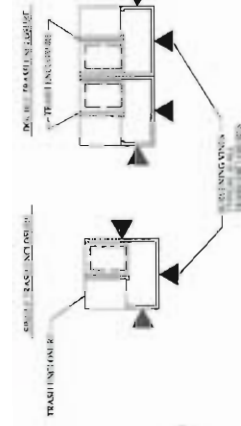
TYPICAL 5' WIDE PARKING PLANTER
1"=10'-0"



TYPICAL BREAK AREA ENLARGEMENT SECTION
1/8"=1'-0"



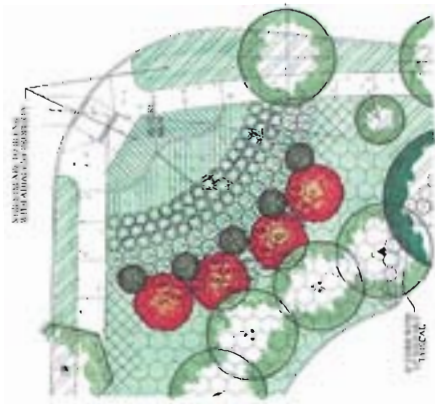
TYPICAL OFFICE ENTRY ENLARGEMENT
1"=10'-0"



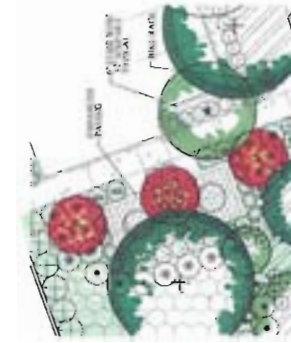
TYPICAL TRASH ENCLOSURE ENLARGEMENT
1"=8'-0"



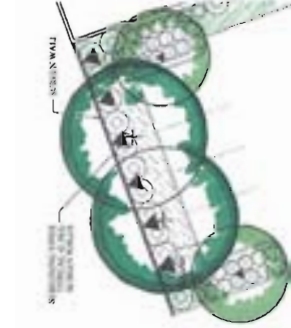
TYPICAL 5' WIDE DIAMOND PARKING PLANTER
1"=10'-0"



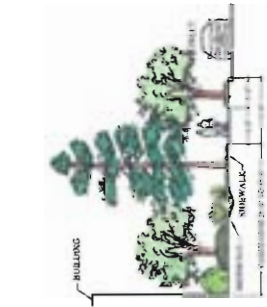
MAIN ENTRY ENLARGEMENT
1"=10'-0"



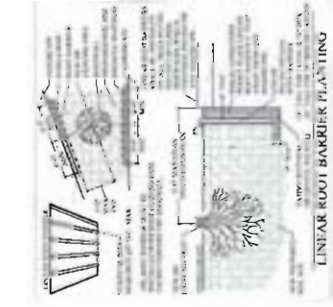
TYPICAL BREAK AREA ENLARGEMENT
1"=10'-0"



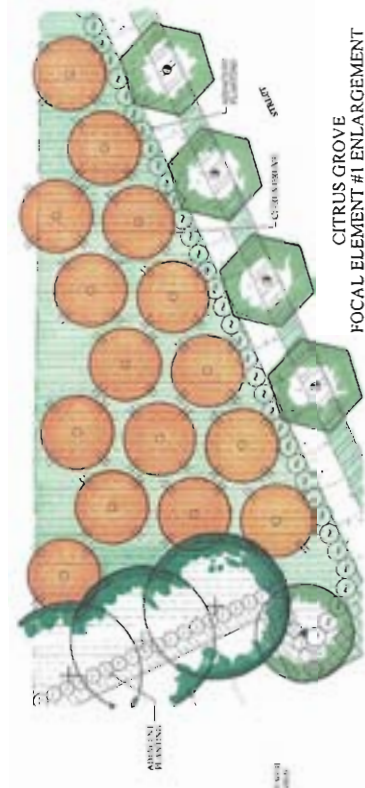
TYPICAL SCREEN WALL TREATMENT ENLARGEMENT
1"=10'-0"



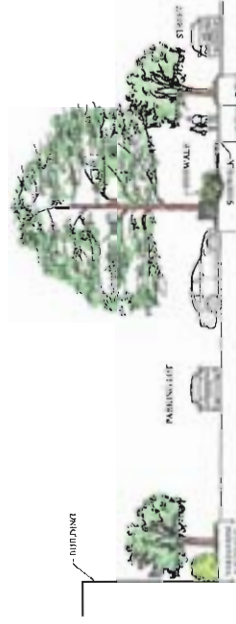
SECTION A-A
TYPICAL BUILDING BIOSWALE WALK
1/8"=1'-0"



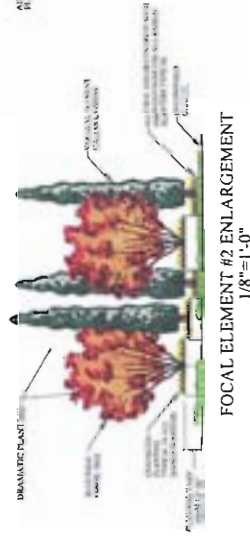
LINEAR ROOT BARRIER PLAN



CITRUS GROVE FOCAL ELEMENT #1 ENLARGEMENT
1"=10'-0"



SECTION B-B
TYPICAL BUILDING BIOSWALE WALK
1/8"=1'-0"



FOCAL ELEMENT #2 ENLARGEMENT
1/8"=1'-0"

FOR LEGEND SEE SHEETS 1 AND 2
FOR NOTES SEE SHEET 1

SHEET 5 OF 7 - LANDSCAPE SITE PLAN ENLARGEMENTS

Prepared by:
EMERALD 100 N. Tustin Ave., Suite 222
Folsom, CA 95630
(916) 451-1111
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HPA
18331 Bardsen Ave. - Ste. #100
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Birther Center At Corona Valley
County of Riverside, CA

PP23219
PM25865
OWNER
BIRCHER CENTER AT CORONA VALLEY
COUNTY OF RIVERSIDE, CA

Landscape Conceptual Plan
19 March 2009



LANDSCAPE MAINTENANCE RESPONSIBILITY



NOTE

-ALL LANDSCAPE SHALL BE DONE IN ONE PHASE

SHEET 6 OF 7 - PRELIMINARY MAINTENANCE PLAN



Prepared by:
EMERALD DESIGN, INC.
200 N. Lincoln Blvd., Suite 222
Irvine, CA 92612
(714) 444-1444
emdesign@earthlink.net

HPA
18311 Barkman Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770

Birtcher Center At Corona Valley
County of Riverside, CA

OWNER
PP23219
PM35865



Landscape Conceptual Plan
19 March 2009

Plant **Materials** **Booklet**

Birtcher Center at Corona Valley
County of Riverside, California
Project Number: PP23219

Emerald Design
Landscape Architecture
May 11, 2009

CASE: PP23219 AMD. 2
EXHIBIT: L-1 (SHEETS 1-34)
DATE: 6/8/09
PLANNER: C. Hinojosa

PLANT PALETTE:

LANDSCAPE CONCEPT THEORY

THE THEORY FOR THE LANDSCAPE CONCEPTUAL PLANS HAVE BEEN BASED ON SEVERAL FACTORS. THE PLANT PALETTE HAS BEEN DEVELOPED BASED ON CLIMATE, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES NATIVES THAT TOLERATE UNNATURAL SOIL AND WATER CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE ORNAMENTAL PLANT MATERIAL.

IN ADDITION ALL LANDSCAPE TO COMPLY WITH IRRIGATION IN ORD. 859 AND BE CONTROLLED WITH AN AUTOMATIC ET "SMART" CONTROLLER WHICH SHALL PROVIDE REAL TIME AUTOMATIC SCHEDULING OR IRRIGATION BASED ON CURRENT AND HISTORIC ET RATES.

Botanical: Acacia redolens 'Prostrata'

Common: Prostrate or Spreading Acacia



Information provided by:

Photo by:

Family: Fabaceae

Plant type: Shrub Ground cover

Origin: Australia

Size: 1-3'

Culture	
Sun: Full sun Half sun	Soil: All soils Average soil Poor soil Dry soil Neutral pH
Water: Drought tolerant Light water Extra	Hydrozones: 1 Growth rate: Fast
Tolerances: Heat Wind Smog Alkaline soil	
Adverse factors: Attracts bees	Susceptibilities:

Flowers	
Type:	Season: Spring Color: Yellow
Months of bloom: April May June	

Description
This is a fast growing drought tolerant ground cover growing no higher than 3 feet and spreading 12 to 15 feet wide. The leaves are gray-green and it has yellow flowers from February to April.

Botanical: Agave americana

Common: Century Plant, Maguey



Information provided by: George Hull MSN

Photo by: Mountain States Nursery

Family: Agavaceae

Origin: Southwestern USA

Plant type: Succulent

Size: 3-6'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Medium

Hydrozones: 1

Growth rate: Moderate Slow

Tolerances: Salt/ocean spray Heat Saline soil Wind Smog Rabbit resistant Alkaline soil

Adverse factors: Thorns

Susceptibilities:

Flowers

Type: Cluster

Season: Spring

Color: Yellow

Months of bloom: March April May

Description

Fast growing to about 6-10' tall x 8-13' wide. Wide, grey leaves have stiff terminal spines and recurved teeth on margins. Prefers full sun and well-drained situations. Prone to agave snout weevil which will eat the roots and heart out. After blooming, which could take several years, it will die but will send up new pups from around the base. Some people are allergic to the sap. Removal is difficult if unwanted.

Common: Kangaroo Paw



Photo by: San Marcos Growers

Origin: Australia

Size: 3-6'

Culture

Soil: Sandy soil Loam soil Rocky soil Average soil

Growth rate: Fast Moderate

Susceptibilities:

Flowers

Color: Green Yellow

Months of bloom: March April May June July August

Description

This tender perennial is a clump-forming evergreen that produces fuzzy, yellow/green flowers that bloom in spring and last for over 2 months.

Botanical: Arbutus unedo

Common: Strawberry Tree, Strawberry Madrone



Information provided by:

Photo by:

Family: Ericaceae

Origin: Mediterranean

Plant type: Tree Shrub

Size: 6-12' 12-25'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Moderate Slow

Tolerances: Salt/ocean spray Heat Wind Smog Deer resistant

Adverse factors:

Susceptibilities:

Description

This plant is either a small tree or large evergreen shrub. It has a red- brownish trunk and branches that are twisted with age. The dark green leaves have red stems. It has clusters of small, white or greenish- white, urn shaped flowers and small, red and yellow round that has a strawberry like texture from which the common name is derived. It has slow to moderate growth to 15' with the same spread.

It can become damaged in severe winters.

Botanical: Baccharis pilularis 'Twin Peaks #2'

Common: Dwarf Coyote Bush



Information provided by: Native Sons

Photo by:

Family: Asteraceae

Origin: Coastal California

Plant type: Shrub Ground cover

Size: 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Salt/ocean spray Heat Wind Rabbit resistant

Adverse factors:

Susceptibilities:

Flowers

Type: Cluster

Season: Fall

Color: Yellow White

Months of bloom: September October November

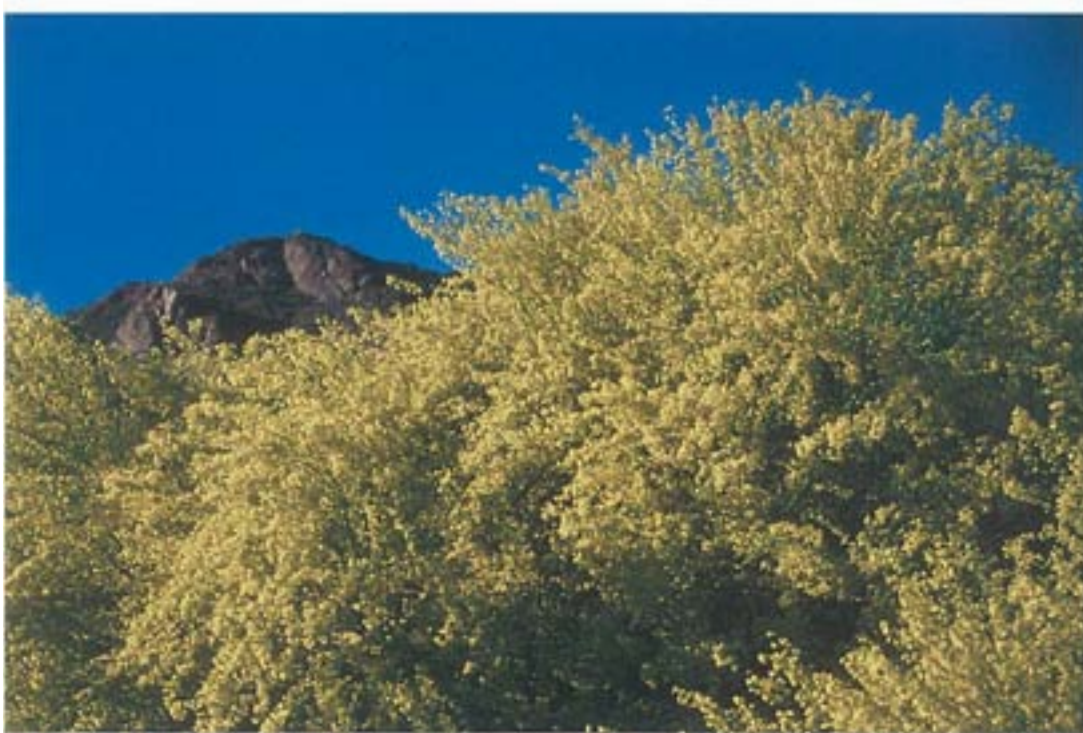
Description

Twin Peaks II is a compact low growing shrub reaching 12-18 in. high with a 5-6 ft spread. It has dark leaves that are deeply toothed.

- Cornflower Farms

Botanical: Cercidium floridum See Parkinsonia floridum

Common: Blue Palo Verde



Information provided by: George Hull MSN

Photo by: Mountain States Nursery

Family: Fabaceae

Origin: Mexico

Plant type: Tree

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Wind Smog Alkaline soil

Adverse factors: Thorns

Susceptibilities:

Flowers

Type: Cluster

Season: Spring

Color: Yellow

Months of bloom: April May June

Description

Upright, desert tree to 30' tall and wide. Will grow moderately fast with monthly irrigation. Trees bloom profusely in spring with clusters of golden-yellow blossoms. Arizona native 4000'. Can be drought or cold deciduous Blooms before microphylla. Branches form erect rounded graceful tree usually low branching.

Common: Chitalpa



Photo by: GardenSoft

Origin: Russia

Size: 25-40'

Culture

Soil: All soils Average soil Poor soil Well-drained soil

Hydrozones: 2

Growth rate: Fast

Susceptibilities:

Flowers

Color: White

Months of bloom:

Description

This medium size deciduous tree grows rapidly to 20-30' high and as wide, producing long, pointed, deep green leaves. Upon these leaves grow the pink to white trumpet shaped flowers with purple markings. Over a long season, these flowers will appear in showy clusters.

Botanical: Citrus limeryi 'Improved'

Common: Improved Meyer Lemon



Information provided by:

Photo by: Normans/ Mullany

Family: Cistaceae

Origin:

Plant type: Tree

Size: 3-6'

Culture

Sun: Full sun

Soil: Loam soil Average soil Rich soil Well-drained soil

Water: Medium water Extra summer water

Hydrozones: 3

Growth rate: Moderate

Tolerances: Heat

Adverse factors: Attracts bees

Susceptibilities:

Flowers

Type:

Season: Intermittent

Color: White

Months of bloom: January February March April May June July August September October November

Description

Citrus limon 'Meyer' is a evergreen tree that grows 3'-6' tall and 3'-6' wide and has year around leaves glossy green. This tree likes well drained loam soil, with full sun and medium watering is required and it has white flowers and yellow edible fruit.

Botanical: Convolvulus sabaticus

Common: Dwarf Morning Glory



Information provided by: Native Sons Nursery

Photo by:

Family:

Origin:

Plant type: Ground cover Perennial

Size: Under 1'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Well-drained soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 2

Growth rate: Fast

Tolerances: Salt/ocean spray Heat Wind

Adverse factors:

Susceptibilities:

Description

Convolvulus sabaticus is a perennial that grows 1-2 ft. high, with branches that spread to 3 ft. or more. Produces blue to lavender flowers with blooms of 1-2 in. wide. The soft, evergreen leaves are 1/2 to 1 1/2 in. long.

Botanical: *Cotinus coggygia* 'Purpureus'

Common: Purple Smoke Tree



Information provided by:

Photo by: Steve Mullany, Connon N.

Family: Anacardiaceae

Origin: Central Asia

Plant type: Shrub

Size: 3-6' 6-12'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Rocky soil Average soil Poor

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Purple

Months of bloom: July August September

Description

A deciduous shrub or small tree that grows up to 10' tall, the purpureus is grown for its wispy, thread-like flower clusters and outstanding fall color. Its foliage has a redish purple color that turns somewhat green in summer.

The plant requires sun to part shade, with little or no summer water. -Monterey Bay Nursery

Botanical: Cotoneaster lacteus

Common: Red Clusterberry Cotoneaster, Parne



Information provided by:

Photo by: Jerry Sortomme SBCC

Family: Rosaceae

Origin: China

Plant type: Shrub

Size: 6-12'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Dry soil Neutral pH

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast Moderate

Tolerances: Salt/ocean spray Heat Deer resistant

Adverse factors:

Susceptibilities:

Description

An evergreen shrub that grows to a size of 8' tall with long, arching branches. Parney Cotoneaster exhibits dark green leaves above and gray beneath with dusky red fruit. It requires sun to part shade with little or no watering. This plant is tough enough to naturalize in many areas in California, and should be considered potentially invasive.

Botanical: Cupressus sempervirens 'Stricta'

Common: Italian Cypress



Information provided by:

Photo by: Dave Ryden

Family: Cupressaceae

Origin: Mediterranean

Plant type: Tree Conifer

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Medium

Hydrozones: 2

Growth rate: Moderate

Tolerances: Heat Smog

Adverse factors:

Susceptibilities:

Description

Italian Cypress is often associated with Italian and Spanish architecture, providing columns in the landscape. They often reach 60' tall. 'Stricta' is compact, columnar and produces long, straight branches with deep green foliage.

Botanical: Dietes bicolor
Common: Yellow Moraea, Fortnight Lily



Information provided by:

Photo by: Norman's Nursery

Family: Iridaceae

Origin: South Africa

Plant type: Perennial

Size: 1-3'

Culture				
Sun: Full sun Half sun		Soil: All soils Average soil Rich soil Well-drained soil		
Water: Drought tolerant Light water Extra		Hydrozones: 1	Growth rate: Moderate	
Tolerances:				
Adverse factors:		Susceptibilities:		

Description

This clumping perennial iris relative stands 3-4' high. It has light yellow iris-like flowers with maroon blotches that are about 2" wide. It performs best in full sun and in soil with good drainage.

Botanical: *Raphiolepis indica* 'Springtime'

Common: Springtime Indian Hawthorn



Information provided by:

Photo by: Jerry Sortomme SBCC

Family: Rosaceae

Origin: Southern China

Plant type: Shrub Ground cover

Size: 1-3' 3-6'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Neutral pH

Water: Light water

Hydrozones: 2

Growth rate: Moderate Slow

Tolerances: Wind

Adverse factors:

Susceptibilities:

Flowers

Type: **Season:** Winter Spring

Color: Pink White

Months of bloom: January February March April May June

Description

This slow-growing plant will only grow 3-5' high and has dark green, thick foliage. It produces clusters of white to crimson flowers that bloom in spring and clusters of black fruit in the fall.

Botanical: *Elaeagnus pungens*

Common: Silver Berry



Information provided by: George Hull MSN

Photo by:

Family: Elaeagnaceae

Origin: China

Plant type: Shrub

Size: 6-12'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances: Heat Alkaline soil

Adverse factors:

Susceptibilities:

Description

Evergreen shrub to about 15' overall. Gray green leaves with brown dots. Armed with spines. Good for hedge or dense barriers. Not bright green but rather drab looking. There are several selections that have variegated foliage. Varieties include Fruitlandii, Maculata, Marginata and Variegata.

Botanical: Festuca rubra

Common: Creeping Red Fescue, Red Fescuegras



Information provided by:

Photo by:

Family: Poaceae

Origin:

Plant type: Perennial Grass

Size: Under 1'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Rich soil Dry soil Neutral pH

Water: Drought tolerant Light water Medium

Hydrozones: 2

Growth rate: Moderate

Tolerances: Wind

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Spring

Color: Blue Green Purple

Months of bloom: April May June

Description

Botanical: Hemerocallis hybrids
Common: Daylily



Information provided by: Greenwood Daylily Gardens

Photo by: Greenwood Daylily Gardens

Family: Liliaceae
Plant type: Ground cover Perennial
Origin: Europe
Size: Under 1' 1-3' 3-6'

Culture	
Sun: Full sun Half sun	Soil: All soils Any soil condition Any soil pH
Water: Light water Medium water Extra	Hydrozones: 2 Growth rate: Fast Moderate
Tolerances: Salt/ocean spray Heat Saline soil Wind Smog Oak root fungus Rabbit resistant Verticillium Alkaline	
Adverse factors:	Susceptibilities: Pests

Flowers	
Type: Solitary	Season: Intermittent Color: Orange Pink Red
Months of bloom: April May June July August September October	

Description
These summer-blooming perennials form clumps with large, grass-like leaves. Its showy flowers, resembling lilies, are borne in clusters on stems held well above the foliage.-Greenwood Daylily Gardens

Botanical: Hesperaloe parviflora

Common: Red Yucca



Information provided by: George Hull MSN

Photo by: Mountain States Nursery

Family: Liliaceae

Origin: Texas And Mexico

Plant type: Shrub Grass Succulent

Size: 1-3'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Saline soil Wind Smog Rabbit resistant Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Spring Summer

Color: Red

Months of bloom: April May June July August September

Description

Spectacular accent for desert gardens. Tolerates drought, full sun, reflected heat, poor soils & cold to at least 0f. Rosettes of leaves to about 3-4' tall x 6' wide. Red flower stalks emerge spring & remain on plant till end of summer. Evergreen. Will spread to form crowded grasslike clump. Flowers pink to nearly red. Tx & Mx. Drought resistant but will appear better & bloom longer with added moisture. Very frost tolerant. Leaves grey green. Soil tolerant.

Botanical: Lagerstroemia indica

Common: Crape Myrtle



Information provided by:

Photo by: Sanchez & Maddox

Family: Lythraceae

Origin: China

Plant type: Tree Shrub

Size: 6-12' 12-25'

Culture

Sun: Full sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Slow

Tolerances: Heat

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Lavender Pink

Months of bloom: July August September

Description

The new leaves of this species are 2" long, bright green, and tinged with bronze. Its fall color is affected by the weather. While it has a bare outline, its rounded seed capsules add interest. Its delicate flowers bloom in 6-12" long clusters. The colors of its flowers are shades of red, rose, pink, purple, and white. It thrives on heat, and new cultivars have been created that resist mildew.

Botanical: Lantana montevidensis

Common: Trailing Lantana



Information provided by: Miramar Nursery

Photo by: Miramar Nursery

Family: Verbenaceae

Origin: South America

Plant type: Ground cover

Size: 1-3'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Clay soil Loam soil Rocky soil Average

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast Moderate

Tolerances: Heat Saline soil Wind Smog Deer resistant Rabbit resistant Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type: Cluster

Season: Constant

Color: Purple

Months of bloom: April May June July August September October November December

Description

Lavender flowers accent the trailing growth habit of this lantana. It is excellent for spilling over walls or down banks. Eventually will reach about 2' tall by 6' wide, size controlled by pruning and severity of winter. Full sun, drought tolerant.

Native of South America. A rapid grower. Tolerates heat, smog and poor soil. Cold hardy to mid 20s but quick recovery. Fruit poisonous. Very attractive to butterflies.

Botanical: Leucophyllum frutescens

Common: Texas Ranger, Cenizo, Texas Sage



Information provided by: Joni Clayton - Mockingbird

Photo by: Mountain States Nursery

Family: Scrophulariaceae

Origin: Texas, Mexico

Plant type: Shrub

Size: 6-12'

Culture

Sun: Full sun

Soil: Sandy soil Loam soil Rocky soil Average soil Poor

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Saline soil Wind Rabbit resistant Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type: Cluster

Season: Summer

Color: Pink Purple

Months of bloom: July August September

Description

Texas ranger is a dense shrub that grows from 6-8 ft high and wide. It has pink flowers in the summer and gray foliage. It tolerates wind, heat and full sun. It is drought tolerant and attracts hummingbirds. - Cornflower Farms

Botanical: Lonicera japonica 'Halliana'

Common: Hall's Japanese Honeysuckle



Information provided by:

Photo by: Greg Applegate, Connon N.

Family: Caprifoliaceae

Origin: Asia

Plant type: Ground cover Vine

Size: 12-25'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Rich soil Poor soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast

Tolerances: Salt/ocean spray

Adverse factors:

Susceptibilities:

Flowers

Type: **Season:** Spring Summer

Color: Yellow White

Months of bloom: April May June July August September

Description

The 'Halliana' is a vigorous, hardy, climbing vine with deep green, oval leaves and fragrant white flowers that change their color to yellow. It is good for ground cover or covering fences.

Botanical: Magnolia grandiflora

Common: Southern Magnolia, Bull Bay



Information provided by:

Photo by: GardenSoft

Family: Magnoliaceae

Origin: Southeast USA

Plant type: Tree

Size: 12-25' 25-40'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Medium water Heavy water

Hydrozones: 3 4

Growth rate: Fast Moderate

Tolerances: Heat Wet soil

Adverse factors: Messy

Susceptibilities: Breakage

Flowers

Type: Solitary

Season: Summer Fall

Color: White

Months of bloom: May June July August September October November December

Description

It's large, simple leathery appearance makes the pyramidal *Magnolia grandiflora* perfect for either a street or lawn tree. Its leaves are 4-8" long, and its powerfully fragrant blooms are carried throughout the summer and fall.

If these plants are grafted, they are more predictable (may take 15 years to bloom). Ungrafted trees will take only 2-3 years. Restricted root areas or heavy soils will slow the growth process. In zones 4 and 5, the tree needs a warm wall or a pocket

Botanical: Melaleuca nesophila

Common: Pink Melaleuca



Information provided by:

Photo by: Norman's Nursery

Family: Myrtaceae

Origin: Australia

Plant type: Tree Shrub

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast

Tolerances: Salt/ocean spray Wind

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Pink Purple

Months of bloom: July August September

Description

This large shrub/small tree will grow quickly to 20' or 30' tall and 20-30' wide. It has straggly branches with thick, gray/green leaves and pinkish/white/yellow flowers that bloom most of the year.

Botanical: Myoporum parvifolium

Common: Ground Cover Myoporum



Information provided by:

Photo by: Normans/Frommer

Family: Myoporaceae

Origin: New Zealand

Plant type: Ground cover

Size: Under 1'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Rocky soil Average soil

Water: Drought tolerant Light water Medium

Hydrozones: 2

Growth rate: Moderate

Tolerances: Salt/ocean spray

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: White

Months of bloom: July August September

Description

This great groundcover will grow 9" high x 9' wide and does well in partial or full sun with moderate watering. It produces delicate white flowers that bloom in summer and are surrounded by tiny, bright green leaves.

Botanical: Phormium tenax

Common: New Zealand Flax



Information provided by:

Photo by: Normans/Sortomme

Family: Agavaceae

Origin: New Zealand

Plant type: Shrub

Size: 3-6' 6-12'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Poor soil Moist soil Neutral pH

Water: Light water

Hydrozones: 2

Growth rate: Fast

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Red Yellow

Months of bloom: July August September

Description

New Zealand Flax is a large, bold plant with stiffly vertical, sword-like, green leaves that arise from its base. It should be grown under full sun for best color. Varieties will offer different growth habits and leaf color.

Botanical: Pinus halepensis

Common: Aleppo Pine



Information provided by:

Photo by: Normans/Frommer/Sortomme

Family: Pinaceae

Origin: Mediterranean

Plant type: Tree Conifer

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Neutral pH Basic pH

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast

Tolerances: Salt/ocean spray Saline soil Wind Alkaline soil

Adverse factors:

Susceptibilities:

Description

The Pinus halepensis exhibits moderate growth to 30' or more, with an open, irregular crown. The long needles are doubled and light green in color, with a length of 2 1/2- 4".

Botanical: Platanus x acerifolia

Common: London Plane Tree, European Sycamor



Information provided by:

Photo by: Greg Applegate/Mullany

Family: Platanaceae

Origin: Europe

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast

Tolerances: Heat Saline soil Smog Wet soil

Adverse factors:

Susceptibilities:

Description

The Platanus acerifolia is a fast-growing, deciduous tree that reaches a size 40-80' high by 30-40' wide. Its leaves are 3-5 lobed, with a width of 4-10". This plant is tolerant of most soils, smog, dust and reflected heat.

Botanical: *Rhus lancea*

Common: African Sumac



Information provided by: George Hull MSN

Photo by: Mountain States Nursery

Family: Anacardiaceae

Origin: Africa

Plant type: Tree

Size: 12-25'

Culture

Sun: Full sun

Soil: Clay soil Loam soil Rocky soil Average soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Wind Smog

Adverse factors:

Susceptibilities:

Description

A small, evergreen tree that grows slowly to 25' and exhibits an open, spreading habit. Its leaves are dark green, glossy, and divided into 3 willow-like leaflets 4-5" long. The bark has a dark red color. Males & Females. Often has a drooping habit

Prone to Texas Root Rot.

Botanical: Rosa californica

Common: California Wild Rose



Information provided by:

Photo by:

Family: Rosaceae

Origin: California

Plant type: Shrub Vine

Size: 3-6'

Culture

Sun: Full sun Half sun Shade

Soil: Clay soil Loam soil Average soil Well-drained soil

Water: Medium water Extra summer water

Hydrozones: 2

Growth rate: Fast

Tolerances: Heat Wet soil

Adverse factors: Attracts bees Thorns Invasive

Susceptibilities:

Flowers

Type: **Season:** Spring Summer

Color: Pink

Months of bloom: June July August

Description

The California wild rose is a shrub that reaches 6 ft. tall. It develops single pink flowers in clusters and tolerates sun or shade. This shrub is hardy to 15 degrees F. and is drought tolerant. The wild rose is native to California. - Cornflower Farms

Botanical: Rosmarinus officinalis 'Prostratus'

Common: Prostrate Rosemary



Information provided by:

Photo by: Susan Frommer

Family: Lamiaceae

Origin: Mediterranean

Plant type: Shrub Ground cover Herb

Size: 1-3'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Salt/ocean spray Heat Wind Deer resistant

Adverse factors: Attracts bees

Susceptibilities:

Flowers

Type:

Season: Winter Spring Summer Fall

Color: Blue

Months of bloom: January February March April May June July August September October November

Description

The 'Prostratus' grows to a height of 2-3' with a spread to 8'. Its flowers are pale, lavender-blue in color, and the leaves are needle-like with a dark, blue-green color.

This plant makes a good ground cover, and its leaves can be used as seasoning in cooking.

Botanical: Schinus molle

Common: California Pepper, Mission Pepper



Information provided by:

Photo by: Normans/Frommer

Family: Anacardiaceae

Origin: South America

Plant type: Tree Shrub

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Poor soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

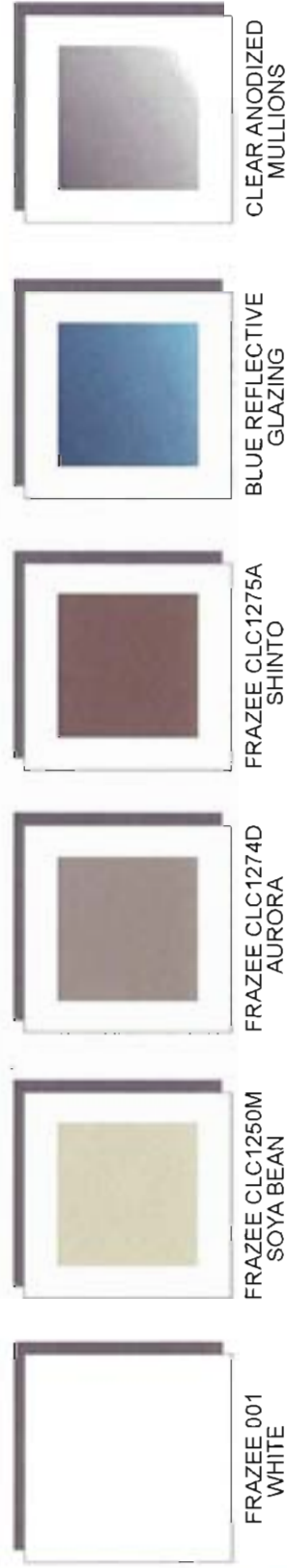
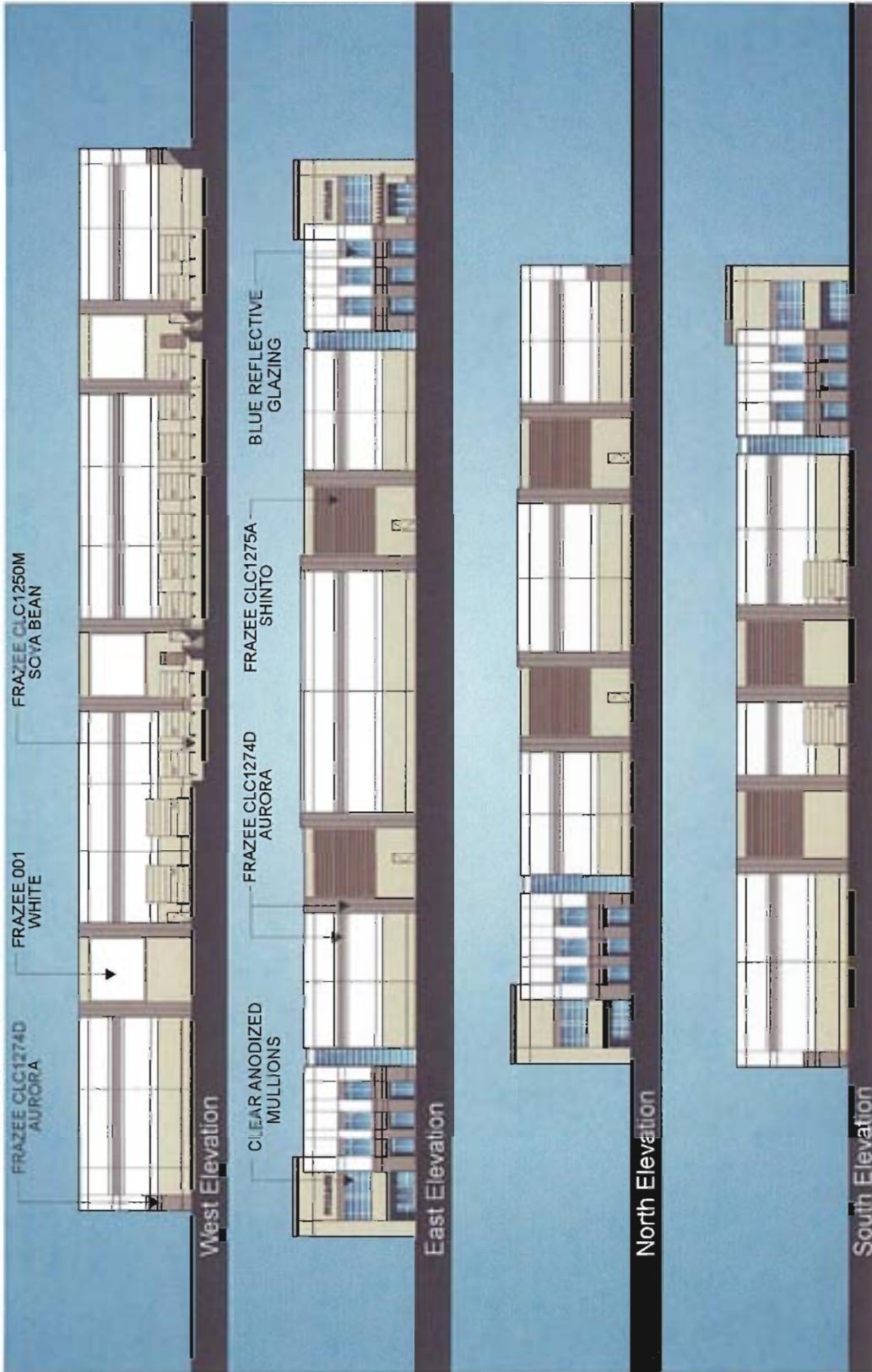
Tolerances: Heat Wind Smog

Adverse factors: Invasive

Susceptibilities:

Description

The California Pepper is a fast-growing evergreen tree that will mature to a height of 25-40' and as wide. Its bright green leaves are divided into many narrow, 1 1/2-2" long leaflets.



Conceptual Colored Elevations - Building 14 (Typical colors for buildings 1 -7 & 10-13)

Birtcher Center at Corona Valley

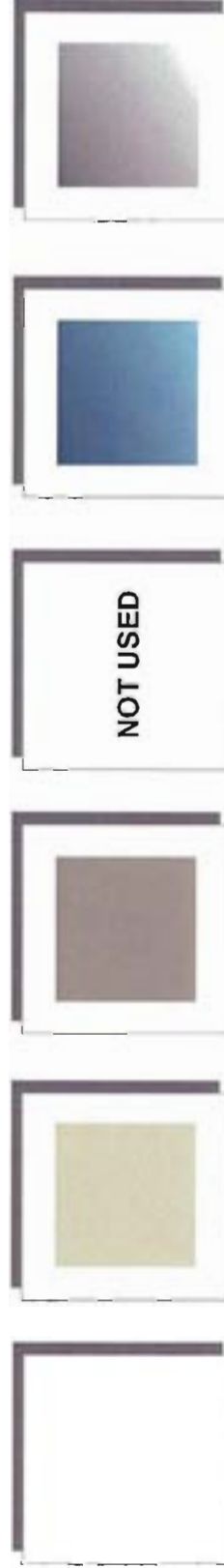
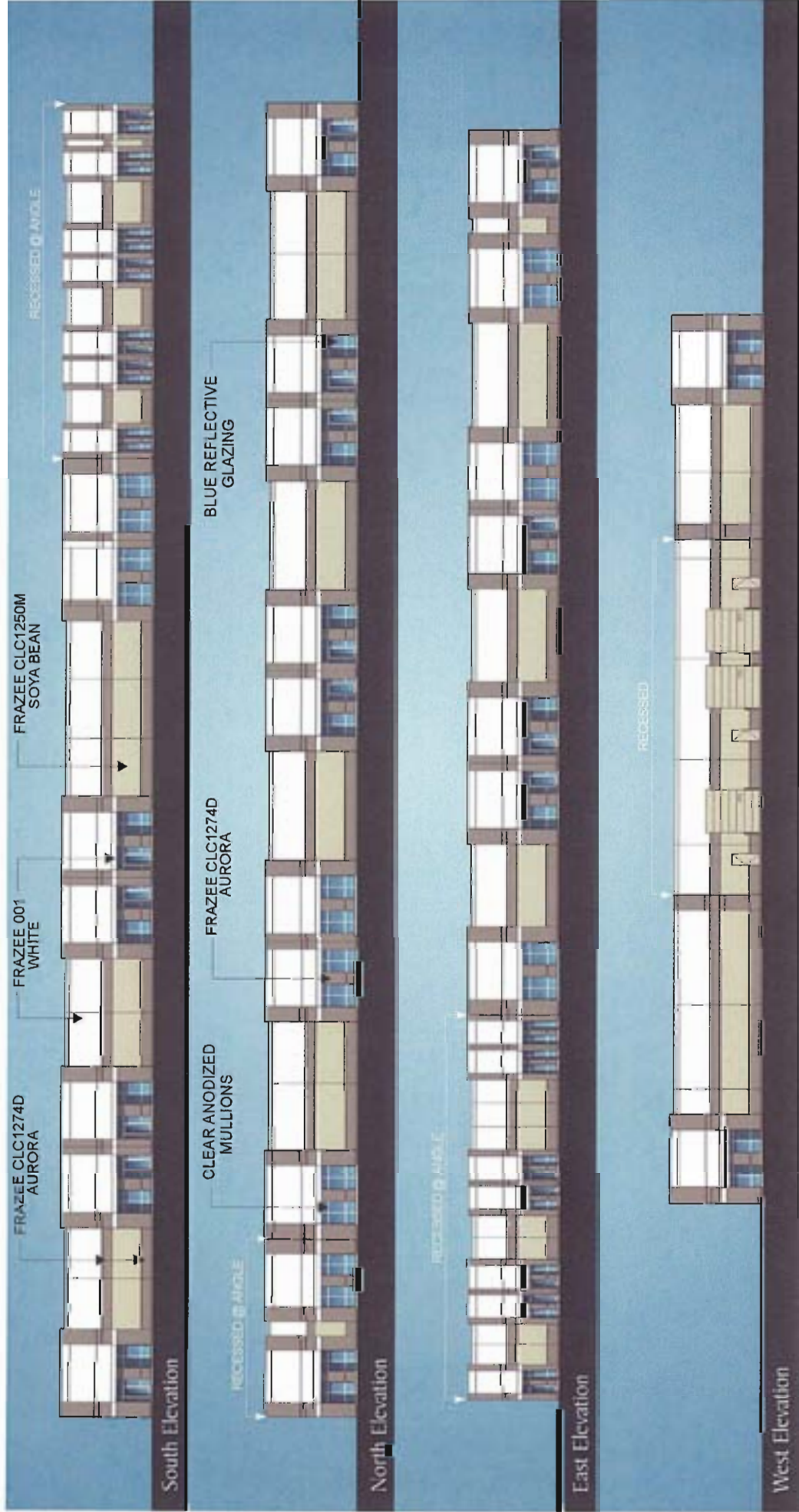


County of Riverside, California

Material Board

May 15, 2009 / Job #6350

CASE: PP23219 AMD. 2
EXHIBIT: M (SHEETS 1-17)
DATE: 6/8/09
PLANNER: C. Hinojosa



FRAZEE 001
WHITE

FRAZEE CLC1250M
SOYA BEAN

NOT USED

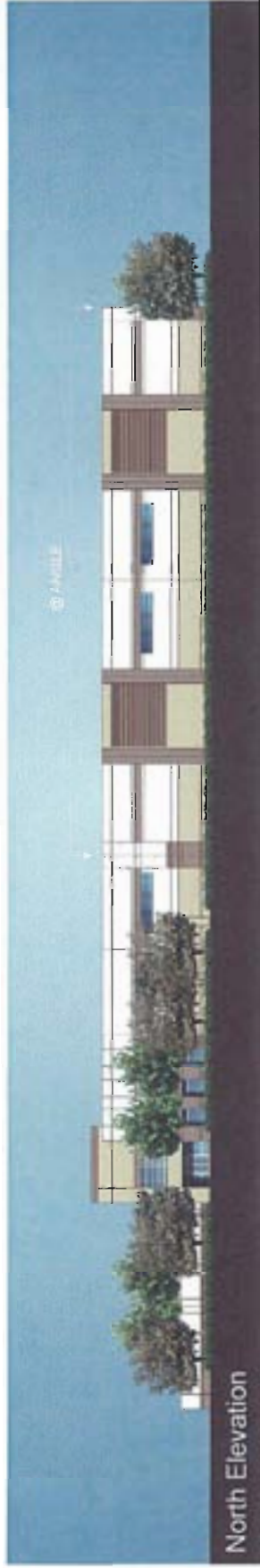
BLUE REFLECTIVE
GLAZING

CLEAR ANODIZED
MULLIONS

Conceptual Colored Elevations - Building 8 (Typical Colors for Building 9)

Birtcher Center at Corona Valley





Face of building butting up to adj. building

Conceptual colored Elevations - Building 1 Birtcher Center at Corona valley

County of Riverside, California



Conceptual colored Elevations - Building 2 Birtcher Center at Corona valley

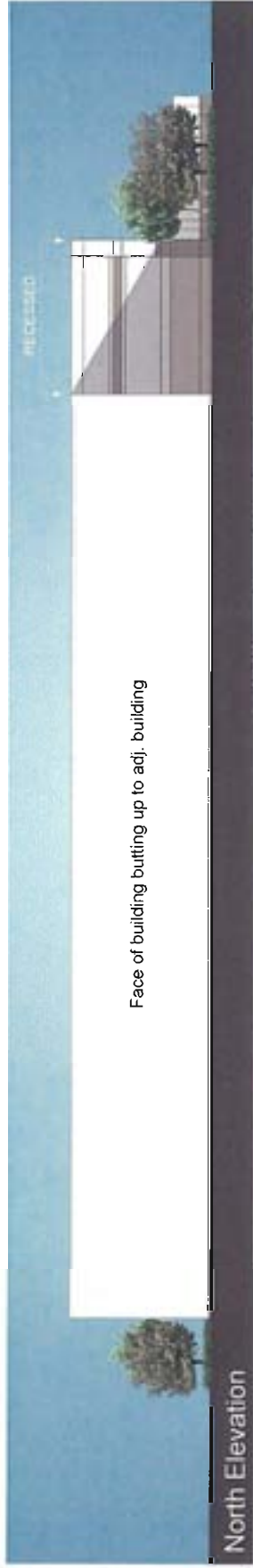
County of Riverside, California



Conceptual colored Elevations - Building 3
Birtcher Center at Corona valley

County of Riverside, California

May 15, 2009 / Job #6350



Conceptual colored Elevations - Building 4 Birtcher Center at Corona valley

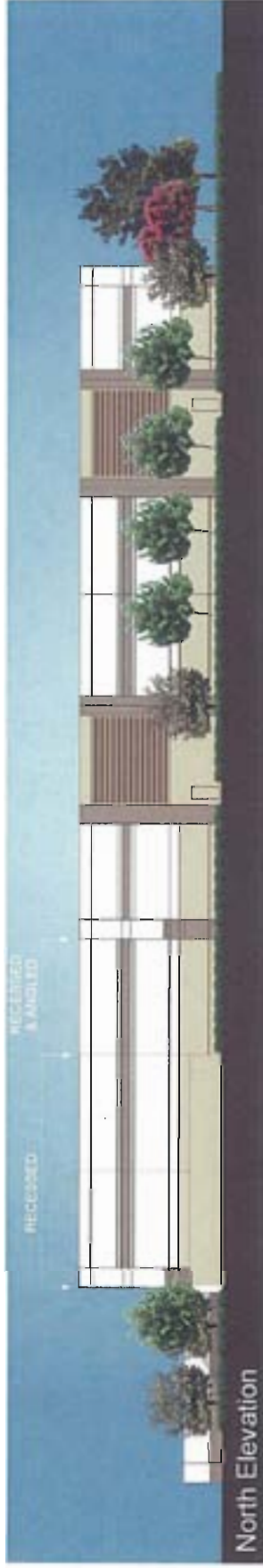


May 15, 2009 / Job #5350

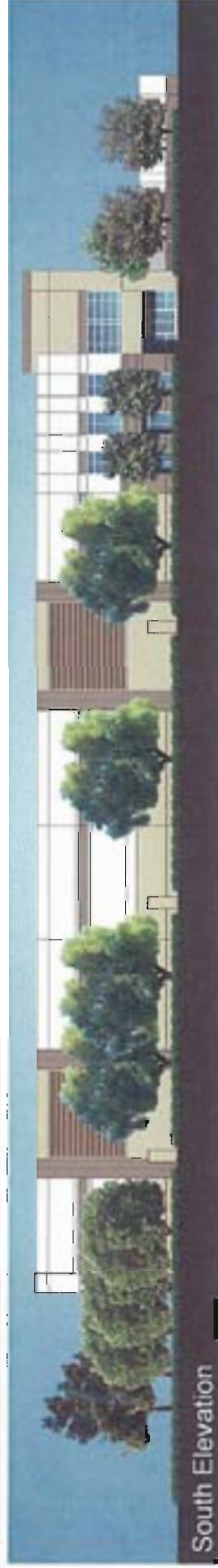


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www.hpa.com

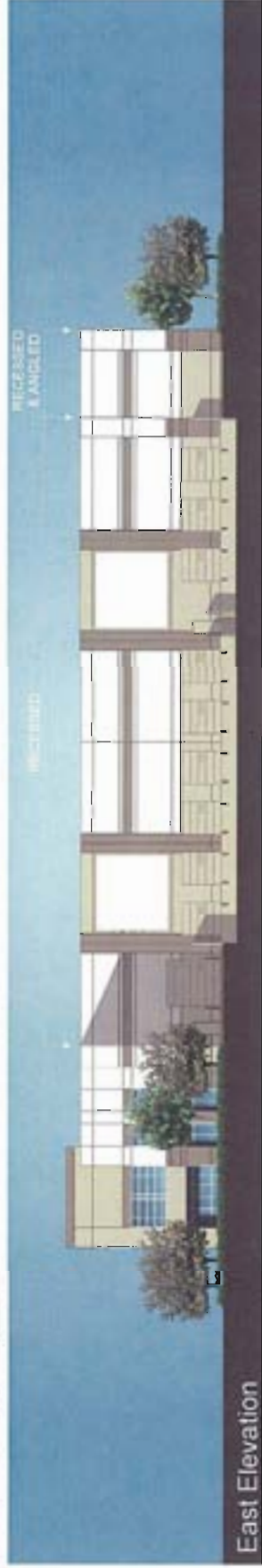
County of Riverside, California



North Elevation



South Elevation



East Elevation



West Elevation

Conceptual colored Elevations - Building 5 Birtcher Center at Corona valley

County of Riverside, California



North Elevation



South Elevation



East Elevation



West Elevation

Conceptual colored Elevations - Building 6 Birtcher Center at Corona valley



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North Elevation



South Elevation



East Elevation

West Elevation

Face of building butting up to adj. building

Conceptual colored Elevations - Building 7 Birtcher Center at Corona valley

County of Riverside, California



Conceptual Colored Elevations - Building 8 Birtcher Center at Corona valley

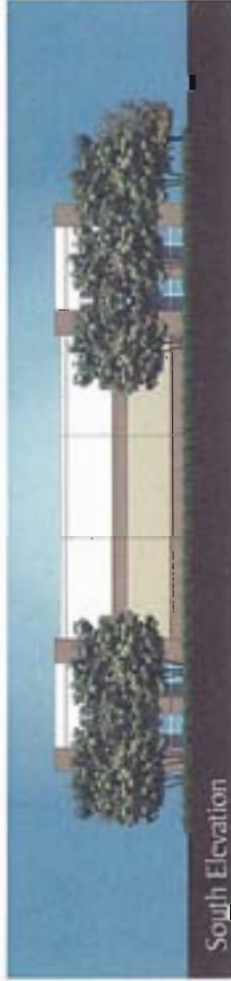
County of Riverside, California



East Elevation



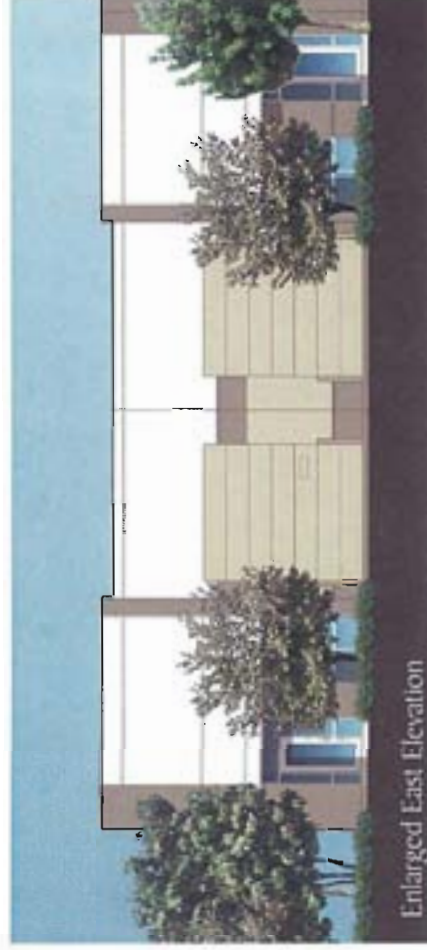
West Elevation



South Elevation



North Elevation



Enlarged East Elevation

Conceptual Colored Elevations - Building 9 Birtcher Center at Corona valley



County of Riverside, California

May 15, 2009 / Job #6350



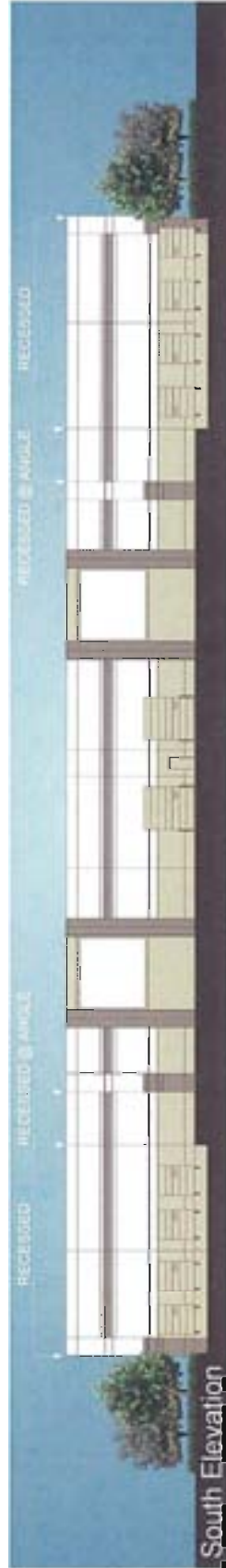
West Elevation



East Elevation



North Elevation



South Elevation

Conceptual Colored Elevations - Building 10 Birtcher Center at Corona valley

County of Riverside, California



Conceptual colored Elevations - Building 11 Birtcher Center at Corona Valley

County of Riverside, California



May 15, 2009 / Job #8350



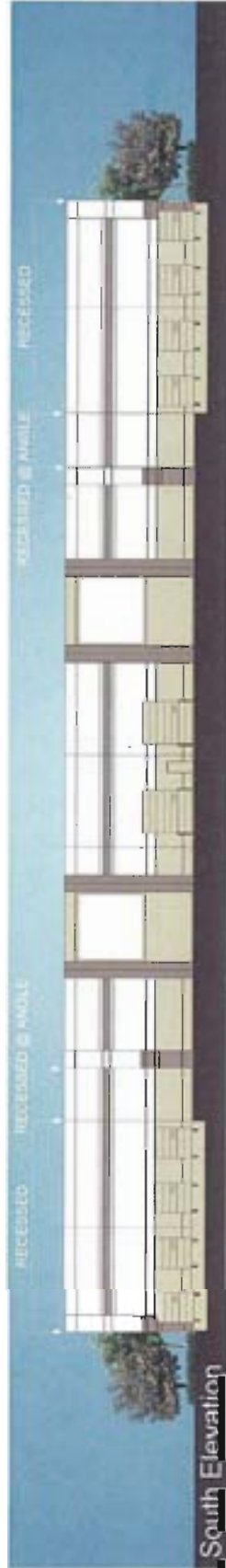
West Elevation



East Elevation



North Elevation



South Elevation

Conceptual colored Elevations - Building 12 Birtcher Center at Corona valley

County of Riverside, California



West Elevation



East Elevation



North Elevation



South Elevation

Conceptual colored Elevations - Building 13 Birtcher Center at Corona valley

County of Riverside, California



West Elevation



East Elevation



North Elevation



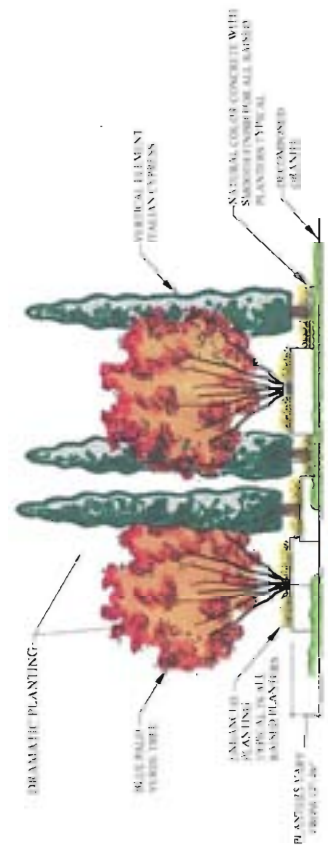
South Elevation

Conceptual Colored Elevations - Building 14 Birtcher Center at Corona valley

County of Riverside, California



Building 14 - Enhanced Landscape at Entry



Focal Element #2 Enlargement



Partial View of East Elevation

Conceptual Entry Design - Building 14 Birtcher Center at Corona valley

County of Riverside, California



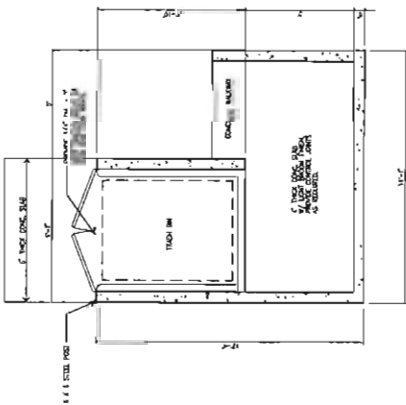
Optical Plan
19 March 2009

Birtcher Center At Corona Valley
County of Riverside, CA

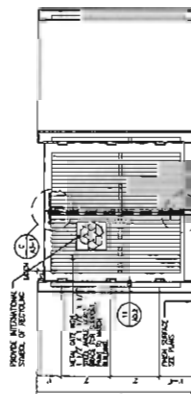
PP23219
PM3586

HPA
18831 Burdawn Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770

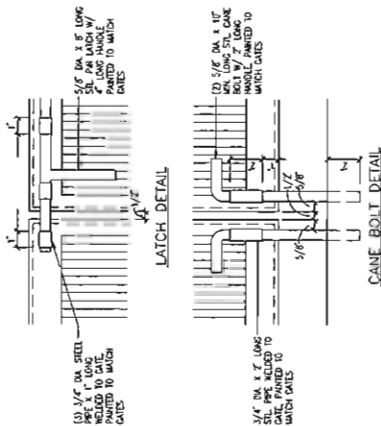
CASE: PP23219 AMD. 2
EXHIBIT: W (SHEETS 1-2)
DATE: 6/8/09
PLANNER: C. Hinojosa



TRASH ENCLOSURE PLAN A
SCALE: N.T.S.

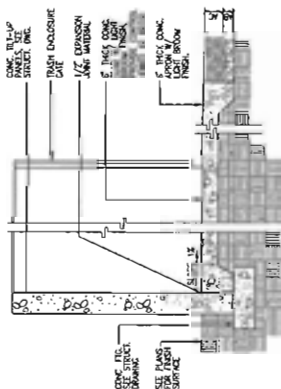


TRASH ENCLOSURE GATE ELEVATION B
SCALE: N.T.S.

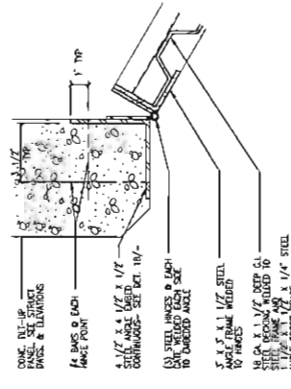


CANE BOLT DETAIL
SCALE: N.T.S.

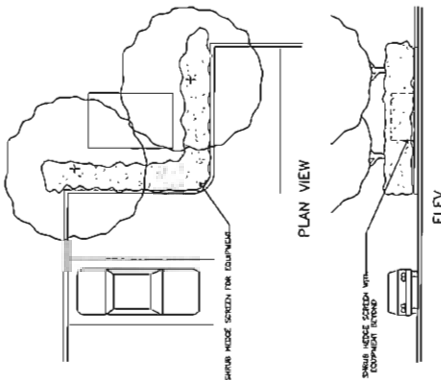
TRASH ENCLOSURE GATE LATCHES C
SCALE: N.T.S.



TRASH ENCLOSURE SECTION D
SCALE: N.T.S.



TRASH ENCLOSURE GATE & HINGE E
SCALE: N.T.S.



PLAN VIEW

ELEV.

GROUND MOUNTED EQUIPMENT SCREENING, TYP. E
SCALE: N.T.S.

A4-1 TRASH ENCLOSURE (TYP.)



BIRITCHER CENTER AT CORONA VALLEY

REVISION

DATE: 11/11/2008

COUNT OF REVISIONS

PP 23219

1000 BUCKLEBERRY AVE., STE. 1000, RYDE, CA 95072

HPA, Inc.

DATE: 11/11/2008



OWNER: BIRCHER DEVELOPMENT, INC.
10000 N. LINCOLN AVE., SUITE 100
DENVER, CO 80231

APPLICANT: BIRCHER DEVELOPMENT, INC.
10000 N. LINCOLN AVE., SUITE 100
DENVER, CO 80231

ARCHITECT: J. J. SCHMIDT, INC.
10000 N. LINCOLN AVE., SUITE 100
DENVER, CO 80231

LAND USE / ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)

PREPARED BY: J. J. SCHMIDT, INC.

DATE: 6/8/09

PROJECT NO.: 08-0024

AMENDED NO. 1

BIRCHER DEVELOPMENT

COUNTY OF RIVERSIDE

TENTATIVE PARCEL MAP 35065

SCHEDULE "E" SUBDIVISION

WEBB

DATE: 6/8/09

PROJECT NO.: 08-0024

LEGEND:

← EXISTING RIGHT-OF-WAY

→ PROPOSED RIGHT-OF-WAY

--- EASEMENT

--- WATER LINE

--- GAS LINE

--- SEWER LINE

--- FENCE

--- DRIVE

--- LOT

--- PARCEL

--- VACANT

NOTES:

- THIS PARCEL MAP IS SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
- ALL EASEMENTS SHOWN ON THIS PARCEL MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
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- ALL EASEMENTS SHOWN ON THIS PARCEL MAP ARE SUBJECT TO THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

PARCEL DATA:

Parcel	Area (Ac.)	Perimeter (Ft.)
1	2.72	1,100.00
2	2.40	1,000.00
3	2.39	1,000.00
4	2.40	1,000.00
5	2.45	1,000.00
6	1.31	500.00
7	0.00	0.00
8	6.35	2,500.00
9	1.00	400.00
10	1.00	400.00
11	4.35	1,800.00
12	3.14	1,300.00
13	6.34	2,500.00
14	1.00	400.00

LINE DATA:

Line	Length (Ft.)	Bearing
1	100.00	N 0° 0' 0" E
2	100.00	N 0° 0' 0" E
3	100.00	N 0° 0' 0" E
4	100.00	N 0° 0' 0" E
5	100.00	N 0° 0' 0" E
6	100.00	N 0° 0' 0" E
7	100.00	N 0° 0' 0" E
8	100.00	N 0° 0' 0" E
9	100.00	N 0° 0' 0" E
10	100.00	N 0° 0' 0" E
11	100.00	N 0° 0' 0" E
12	100.00	N 0° 0' 0" E
13	100.00	N 0° 0' 0" E
14	100.00	N 0° 0' 0" E

NEARBY MAP:

CURVE DATA:

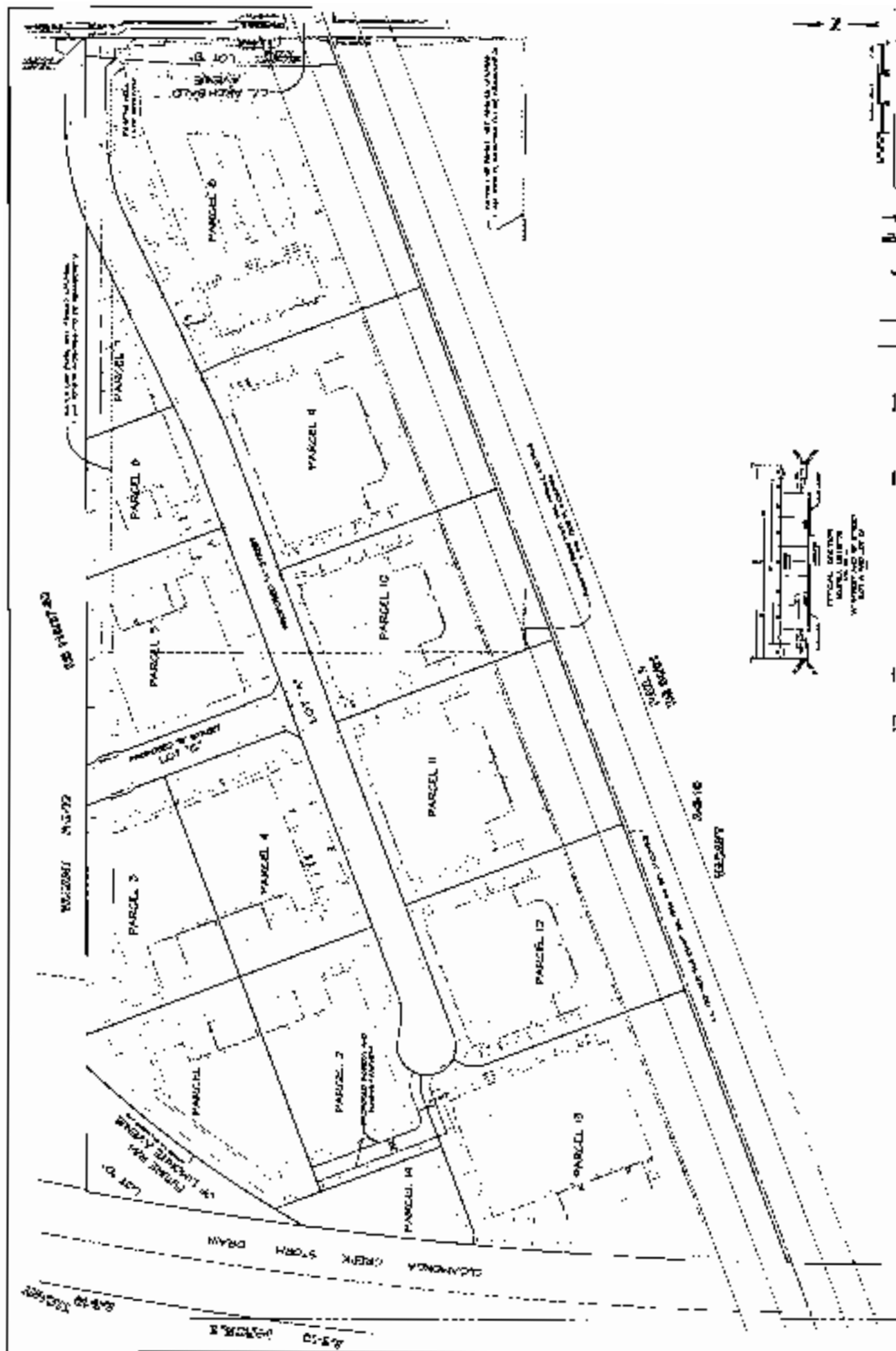
Curve	Radius (Ft.)	Length (Ft.)	Chord (Ft.)
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3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13	100.00	100.00	100.00
14	100.00	100.00	100.00

TYPICAL SECTION 1:

TYPICAL SECTION 2:

TYPICAL SECTION 3:

TYPICAL SECTION 4:



PREPARED BY:

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX: (951) 789-1256
ATTN: SANDRA CHANDLER

LAND OWNER:

M/L/BOI RIVERSIDE ARCHIBALD AVE, LLC
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRIEN
TEL: (949) 502-5500
FAX: (949) 502-5505

CONTACT:

BURTOCHER DEVELOPMENT
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRIEN
TEL: (949) 502-5500
FAX: (949) 502-5505

APPLICANT:

BURTOCHER DEVELOPMENT
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRIEN
TEL: (949) 502-5500
FAX: (949) 502-5505

LAND USE / ZONING:

EXISTING LAND USE:
PROPOSED LAND USE:
EXISTING ZONING:
PROPOSED ZONING:

LI : LIGHT INDUSTRIAL
LI : LIGHT INDUSTRIAL
A-2-10 : HEAVY AGRICULTURE
I-P : INDUSTRIAL PARK

APN: 144-010-002, 144-010-033, 144-010-037, 144-010-038
ACREAGE: 53.37 AC GROSS, 52.77 AC. NET

SCHOOL DISTRICT:

CORONA-WOOD UNIFIED DISTRICT

NOTES:

- 2007 THOMAS BROS. MAP BOOK: PAGE 682, GRID J6
- FEMA PANEL NUMBER 060245 0680 A. DATED APRIL, 15, 1980. AREA IN ZONE "C" AREAS OF MINIMAL FLOODING.
- THIS AREA IS NOT WITHIN A SPECIFIC PLAN.
- SITE IS LOCATED IN THE EASTVALE AREA PLAN WEST OF STATE-ROUTE 15 AND WEST OF ARCHIBALD AVENUE.

UTILITIES:

- WATER - JURUPA COMMUNITY SERVICES DISTRICT
- SEWER - JURUPA COMMUNITY SERVICES DISTRICT
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC - SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE - VERIZON



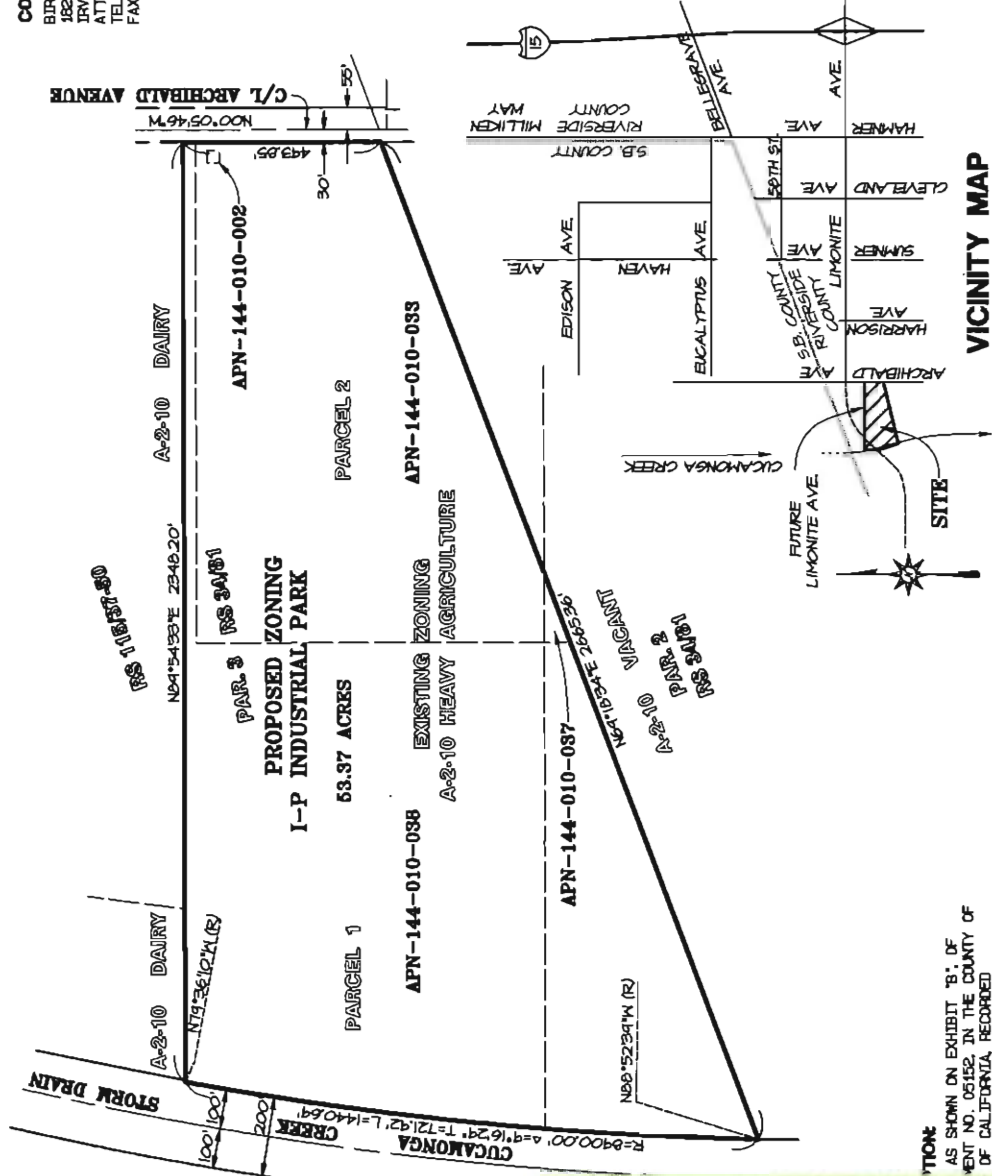
CHANGE OF ZONE 7611

VICINITY MAP

NTS
SEC. 27 T. 25 S. R. 7N

AS SHOWN ON EXHIBIT "B" OF
MENT NO. 05152 IN THE COUNTY OF
OF CALIFORNIA, RECORDED
IN INSTRUMENT NO. 2007-0458919,
XES.

CASE: CZ07611
EXHIBIT: A
DATE: 6/8/09
PLANNER: C. Hinojosa





Birtcher Center at Corona Valley



Birtcher Center at Corona Valley



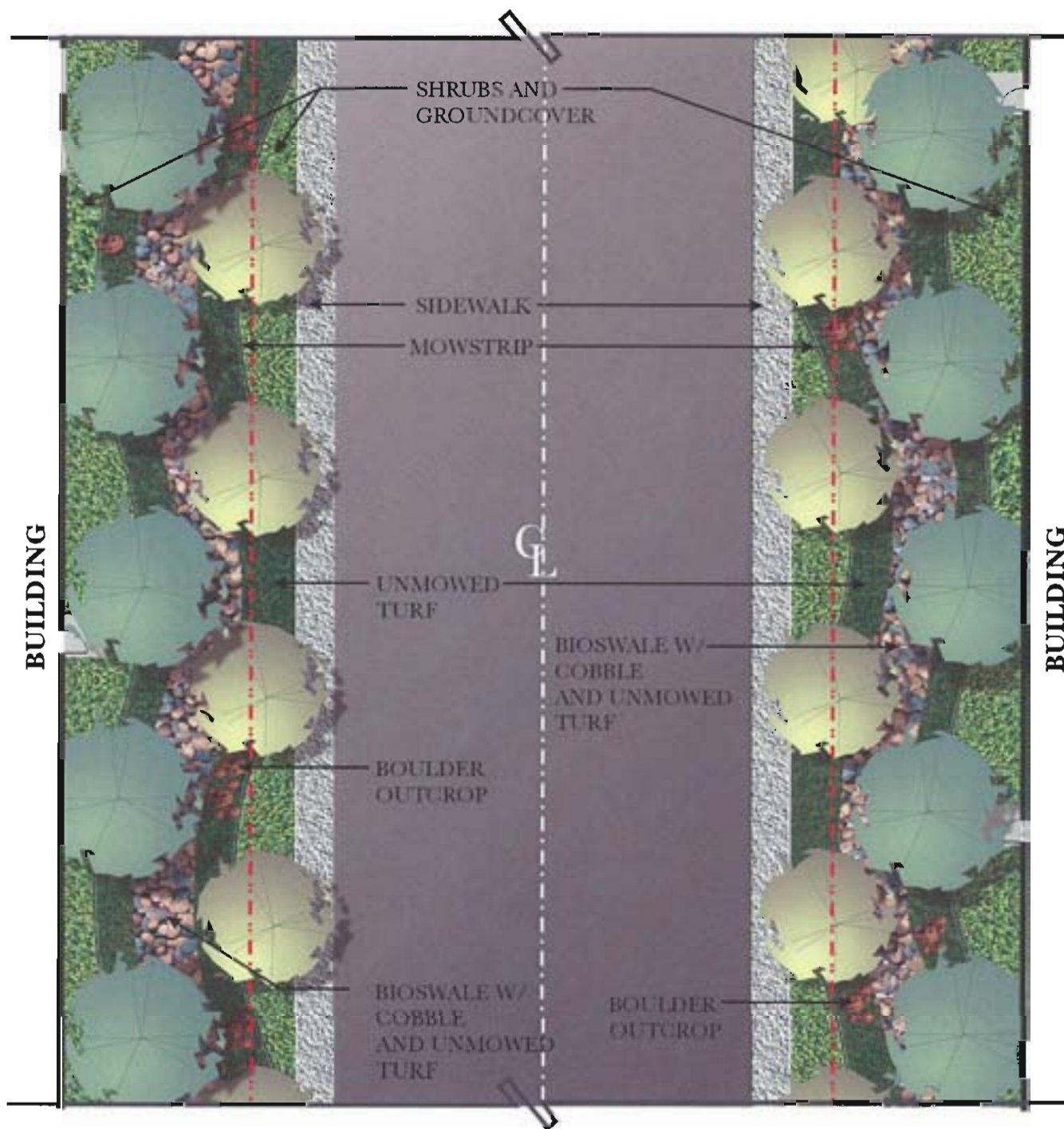
Birtcher Center at Corona Valley





COBBLE
LINED
BIOSWALE

FOR SECTION AND
ELEVATION SEE
SHEET 2 OF 2



STREETSCAPE/ BIOSWALE EXHIBIT



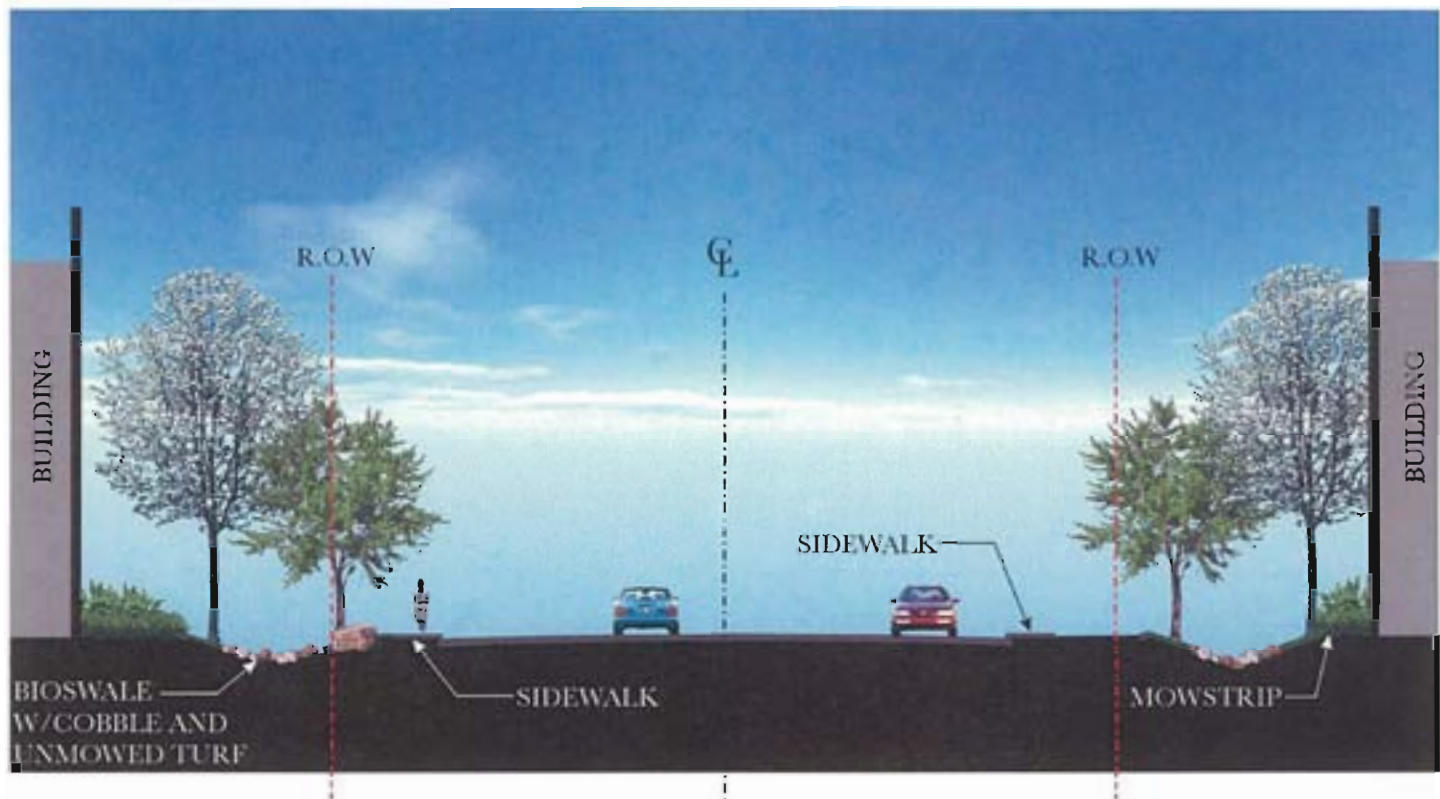
BIRTCHE
Development & Investments
a leading international company

Sheet 1 of 2



BUILDING ELEVATION

SCALE: N.T.S.



STREET SECTION

SCALE: N.T.S.

BIRTCHER CENTER AT CORONA VALLEY



May 13, 2008
Job#6350

Sheet 2 of 2

08/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1	USE	PROJECT DESCRIPTION	RECOMMEND

The use hereby permitted is to develop fourteen (14) industrial buildings, "Birtcher Center at Corona Valley," with a total building area of 738,432 square feet including 266,461 square feet of landscaping area (16%), 1,188 parking spaces, and 62 loading docks on a 53.37 gross (48.77 net) acre site with a floor area ratio of 0.32 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue.

NOTE: Condition Revised Per Planning Commission, August 19, 2009.

10. EVERY. 2	USE - HOLD HARMLESS	RECOMMEND

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. 23219. 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	RECOMMEND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23219 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-14) for

08/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP23219

Parcel: 144-C10-037

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMEND

Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-14) for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT H = Project Line of Sight for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-6) for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet and LS Concept Theory (Sheets 1-34) for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-17) for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT W = Wall Plan (Sheets 1-2) for Plot Plan No. 23219 Amended No. 2, dated June 8, 2009.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMEND

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.

HS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMEND

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.

PLOT PLAN:TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMEND

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 RECOMMEND

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 RECOMMEND

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 RECOMMEND

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 RECOMMEND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABILTY ANALYS RECOMMEND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRAINAGE DESIGN Q100 RECOMMEND

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

08/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRAINAGE DESIGN Q100 (cont.) RECOMMEND
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.

10.BS GRADE. 10 USE-G2.8MINIMUM DRAINAGE GRADE RECOMMEND
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRAINAGE & TERRACING RECOMMEND
Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMEND
Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMEND
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. 14 USE-G.3.1NO B/PKT W/O G/PMT RECOMMEND
Prior to the 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.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMEND
Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs

38/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN: TRANSMITTED Case #: PP23219

Parcel: 144-018-037

10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G3.3RETAINING WALLS (cont.) RECOMMND

shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. $P_c=2500$ p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 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

08/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

10.B3 GRADE. 20 USE G1.4 NPDES/SWPPP (cont.)

RECOMMEND

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.S.S., this project (or subdivision) shall comply with them.

2 HEALTH DEPARTMENT

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE

RECOMMEND

This project is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with JCSD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMEND

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. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMEND

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 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD

RECOMMEND

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

08/25/09
11:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN: TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD (cont.) RECOMMEND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMEND

Plot Plan 23219 is a proposal to develop an approximately 53-acre site for an industrial park. The site is located in the Eastvale area on the west side of Archibald Avenue south of Limonite Avenue. Cucamonga Creek Channel, owned and maintained by San Bernardino County Flood Control (SBCFC), is located along the western property line. This site is also being currently processed under Parcel Map 35865.

Drainage infrastructure located in the vicinity of this site provides significant protection from flood hazard. The District's County Line Channel (Project No. 2 - 0 - 00300) intercepts flows from a large drainage area which was tributary to the site from the north. A storm drain constructed in Archibald Avenue (Project No. 2 - 0 - 00314) provides additional protection from runoff which may have impacted the site from the east. However, this site is still subject to sheet flow runoff from approximately 53-acres of undeveloped properties located north of this site and south of County Line Channel. The District's Eastvale Master Drainage Plan (MDP) Line F - 3 is proposed to collect and convey runoff from these properties to Cucamonga Creek Channel. This development will construct Line F - 3.

All onsite runoff will be directed to Cucamonga Creek Channel and an encroachment permit from SBCFC will be required. Cucamonga Creek Channel is an adequate outlet and therefore this development does not have to mitigate for increased runoff. However, this proposal is required to mitigate for the water quality impacts associated with the development of the site. A preliminary project - specific Water Quality Management Plan (WQMP) was submitted. The engineer has proposed using enhanced bio-swales and a sand filtration trench/extended basin to meet this requirement. The WQMP indicates that some runoff collected in the street will not be treated prior to being

PLOT PLAN; TRANSMITTED Case #: PP23219

Parcel: 144-010-037

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

discharged into Cucamonga Creek Channel. This shall be corrected in the final engineering. Emergency escape for the sand infiltration trench shall be provided. Buildings adjacent to Cucamonga Creek Channel shall be elevated a minimum of 1-foot above the access road or the emergency escape elevation.

10.FLOOD RI. 2 USE CONSTRUCT MDP LINE F-3 RECOMMND

This development shall construct Eastvale Master Drainage Plan Line F - 3.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. 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.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 USE MAJOR FACILITIES - ADP RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Eastvale Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way,

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 USE MAJOR FACILITIES - ADP (cont.) RECOMMEND

project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMEND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL. MAINT ENTITY RECOMMEND

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 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. 15 USE SUBMIT FINAL WQMP =PRELIM RECOMMEND

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

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10.FLOOD RI. 15 USE SUBMIT FINAL WQMP -PRELIM (cont.) RECOMMEND

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.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMEND

The BMP maintenance plan shall contain provisions for all treatment controlled 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 BMPs 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.

10.FLOOD RI. 17 USE ELEVATE FF RECOMMEND

Buildings adjacent to Cucamonga Creek Channel shall be elevated a minimum of 1 foot above the access road or the emergency escape elevation.

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PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02023

RECOMMEND

County Geologic Report (GEO) No. 2023, submitted for this project (PP23219 & PM35865) was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Corona Valley Industrial Development, Northwest Corner of Archibald Avenue and 65th Street, Eastvale, County of Riverside, California", Project Number 14096-07, dated December 12, 2007. In addition the following reports were submitted for this project:

"Subsurface Methane Gas Investigation for Quincey Property, Corona, California", by GeoKinetics, dated April 16, 2004.

"Response to County Geological Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated June 26, 2008.

"Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated June 27, 2008.

"Second Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated August 4, 2008.

"Second Response to County Geological Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated August 4, 2008.

"Third Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated September 2, 2008.

These reports are herein incorporated as a part of GEO No.

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10. PLANNING. 1 USE GEO02023 (cont.)

RECOMMEND

2023.

GEO No. 2023 concluded:

1. There are no active or potentially active faults trending toward or through the site.

2. The potential for damage due to direct fault rupture is considered very remote.

3. The potential for liquefaction at this site is very low.

4. The potential of slope stability, landslides, ground lurching and lateral spreading are considered to be very remote for this site.

5. Dairy operations have reportedly taken place at the site since the early 1970's.

6. Elevated methane concentrations were detected within the corral areas.

7. The presence of manure was observed at the surface in a few of the exploratory borings.

GEO No. 2023 recommended:

1. Any vegetation shall be removed and hauled from the proposed grading areas prior to the start of grading operations.

2. Careful clearing, grubbing, segregation, and stockpiling or disposal of the near surface, organic-rich soils at the site prior to the initiation of mass grading activities.

3. Soils with organic contents in excess of 0.4% should not be placed as "deep" fills. Soils with organic contents in excess of 2% should typically not be placed as structural fill - even at shallow depths.

4. All fill/disturbed soils shall be removed to competent native material (85% or greater relative compaction with a degree of saturation equal to or less than 80%).

GEO No. 2023 satisfies the requirement for a Geologic Study

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02023 (cont.) (cont.)

RECOMMND

for Planning / CEQA purposes. GEO No. 2023 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.

An environmental constraints sheet (ECS) shall be prepared relative to the past dairy operations at the site as described elsewhere in this conditions set.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. 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 Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 3 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment 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 or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMEND

meeting is convened between the developer, the archaeologist, the Native American tribal 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 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.

3. Grading of 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 mitigation.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMEND

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. 5 USE - FEES FOR REVIEW RECOMMEND

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. 6 USE - LIGHTING HOODED/DIRECTED RECOMMEND

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.PLANNING. 7 USE - COLORS & MATERIALS RECOMMEND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMEND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, Tentative Parcel Map No. 35865 shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMEND

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, PLUS 1 space per 500 square feet of fabrication area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 52,571 square feet of office area, 197,712 square feet of fabrication/manufacturing area, and 487,649 square feet of storage area with a total building area of 738,432 square feet that requires 1,092 parking spaces.

The project is providing a total of 1,188 parking spaces.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMEND

There is no signage being proposed for this project. Any signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMEND

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. 15 USE PHASE BY NEW PERMIT RECOMMEND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance

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10.PLANNING. 15 USE - PHASE BY NEW PERMIT (cont.) RECOMMEND

of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMEND

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. 23 USE - MAINTAIN LICENSING RECOMMEND

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. 24 USE - EXTERIOR NOISE LEVELS RECOMMEND

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.

3.Prior to issuance of grading permits all

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10. PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMEND

construction-related activities that would result in high noise levels shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday-Saturday (excluding Sundays and Holidays).

4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable (a minimum of 446 feet) from existing residential dwellings.

6. Combustion powered equipment, such as pumps or generators, shall operate as far as practicable from any occupied residence unless the equipment is surrounded by a noise protection barrier.

7. Reduce truck noise by minimizing engine idling time during construction activities.

8. Once precise grading and architectural plans are made available, a final acoustical impact analysis shall be performed for Building 8.

9. Buildings adjacent to Archibald Avenue (i.e. Building 8) shall be required to operate under "windows closed" conditions.

10. Prior to the issuance of building permits, our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from Archibald Ave. for Building 8. The industrial building design must be shown to reduce interior noise to at or below 50 dBA for those building shells along Archibald Ave.

11. The applicant shall pay review fees 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.

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10.PLANNING. 25 USE - NOISE MONITORING REPORTS RECOMMEND

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. 27 USE - CAUSES FOR REVOCATION RECOMMEND

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. 28 USE - CEASED OPERATIONS RECOMMEND

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. 30 USE - IND OCCUPANT CHANGE RECOMMEND

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 RECOMMEND

Tenants 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. 32 USE - ELECTRICAL HOOK-UPS (cont.) RECOMMEND

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. 35 USE - ORD 810 O S FEE (1) RECOMMEND

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/SCE EASEMENT AND FUTURE LIMONITE AVENUE ALIGNMENT (LOT D)" on the APPROVED EXHIBIT A shall not be included in the Project Area.

10.PLANNING. 37 USE - 2ND DIST LS GUIDELINES RECOMMEND

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.

10.PLANNING. 40 USE - BUSINESS LICENSING RECOMMEND

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.rctilma.org.buslic.

10.PLANNING. 44 USE - PDP01317 RECOMMEND

Based on the study results of PDP01317 (CRM Tech June 16, 2006), the proposed project's potential to impact paleontological resources is determined to be low within the surficial alluvial fan deposits of recent age but high within the underlying Pleistocene-age alluvium that may exist at unknown depths. Therefore, periodic monitoring is

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10.PLANNING. 44 USE - PDP01317 (cont.)

RECOMMEND

required for all earth-moving operations that will reach below a depth of 5 feet. Continuous monitoring of ground disturbances reach deeper than 15 feet or if any older sediments are impacted at shallower depths. Prior to the issuance of grading permits, a copy of a full executed contract for paleontological monitoring services, including the NAME, ADDRESS, AND TELEPHONE NUMBER of the retained paleontologist shall be submitted to the Planning Department and the B&S Grading Division.

10.PLANNING. 45 USE - LC LANDSCAPE REQUIREMENTS

RECOMMEND

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.

10.PLANNING. 46 USE - WASTE MGMT. CLEARANCE

RECOMMEND

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 February 19, 2008, summarized as follows:

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10. PLANNING. 46

USR - WASTE MGMT. CLEARANCE (cont.)

RECOMMEND

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of 65th Street and west of Archibald Avenue, in the Eastvale 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/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

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10. PLANNING. 46 USE - WASTE MGMT. CLEARANCE (cont.) (cont.) RECOMMEND

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. 47 USE - ARB SIGN FOR IDLING RECOMMEND

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.

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10.PLANNING. 48

USE - ALUC MITIGATION

RECOMMEND

The project shall comply with the following mitigation measures, pursuant to the December 11, 2008 review of the Airport Land Use Commission:

1.Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2.The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.

3.The Riverside County Planning Department shall require

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10.PLANNING. 48

USE - ALUC MITIGATION (cont.)

RECOMMEND

additional review by the Airport Land Use Commission prior to the establishment of any use other than offices, manufacturing, storage, and warehousing within the proposed buildings. Examples of uses that would require further review include, but are not limited to:

Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, libraries, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to the edition of the Building Code in effect at the time of land use or building permit application, as applicable.

These uses have greater intensity than the uses indicated on the plot plan and may not be possible within the single-acre intensity limits of the applicable Compatibility Zone.

4.Any changes in locations of buildings for those shown on the exhibits prepared, dated 8-27-08, which does not alter the density within any single airport use zone or the open space area.

5.The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

6.Office areas within the proposed buildings, except for Buildings 13 and 14, shall be limited to the maximum square footage areas identified on the plot plan exhibit prepared by Albert A. Webb Associates dated August 27, 2008 and specified for each building as follows: Building 1 - 3,438 square feet; Building 2 - 4,063 square feet; Building 3 - 3,293 square feet; Building 4 - 3,488 square feet; Building 5 - 3,518 square feet; Building 6 - 2,191 square feet; Building 7 - 1,582 square feet; Building 8 - 2,422 square feet; Building 9 - 1,150 square feet; Building 10 - 5,688 square feet; Building 11 - 4,836 square feet; Building 12 - 5,650 square feet.

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10. GENERAL CONDITIONS

10. PLANNING. 48

USE - ALUC MITIGATION (cont.) (cont.)

RECOMMEND

7. The filtration trench, if uncovered, shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around the filtration trench that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

8. A minimum of 9.04 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site (inclusive of the 78-foot industrial collector roadways), of which not less than 7.42 acres shall be located within the portion of the site within Compatibility Zone C. Such open areas, including the 78-foot industrial collector roadways, shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires.

9. A minimum width of 75 feet by a minimum length of 300 feet, within the 78-foot industrial collector roadways, shall not permit parking on these roadways, street lights, or trees greater than four feet in height.

10. The open areas exhibit submitted to the Airport Land Use Commission by Albert A. Webb and Associates on November 13, 2008 and included in this packet depicts six acres within parking and building frontage areas as meeting open area requirements. All uses within these areas, such as landscaped planters, bike racks, focal points, and break areas, shall comply with the requirements of Policy 4.2.4 as referenced above. Walls, trash enclosures, and trees and light fixtures greater than four feet in height shall not be permitted in this area.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10. TRANS. 1 USE - TS/CONDITIONS

RECOMMEND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at 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 the traffic study assumptions.

Hellman Avenue (NS) at:
Schliesman Road (RW)

Archibald Avenue (NS) at:
Limonite Avenue (RW)
Project Driveway 1 (north) (EW) (Future)
Project Driveway 2 (south) (EW) (Future)
Limonite Avenue (RW)
65th Street (EW)
Schliesman Road (EW)
Chandler Street (RW)

Harrison Avenue (NS) at:
Limonite Avenue (RW)

Sumner Avenue (NS) at:
Limonite Avenue (RW)

Cleveland Avenue (NS) at:
Limonite Avenue (EW)

Hamner Avenue (NS) at:
Limonite Avenue (EW)

I-15 Southbound Ramps (NS) at:
Limonite Avenue (EW)

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10. GENERAL CONDITIONS

10. TRANS. 1 USE - TS/CONDITIONS (cont.)

RECOMMEND

I 15 Northbound Ramps (NS) at:
Limonite Avenue (EW)

Wineville Avenue (NS) at:
Limonite Avenue (EW)

Etiwanda Avenue (NS) at:
Limonite Avenue (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

10. TRANS. 2 USE - STD INTRO 3(ORD 460/461)

RECOMMEND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMEND

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.)

RECOMMEND

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 - REVISED LOADING DOCKS

RECOMMEND

Prior to the approval of this CUP, the Applicant shall submit revised Exhibits A, B, C, G, L and M showing the reduced number of loading docks to 62.

NOTE: Condition added Per Planning Commission, August 19, 2009.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WELL ABANDONMENT

RECOMMEND

PRIOR TO MAP RECORDATION OF PM 35865, ALL EXISTING WATER WELLS MUST BE PROPERLY ABANDONED / REMOVED UNDER PERMIT WITH DEPARTMENT OF ENVIRONMENTAL HEALTH. PLEASE CONTACT WATER ENGINEERING SECTION AT (951) 955-8980 FOR FURTHER INFORMATION.

50.E HEALTH. 2 MAP - HAZMAT PHASE II

RECOMMEND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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50. PRIOR TO MAP RECORDATION

50.B HEALTH. 3 EXIST'G OWTS-ABANDON/REMOVAL RECOMMEND

ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE PROPERLY ABANDONED OR REMOVED UNDER PERMIT WITH DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH). PLEASE CONTACT (951) 955-8980 FOR FURTHER INFORMATION.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMEND

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 RECOMMEND

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 RECOMMEND

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. 4 USE-G2.7DRAINAGE DESIGN Q100 RECOMMEND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRAINAGE DESIGN Q100 (cont.) RECOMMEND

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. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMEND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GOG ONUS RECOMMEND

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. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMEND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMEND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMEND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMEND

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. 10 USE IMPORT/EXPORT

RECOMMEND

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

RECOMMEND

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

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60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMEND

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.

60.EPD. 2 -NESTING BIRD SURVEY RECOMMEND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOC with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMEND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMEND

the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMEND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMEND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMEND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMEND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7

USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMEND

grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8

USE MITCHARGE

RECOMMEND

The County Board of Supervisors has adopted the Eastvale 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 23219 is located within the limits of the Eastvale 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 43.35-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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMEND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 13 USE - REQD APPLICATIONS (1)

RECOMMEND

No grading permits shall be issued until Change of Zone No. 7611 and Agricultural Preserve Case No. 994 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

60.PLANNING. 15 USE FEE STATUS

RECOMMEND

Prior to the issuance of grading permits for Plot Plan No. 23219, 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. 20 USE - IF HUMAN REMAINS FOUND

RECOMMEND

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 shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 22 USE - AG PRESERVE CANCEL

RECOMMEND

Prior to the issuance of a grading permit, the Board of Supervisors shall issue a Certificate of Final Cancellation for Agricultural Preserve Case No. 994, located within

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 USE - AG PRESERVE CANCEL. (cont.)

RECOMMEND

Mira Loma Agricultural Preserve No. 10, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 23 USE - PALEO MONITORING

RECOMMEND

PDP01317, prepared by CRM Tech July 16, 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene-age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

- 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.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 7.Procedures and protocol for collecting and processing of samples and specimens.
- 8.Fossil identification and curation procedures to be employed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

USE - PALEO MONITORING (cont.)

RECOMMEND

9.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 prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.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 qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 24

USE - MILK BARN DOCUMENTATION

RECOMMEND

Prior to issuance of grading and/or demolition permits, a qualified architectural historian shall be retained meeting the Secretary of the Interior's Professional Qualifications Standards and the County's requirements, to conduct equivalent to Level II of the Historic American Buildings Survey (HABS), to document and record the existing milking barn on site. The documentation shall include 35-millimeter archival quality black-and-white photographs of all exterior elevations, interior views, character-defining features, and context views; a site plan showing the view of photographs and the building footprint; and available archival material, including historic photographs, newspaper articles, and architectural drawings. A report shall be prepared that will incorporate the documentation along with a discussion of the barn's history based upon established criteria contained in Galvin

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 USE - MILK BARN DOCUMENTATION (cont.) RECOMMEND

and Associates (2004) "The City of Ontario's Historic Context for the New Model Colony Area", in particular the section on regional dairies. A copy of the report will satisfy the written data requirement and shall be submitted to the County Archaeologist. A copy of the HABS documentation shall also be submitted to the Riverside Public Library Local History Resources Center in Riverside California, and the County of Riverside Planning Department.

60.PLANNING. 25 USE - COA MET ONCE RECOMMEND

Prior to issuance of any grading or construction permits - whichever comes first - conditions of approval for Plot Plan No. 23219 shall only be met once and not to be met again with Parcel Map No. 35865 and visa versa, if repeated conditions of approval occur.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMEND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMEND

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.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMEND

Building Plan check deposit base fee of \$1,356.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#1-WATER PLANS

RECOMMEND

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

RECOMMEND

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.

80.FLOOD RI. 3

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMEND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3

USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMEND

all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4

USE MITCHARGE

RECOMMEND

The County Board of Supervisors has adopted the Eastvale 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 23219 is located within the limits of the Eastvale 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 43.35-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. 5

USE SUBMIT FINAL WQMP

RECOMMEND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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PLANNING DEPARTMENT

80. PLANNING. 1 USE - FACILITY NOISE LEVEL RECOMMEND

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 (leq), between the hours of 10pm to 7am (nighttime standard) and 75 dB (A) - 10 minute leq, between the hours of 7am and 10pm (daytime standard).

80. PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMEND

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 RECOMMEND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80. PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMEND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80. PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMEND

A fencing plan shall be submitted showing 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 walls and fences shall be in substantial conformance with that shown on APPROVED EXHIBIT W.

80. PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMEND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

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80.PLANNING. 13 USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7611 and Agricultural Preserve Case No. 994 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 16 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 February 19, 2008, 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. 17 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS

RECOMMEND

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. 21 USE - FEE STATUS

RECOMMEND

Prior to issuance of building permits for Plot Plan No. 23219, 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. 23 USE - LC LANDSCP COMM AREA MTNC

RECOMMEND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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80.PLANNING. 24

USE - LC LANDSCAPE PLOT PLAN

RECOMMEND

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 shall not approve landscape plans within the Road Right-of-Way.

2) 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. 24 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMEND

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. 25 USE - LC LANDSCAPE SECURITIES RECOMMEND

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. 26 USE - TITLE 24 BLD EFF STANDARD RECOMMEND

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

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80.PLANNING. 26 USE - TITLE 24 BLD EFF STANDARD (cont.) RECOMMEND

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. 1 USE - TS/DESIGN RECOMMEND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Archibald Avenue (NS) at:
Limonite Avenue (EW) (modification for added lanes plus NB and WB overlap)
Archibald Avenue (NS) at:
Project Driveway 1 (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMEND

The intersection of Archibald Avenue (NS) at Limonite Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane with right-turn signal overlap
Southbound: two left-turn lanes, one through lane
Eastbound: N/A
Westbound: two left-turn lanes, one right-turn lane

The intersection of Archibald Avenue (NS) at Project Drive 1 (EW) shall align with the south project access driveway for PP22277 located to the east and shall be improved to provide the following geometrics:

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80. TRANS. 2

USR - TS/GEOMETRICS (cont.)

RECOMMEND

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: two left-turn lanes, one shared
 through/right-turn lane
Westbound: N/A

The intersection shall be designed to accommodate the following ultimate geometric configuration:

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: two left-turn lanes, one shared
 through/right-turn lane
Westbound: one left-turn lane, one shared
 through/right-turn lane

The cross-section dimension on Archibald Avenue south of Project Driveway 1 from east-to-west shall be 21' parkway, one 18' shared through/right-turn lane, one 12' through lane, one 12' through lane, one 12' left-turn lane, 4' raised median, one 14' through lane, one 12' through lane, one 18' shared through/right-turn lane, 21' parkway (total width of 144'). The dimensions on southbound Archibald Avenue north of the driveway shall be the same as above, except read from west-to east.

The intersection of Archibald Avenue (NS) at Project Drive 2 (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: two through lanes, one right-turn lane (100' minimum storage length with appropriate transition taper)
Eastbound: one right-turn lane
Westbound: N/A
NOTE: Driveway is restricted to right turns only.

The intersection shall be designed to accommodate the following ultimate geometric configuration:

Northbound: three through lanes
Southbound: three through lanes, one right turn lane

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80.TRANS. 2 USE - TS/GEOMETRICS (cont.) (conL.)

RECOMMND

Eastbound: one right-turn lane
Westbound: N/A

The cross-section dimension on the southbound Archibald Avenue intersection approach from west-to-east shall be 12' parkway, one 15' right-turn lane, one 12' through lane, one 12' through lane, one 14' through lane, 14' raised median, one 14' through lane, one 12' through lane, one 18' through lane, 21' parkway (total width of 144').

The interim configuration of Archibald Avenue will provide for two northbound and two southbound lanes without a raised median from north of Limonite Avenue to south of 65th Street. The applicant will need to provide cash in lieu for the future development of the raised medians. The detection for the traffic signals at the intersections of Archibald Avenue at Project Driveway 1 will need to be provided with video detection because of the temporary location of the left-turn lanes.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the dimensions listed above must be provided.

The County is currently studying the long-term roadway needs for the Archibald corridor in coordination with the City of Ontario. The results of that study may determine that the corridor will require eight through lanes to accommodate future traffic demand.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 3 USE - R-O-W DEDICATION :

RECOMMND

Sufficient public street right-of-way on Archibald Avenue along project boundary shall be conveyed for public use to provide for a 72 foot half-width right-of-way.

Sufficient public street right-of-way along "A" Street shall be conveyed for public use to provide for a 78' to 85' full-width right-of-way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80. TRANS. 3 USE - R-O-W DEDICATION 1 (cont.)

RECOMMEND

Sufficient public street right-of-way along future Limonite Avenue (lot "D") as shown on PM35865 Amended No. 2 shall be conveyed for public use to provide for a full-width right-of-way or as determined by the Director of Transportation. Future Limonite Avenue is based on the alignment study submitted on February 18, 2009, Exhibit "A" and it is based on a 2400' radius.

Sufficient public street right of way shall be provided along "B" Street to establish a 78 foot full-width right-of-way including standard corner cutback.

- NOTE: 1. The required right-of-way shall be dedicated and recorded prior to the occupancy of the first building of PP23219 and/or as directed by the Director of Transportation.
2. This condition shall be cleared by Transportation Department, Plan Check Section either by Farah Khorashadi or Alan French only.
3. The dedication of right-of-way and all improvements of this project shall be coordinated with PM35865.
4. The applicant shall be responsible to notify and disclose all Conditions of Approval of this project to the prospective buyer of any portion of this subdivision.

80. TRANS. 5 USE - MAP CORNER CUT-BACK 2

RECOMMEND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

80. TRANS. 6 USE ANNEX L&LMD/OTHER DIST

RECOMMEND

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 and/or any other

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80.TRANS. 6 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMEND

maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping per condition 80.TRANS.8.
- (2) Streetlights and two bridge lights. (No bridge light plan required.)
- (3) Traffic signals per condition 80.TRANS.1 and 90.TRANS.1.
- (4) Street sweeping.
- (5) Raised median landscaping along Archibald Avenue and Limonite Avenue.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN

RECOMMEND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 8 USE-LANDSCAPING/TRAIL COM/IND

RECOMMEND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

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80.TRANS. 8 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Landscaping plans shall be designed within Archibald Avenue, "A" Street, "B" Street and Litorite Avenue and shall be 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.

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 Judy Watterlund, Transportation Department at (951) 955-6829.

80.TRANS. 9 USE-R-O-W CHECKING FEE DEPOSIT RECOMMND

Prior to this project going to the Board of Supervisors, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit to the County Survey Division for the dedication of public streets right-of-way in accordance with conditions 50.TRANS.17, 50.TRANS.21 and 22 of project (PM35865). The legal and plats shall be submitted to County Survey Division after Board of Supervisors approval.

NOTE: The dedication and right-of-way checking fee deposit of this project shall be coordinated with PM35865.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND
 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
 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

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90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMEND
for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMEND

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 RECOMMEND

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 RECOMMEND

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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90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMEND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMEND

The BMP maintenance plan shall contain provisions for all treatment controlled 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 BMPs 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. 4 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMEND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 5 USE - PARKING PAVING MATERIAL

RECOMMEND

A minimum of one thousand one hundred eighty-eight (1,188) 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 6 USE ACCESSIBLE PARKING

RECOMMEND

A minimum of fifty (50) 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. 8 USE - LOADING SPACES

RECOMMEND

A minimum of sixty-two (62) 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 13 feet wide by 35 feet long, with 14 feet vertical clearance.

NOTE: Condition Revised Per Planning Commission, August 19, 2009.

90. PLANNING. 9 USE - COMPACT PARKING SPACES

RECOMMEND

A maximum of one hundred twenty-seven (127) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 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. 12 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) 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. 13 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. 15 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. 18 USE - TRASH ENCLOSURES RECOMMND

Twenty (20) 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, architecturally enhanced, and a solid gate which screens the bins from external view as shown on the APPROVED EXHIBIT W. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - TRASH ENCLOSURES (cont.) RECOMMND

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 EXHIBIT W.

90.PLANNING. 25 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated February 19, 2008, 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.PLANNING. 28 USE - EXTENDED TRUCK IDLING RECOMMEND

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. 29 USE - MITIGATION MONITORING RECOMMEND

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 E.I.R. No. 515. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 30 USE - ORD 810 O S FEE (2) RECOMMEND

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. 23219 is calculated to be 43.96 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) RECOMMEND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

RECOMMEND

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. 23219 has been calculated to be 43.96 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. 34 USE - PALEO MONITORING REPORT

RECOMMEND

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.

90. PLANNING. 35 USE - LC LANDSCP INSPECTN DEPOS

RECOMMEND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - LC LNDSCP INSPECTIN DEPOS (cont.) RECOMMND

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. 36 USE - LC COMPLY W/LNDSCP/IRRIG 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. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signal(s) at the following locations:

Archibald Avenue (NS) at:
Limonite Avenue (EW) (modification for added lanes plus NB and WB overlap)
Archibald Avenue (NS) at:
Project Driveway 1 (EW)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Limonite

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90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS. 2 USE - TS/INTERCONNECT (cont.) RECOMMEND

Avenue (NS) to the north to the signal at Project Driveway 1 (NS). The traffic signal at Project Driveway 1 shall also ultimately be interconnected to the traffic signal to the future traffic signal at 65th Street to the south. The project proponent shall provide traffic signal interconnect conduits along the project frontage on Archibald Avenue between Project Driveway 1 and the southern property boundary.

or as approved by the Transportation Department.

90. TRANS. 3 USE - IMP PLANS RECOMMEND

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. 4 USE - ST DESIGN/IMP CONCEPT RECOMMEND

The street design and improvement concept of this project shall be coordinated with PM35865.

90. TRANS. 5 USE - OFF-SITE INFO RECOMMEND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90. TRANS. 6 USE - SIGNING & STRIPING RECOMMEND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90. TRANS. 7 USE WRCOG TUMF RECOMMEND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - WRCOG TUMF (cont.) RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&MD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight and bridge light annexation into L&MD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 10 USE-ANNEX L&MD 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 for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Parkway landscaping along Archibald Avenue.
- (2) Streetlights and two bridge lights (no bridge light plan required).
- (3) Traffic signals located on Limonite Avenue at intersection of Archibald Avenue.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE-ANNEX L&LMD (cont.)

RECOMMEND

(4) Street sweeping.

(5) Raised median landscaping along Archibald Avenue and Limonite Avenue.

90.TRANS. 11 USE - DEDICATION

RECOMMEND

Street "A" is designated as an Industrial Collector and shall be improved with 56' to 63' foot full-width AC pavement and 6" concrete curb and gutter within the 78' to 85' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78' to 63'/85')

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

Street "B" is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. A cash-in-lieu of construction shall be paid prior to the occupancy of a third building of PP23219 for the full-width ultimate improvements of Limonite Avenue including raised curb landscaping and lighting located at the northwest corner of the project parcel. Those improvements pertain to the future alignment of Limonite Avenue as approved by the Transportation Department.

3. The required right-of-way shall be dedicated and recorded prior to the occupancy of the first building of PP23219 and/or as directed by the Director of Transportation.

4. This condition shall be cleared by Transportation Department, Plan Check Section either by Farah Khorashadi or Alan French only.

5. The dedication of right-of-way and all

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90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS. 11 USE - DEDICATION (cont.)

RECOMMEND

improvements of this project shall be coordinated with PM35865.

6. The applicant shall be responsible to notify and disclose all Conditions of Approval of this project to the prospective buyer of any portion of this subdivision.

90. TRANS. 12 USE - EXISTING MAINTAINED

RECOMMEND

Archibald Avenue along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 51' to 60 feet from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 72 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (51'-60'/72') (Modified for improvement and reduced right-of-way from 76' to 72' half-width.)

NOTE: A 5' meandering sidewalk shall be constructed within the 12'-21' parkway per Standard No. 404.

90. TRANS. 13 USE - UTILITY PLAN

RECOMMEND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

USE - UTILITY INSTALL.

RECOMMEND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 15

USE - R-O-W DEDICATION/CLEAR

RECOMMEND

All required right-of-way dedication per 90.TRANS.11 and 90.TRANS.12 conditions shall be dedicated and recorded prior to the occupancy of the first building permit and/or as directed by the Director of Transportation.

NOTE: This condition shall be cleared by Transportation Department, Plan Check Section either by Farah Khorashadi or by Alan French only.

90.TRANS. 16

USE - R & B B D

RECOMMEND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Mira Loma Road and Bridge Benefit District.

NOTE: The project net acreage is 48.77 acres.

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMEND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Industrial Parcel Map No. 35865 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Industrial Parcel Map No. 35865, Amended No. 2 (Sheets 1-2), dated June 8, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMEND

The land division hereby permitted is a Schedule 'E' subdivision of 53.37 gross (48.77 net) acres into 14 industrial parcels and four (4) lettered lots for ingress/egress purposes.

The proposed subdivision is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMEND

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PARCEL MAP Parcel Map #: PM35865

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider 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 the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-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 & Safety Department.

10.BS GRADE. 3 MAP-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. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMEND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP G2.5 2:1 MAX SLOPE RATIO RECOMMEND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 MAP-G2.6SLOPE STABILITY ONLY RECOMMEND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRAINAGE GRAD RECOMMEND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMEND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMEND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMEND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire

PARCEL MAP Parcel Map #: PM35865

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP-G2.13 FIRE D'S OK ON DR. (cont.) RECOMMEND

Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14 MAP-G2.24 LU PMT TO GRD SUB RECOMMEND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMEND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE RECOMMEND

All lots under Parcel Map#35865 are proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with JCSD, as well as, all other applicable

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-S10-002

10. GENERAL CONDITIONS

10.E HEALTH. 1 JCSO WATER AND SEWER SERVICE (cont.) RECOMMEND

agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMEND

Blue retroreflective pavement markers shall be mounted on private streets, 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. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMEND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMEND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMEND

Parcel Map 35865 is a proposal to subdivide an approximately 53-acre site into 11 parcels for commercial use as an industrial park. The site is located in the Eastvale area on the west side of Archibald Avenue south of Limonite Avenue. Cucamonga Creek Channel, owned and maintained by San Bernardino County Flood Control (SBCFC), is located along the western property line. The site is also being currently processed under Plot Plan 23219

Site improvements associated with PP 23219 will include the necessary drainage improvements to protect the site from flood hazard along with any features necessary to mitigate the site's impact for water quality. Unless otherwise

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PARCEL MAP Parcel Map #: PM35865

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMEND

approved by the District, no grading or building permits for Parcel Map 35865 shall be issued prior to the District's approval of improvement plans for PP 23219 or any other land use case for this site.

This property is located in the Eastvale Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2 MAP APPROVED PLANS RECOMMEND

Unless otherwise approved by the District, no permits for Parcel Map 35865 shall be issued prior to District approval of improvement plans for Plot Plan 23219 or any other land use case for this site.

10.FLOOD RI. 20 MAP CONSTRUCT MDP LINE F-3 RECOMMEND

This development shall construct Eastvale Master Drainage Plan Line F - 3.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - PDP01317 RECOMMEND

Based on the study results of PDP01317 (CRM Tech June 16, 2008), the proposed project's potential to impact paleontological resources is determined to be low within the surficial alluvial fan deposits of recent age but high within the underlying Pleistocene-age alluvium that may exist at unknown depths. Therefore, periodic monitoring is required for all earth-moving operations that will reach below a depth of 5 feet. Continuous monitoring if ground disturbances reach deeper than 10 feet or if any older sediments are impacted at shallower depths. Prior to the issuance of grading permits, a copy of a fully executed contract for paleontological monitoring services, including the NAME, ADDRESS, and TELEPHONE NUMBER of the retained paleontologist shall be submitted to the Planning Department and the B&S Grading Division.

10.PLANNING. 3 MAP - GEO02023 RECOMMEND

County Geologic Report (GEO) No. 2023, submitted for this project (PP23219 & PM35865) was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering

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PARCEL MAP Parcel Map #: PM35865

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10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO02023 (cont.)

RECOMMEND

Investigation, Proposed Corona Valley Industrial Development, Northwest Corner of Archibald Avenue and 65th Street, Eastvale, County of Riverside, California", Project Number 14096-07, dated December 12, 2007. In addition the following reports were submitted for this project:

"Subsurface Methane Gas Investigation for Quincey Property, Corona, California", by GeoKinetics, dated April 16, 2004.

"Response to County Geological Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated June 26, 2008.

"Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated June 27, 2008.

"Second Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated August 4, 2008.

"Second Response to County Geological Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated August 4, 2008.

"Third Response to County Geotechnical Report Review Sheet - Proposed Corona Valley Industrial Development - Located at the Northwest Corner of Archibald Avenue and 65th Street, Eastvale, in the County of Riverside, California", by NorCal, dated September 2, 2008.

These reports are herein incorporated as a part of GEO No. 2023.

GEO No. 2023 concluded:

1. There are no active or potentially active faults trending

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO02023 (cont.) (cont.)

RECOMMEND

toward or through the site.

2.The potential for damage due to direct fault rupture is considered very remote.

3.The potential for liquefaction at this site is very low.

4.The potential of slope stability, landslides, ground lurching and lateral spreading are considered to be very remote for this site.

5.Dairy operations have reportedly taken place at the site since the early 1970's.

6.Elevated methane concentrations were detected within the corral areas.

7.The presence of manure was observed at the surface in a few of the exploratory borings.

GEO No. 2023 recommended:

1.Any vegetation shall be removed and hauled from the proposed grading areas prior to the start of grading operations.

2.Careful clearing, grubbing, segregation, and stockpiling or disposal of the near surface, organic-rich soils at the site prior to the initiation of mass grading activities.

3.Soils with organic contents in excess of 0.4% should not be placed as "deep" fills. Soils with organic contents in excess of 2% should typically not be placed as structural fill - even at shallow depths.

4.All fill/disturbed soils shall be removed to competent native material (85% or greater relative compaction with a degree of saturation equal to or less than 80%).

GEO No. 2023 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2023 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

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-610-002

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - SR002023 (cont.) (cont.) (cont.) RECOMMND

conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the past dairy operations at the site as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. 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 Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 5 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment 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 or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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10. GENERAL CONDITIONS

10. PLANNING. 5 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMEND

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.

3. Grading of 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 mitigation.

10. PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMEND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10. PLANNING. 7 MAP - FEES FOR REVIEW RECOMMEND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County 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. 9 MAP - LANDSCAPE MAINTENANCE RECOMMEND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10. PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4 RECOMMEND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-310-002

10. GENERAL CONDITIONS

10. PLANNING. 14 MAP - OPPOSITE SIGNS ORD 679.4 (cont.) RECOMMEND

any type being issued for this subdivision until the unpermitted signage is removed.

10. PLANNING. 15 MAP - FINAL MAP PREPARER RECOMMEND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10. PLANNING. 18 MAP - ORD 810 OPEN SPACE FEE RECOMMEND

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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.

10. PLANNING. 20 MAP - ORD NO. 659 (DIF) RECOMMEND

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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - ORU NO. 659 (UIF) (cont.) RECOMMND

The fee shall be paid for each residential unit to be constructed within this land division. 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.

10.PLANNING. 21 MAP - OFF HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division.

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the CLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at 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 the traffic study assumptions.

Hellman Avenue (NS) at:
Schliesman Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - IS/CONDITIONS (cont.)

RECOMMEND

Archibald Avenue (NS) at:
Limonite Avenue (EW)
Project Driveway 1 (north) (EW) (Future)
Project Driveway 2 (south) (EW) (Future)
Limonite Avenue (EW)
65th Street (EW)
Schlieman Road (EW)
Chandler Street (EW)

Harrison Avenue (NS) at:
Limonite Avenue (EW)

Sumner Avenue (NS) at:
Limonite Avenue (EW)

Cleveland Avenue (NS) at:
Limonite Avenue (EW)

Hammer Avenue (NS) at:
Limonite Avenue (EW)

I 15 Southbound Ramps (NS) at:
Limonite Avenue (EW)

I 15 Northbound Ramps (NS) at:
Limonite Avenue (EW)

Wineville Avenue (NS) at:
Limonite Avenue (EW)

Etiwanda Avenue (NS) at:
Limonite Avenue (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

10.TRANS. 2

MAP - DRAINAGE 1

RECOMMEND

The land divider shall protect downstream properties from
damages caused by alteration of the drainage patterns,

PARCEL MAP Parcel Map #: PM35865

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMEND

i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMEND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMEND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider 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 tentative map 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 map 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. 5 MAP - OFF-SITE PHASE RECOMMEND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMEND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

MAP - HAZMAT PHASE II

RECOMMEND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Haz Mat at (951) 358-5055.

50.E HEALTH. 2

MAP - WELL ABANDONMENT

RECOMMEND

PRIOR TO MAP RECORDATION OF PM 35865, ALL EXISTING WATER WELLS MUST BE PROPERLY ABANDONED / REMOVED UNDER PERMIT WITH DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH). PLEASE CONTACT WATER ENGINEERING SECTION AT (951) 955 8980 FOR FURTHER INFORMATION.

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PARCEL MAP Parcel Map #: PM35865

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 EXIST'G OWTS-ABANDON/REMOVAL.

RECOMMND

ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE PROPERLY ABANDONED OR REMOVED UNDER PERMIT WITH DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH). PLEASE CONTACT (951) 955-8980 FOR FURTHER INFORMATION.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the

PARCEL MAP Parcel Map #: PM35865

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMEND

District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 11

MAP SUBMIT ECS & FINAL MAP

RECOMMEND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 12

MAP APPROVED PLANS

RECOMMEND

Unless otherwise approved by the District, no permits for Parcel Map 35865 shall be issued prior to District approval of improvement plans for Plot Plan 23219 or any other land use case for this site.

50.FLOOD RI. 13

MAP ADP FEES

RECOMMEND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Eastvale Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to

PARCEL MAP Parcel Map #: PM35865

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 13 MAP ADP FEES (cont.)

RECOMMEND

fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 14 MAP ONSITE EASE ON FINAL MAP

RECOMMEND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS METHANE

RECOMMEND

An environmental constraints sheet (ECS) shall be prepared for this project and shall include the following statements:

1.The site is/has been utilized as a dairy farm and/or for dairy farming practices as documented in County Geologic Report (GEO) No. 2023.

2.The site is underlain by layers of organic material (manure and manure/soil mixtures) that must be removed prior to site construction.

3.The potential for methane gas, as a result of past dairy related activities, exists on the site.

4.The potential for settlement from excessive organic matter in the soil exists on the site.

5.Construction and development of the site must follow the requirements of the County of Riverside's Methane Mitigation Protocol (Vacant Lots) and recommendations contained in GEO No. 2023.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMEND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 465.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMEND

No FINAL MAP shall record until Change of Zone No. 7611 and Agricultural Preserve Case No. 994 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

50.PLANNING. 10 MAP - FINAL MAP PREPARER RECOMMEND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 13 MAP - FEE BALANCE RECOMMEND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 14 MAP - REMOVAL OF STRUCTURES RECOMMEND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 15 MAP - AG PRES CANCEL (1) RECOMMEND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 994, located within Mira Loma Agricultural Preserve No. 10, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to

PARCEL MAP Parcel Map #: PM35865

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 15 MAP - AG PRES CANCEL (1) (cont.) RECOMMEND

this project within the 60. Series titled "MAP - AG PRES
CANCEL (2)."

50. PLANNING. 16 MAP AG/DAIRY NOTIFICATION RECOMMEND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50. PLANNING. 17 MAP - SURVEYOR CHECK RECOMMEND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.
- D. The total number of industrial lots on the final map shall be 14, with 4 lettered lots.

TRANS DEPARTMENT

50. TRANS. 1 MAP - TS/DESIGN RECOMMEND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Archibald Avenue (NS) at:
Limonite Avenue (EW) (modification for added lanes plus NB
and WB overlap)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - TS/DESIGN {cont.}

RECOMMEND

Archibald Avenue (NS) at:
Project Driveway 1 (EW)

with no fee credit given for Traffic Signal Mitigation
fees.

Installation of the signals shall be per 95.TRANS.1.

50.TRANS. 2 MAP - TS/GEOMETRICS

RECOMMEND

The intersection of Archibald Avenue (NS) at Limonite
Avenue (EW) shall be improved to provide the following
geometrics:

Northbound: one through lane, one right-turn lane with
right-turn signal overlap
Southbound: two left-turn lanes, one through lane
Eastbound: N/A
Westbound: two left-turn lanes, one right-turn lane

The intersection of Archibald Avenue (NS) at Project Drive
1 (EW) shall align with the south project access driveway
for PP22277 located to the east and shall be improved to
provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: two left-turn lanes, one shared
through/right-turn lane
Westbound: N/A

The intersection shall be designed to accommodate the
following ultimate geometric configuration:

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: two left-turn lanes, one shared
through/right-turn lane
Westbound: one left-turn lane, one shared
through/right-turn lane

The cross-section dimension on Archibald Avenue south of
Project Driveway 1 from east-to-west shall be 21' parkway,
one 18' shared through/right turn lane, one 12' through

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50. PRIOR TO MAP RECORDATION

50. TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMEND

lane, one 12' through lane, one 12' left-turn lane, 4' raised median, one 14' through lane, one 12' through lane, one 18' shared through/right-turn lane, 21' parkway (total width of 144'). The dimensions on southbound Archibald Avenue north of the driveway shall be the same as above, except read from west-to east.

The intersection of Archibald Avenue (NS) at Project Drive 2 (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: two through lanes, one right-turn lane (100' minimum storage length with appropriate transition taper)

Eastbound: one right turn lane

Westbound: N/A

NOTE: Driveway is restricted to right turns only.

The intersection shall be designed to accommodate the following ultimate geometric configuration:

Northbound: three through lanes

Southbound: three through lanes, one right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

The cross-section dimension on the southbound Archibald Avenue intersection approach from west-to-east shall be 12' parkway, one 15' right-turn lane, one 12' through lane, one 12' through lane, one 14' through lane, 14' raised median, one 14' through lane, one 12' through lane, one 18' through lane, 21' parkway (total width of 144').

The interim configuration of Archibald Avenue will provide for two northbound and two southbound lanes without a raised median from north of Limonite Avenue to south of 65th Street. The applicant will need to provide cash in lieu for the future development of the raised medians. The detection for the traffic signals at the intersections of Archibald Avenue at Project Driveway 1 will need to be provided with video detection because of the temporary location of the left-turn lanes.

or as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP TS/GEOMETRICS (cont.) (cont.) RECOMMEND

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the dimensions listed above must be provided.

The County is currently studying the long-term roadway needs for the Archibald corridor in coordination with the City of Ontario. The results of that study may determine that the corridor will require eight through lanes to accommodate future traffic demand.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 3 MAP - IMP PLANS RECOMMEND

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.

50.TRANS. 4 MAP - SOILS 2 RECOMMEND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - EASEMENT RECOMMEND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 6 MAP - ACCESS RESTRICTION RECOMMEND

Lot access shall be restricted on Limonite Avenue and so noted on the final map, with the exception of the access point located 150' approximately north of the southerly property boundary.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMEND

The street design and improvement concept of this project shall be coordinated with PP23219.

50.TRANS. 8 MAP - STRIPING PLAN RECOMMEND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 9 MAP - STREET NAME SIGN RECOMMEND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMEND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 11 MAP - STREET LIGHT PLAN RECOMMEND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 12 MAP - MAP CORNER CUT-BACK 1 RECOMMEND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-C10-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - STREET LIGHTS-L&LMD

RECOMMEND

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 16 MAP - UTILITY PLAN

RECOMMEND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 17 MAP - EXISTING MAINTAINED

RECOMMEND

Archibald Avenue along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 51' to 60 feet from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 72 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (51'-60'/72') (Modified for improvement and reduced right-of-way from 75' to 72', half-width.)

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PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - EXISTING MAINTAINED (cont.) RECOMMEND

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

50.TRANS. 18 MAP - TRAFFIC SIGNALS 2 RECOMMEND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 19 MAP - STREET SWEEPING 2 RECOMMEND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 20 MAP - COST CUCAMONGA BRIDGE RECOMMEND

The project shall participate in the cost for the Limonite Avenue Bridge over Cucamonga Creek and enter into an agreement with the Transportation Department prior to issuance of the first building permit. Prior to the occupancy of a third building of PP23219, applicant is required to pay its proportionate share.

NOTE: The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

50.TRANS. 21 MAP - R-O-W DEDICATED 1 RECOMMEND

Sufficient public street right-of-way along future Limonite Avenue (lot "D") as shown on PM35856 Amended No. 2 shall be dedicated for public use to provide for a full-width right-of-way or as determined by the Director of Transportation. Future Limonite Avenue is based on the alignment study submitted on February 18, 2009, Exhibit "A" and it is also based on a 2400' radius.

NOTE: 1) The required right-of-way shall be dedicated and

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - R-O-W DEDICATED 1. (cont.) RECOMMEND

recorded prior to the occupancy of the first building of PP23219 and/or as directed by the Director of Transportation.

- 2) This condition shall be cleared by Transportation Department, Plan Check Section either by Farah Khorashadi or Alan French only.
- 3) The dedication of right-of-way and all improvements of this project shall be coordinated with PP23219.
- 4) The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

50.TRANS. 22 MAP - DEDICATION RECOMMEND

Street "A" is designated as an Industrial Collector and shall be improved with 56' to 63' foot full-width AC pavement and 6" concrete curb and gutter within the 78' to 85' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78' to 63'/85')

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

Street "B" is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. A cash-in-lieu of construction shall be paid prior to the occupancy of a third building of PP23219 for the full-width improvements of Limonite Avenue including street lights located at the northwest corner of the project. Those improvements pertain to the future alignment of Limonite Avenue as approved by Transportation Department.

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-C10-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - DEDICATION (cont.) RECOMMEND

3. The required right-of-way shall be dedicated and recorded prior to the occupancy of the first building of PP23219 and/or as directed by the Director of Transportation.
4. This condition shall be cleared by Transportation Department, Plan Check Section either by Farah Khorashadi or Alan French only.
5. The dedication of right of way and all improvements of this project shall be coordinated with PP23219.
6. The applicant shall be responsible to notify and disclose all conditions of approval of this project to the prospective buyer of any portion of this subdivision.

50.TRANS. 23 MAP-R-O-W CHECKING FEE DEPOSIT RECOMMEND

Prior to this project going to the Board of Supervisors, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit to the County Survey Division for the dedication of public street right-of-way in accordance with conditions 50.TRANS.17, 50.TRANS.21 and 22 of project (PM35865). The legal and plats shall be submitted to County Survey Division after Board of Supervisors approval.

NOTE: The dedication and right-of-way checking fee deposit of this project shall be coordinated with PP23219.

50.TRANS. 24 MAP - R & B B D RECOMMEND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "D" 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.

NOTE: RBBD fees can be deferred to occupancy based on Ordinance 460.149 adopted by the Board of Supervisors on December 9, 2008. If ordinance is amended in the future, collect the fees based on new ordinance.

PARCEL MAP Parcel Map #: PK35865

Parcel: 144-C10-002

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMEND

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. 2

MAP-G2.7DRAINAGE DESIGN Q100

RECOMMEND

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 and Water Conservation District.

60.BS GRADE. 3

MAP-G2.14OFFSITE GDG ONUS

RECOMMEND

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. 4

MAP-G1.4 NPDES/SWPPP

RECOMMEND

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

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMEND

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. 5 MAP IMPORT/EXPORT

RECOMMEND

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 RPD - 30 DAY BURROWING OWL SUR

RECOMMEND

SEE PDR05361

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

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PARCEL MAP Parcel Map #: PM35865

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMEND

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.

60.EPD. 2 -NESTING BIRD SURVEY RECOMMEND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 01ST and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP APPROVED PLANS RECOMMEND

Unless otherwise approved by the District, no permits for Parcel Map 35865 shall be issued prior to District approval of improvement plans for Plot Plan 23219 or any other land use case for this site.

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-G10-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RY. 7

MAP ADD FEES

RECOMMEND

Parcel Map 35865 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 4

MAP - PALEO MONITORING

RECOMMEND

PD901317, prepared by CRM Tech July 16, 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

- 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.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO MONITORING (cont.)

RECOMMEND

avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

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

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRMP.

60.PLANNING. 5 MAP MILKING BARN DOCUMENTATION

RECOMMEND

Prior to issuance of grading permits and/or demolition permits, a qualified architectural historian shall be retained meeting the Secretary of the Interior's Professional Qualification Standards and the County's requirements, to conduct the equivalent of Level II of the Historic American Buildings Survey (HABS), to document and record the existing milking barn on site. The documentation shall include 35 millimeter archival quality

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PARCEL MAP Parcel Map #: PM35865

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - MILKING BARN DOCUMENTATI (cont.) RECOMMND

black-and-white photographs for all exterior elevations, interior views, character-defining features, and context views; a site plan showing the view of photographs and the building footprint; and available archival material, including historic photographs, newspaper articles, and architectural drawings. A report shall be prepared that will incorporate the documentation along with a discussion of the barn's history based upon established criteria contained in Galvin and Associates (2004) "The City of Ontario's Historic Context for the New Model Colony Area", in particular the section on regional dairies. A copy of this report will satisfy the written data requirement and shall be submitted to the County Archaeologist. A copy of the HABS documentation shall also be submitted to the Riverside Public Library Local History Resource Center in Riverside, California, and the County of Riverside Planning Department.

60.PLANNING. 10 MAP 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 tentative map.

60.PLANNING. 15 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 16 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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PARCEL MAP Parcel Map #: PM35865

Parcel: 44-010-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - AG PRRS CANCEL (2)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 994, located within Mira Loma Agricultural Preserve No. 10, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 18 MAP - REQ APPL PRIOR TO GRDG

RECOMMND

No final map shall record until Change of Zone No. 7611 and Agricultural Preserve Case No. 994 have been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

60.PLANNING. 24 MAP - COA MET ONCE

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - conditions of approval for Parcel Map No. 35865 shall only be met once and not to be met again with Plot Plan No. 23219 and visa versa, if repeated conditions of approval occur.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP APPROVED PLANS

RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35865 shall be issued prior to District approval of improvement plans for Plot Plan 23219 or any other land use case for this site.

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PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD R.L. 3

MAP ADD FEES

RECOMMEND

Parcel Map 35865 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - NO BUILDING PERMITS

RECOMMEND

No building permits shall be attached to this Parcel Map. All building permits should be attached to Plot Plan No. 23219.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMEND

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.

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMEND

The project proponent shall be responsible for the construction and installation of traffic signal(s) at the following locations:

PARCEL MAP Parcel Map #: PM35865

Parcel: 144-010-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.)

RECOMMEND

Archibald Avenue (NS) at:
Limonite Avenue (EW) (modification for added lanes plus NB
and WB overlap)

Archibald Avenue (NS) at:
Project Driveway 1 (EW)

with no fee credit given for Traffic Signal Mitigation
fees.

or as approved by the Transportation Department.

90.TRANS. 2 MAP - TS/INTERCONNECT

RECOMMEND

The project proponent shall be required to provide traffic
signal interconnect between the traffic signal at Limonite
Avenue (NS) to the north to the signal at Project Driveway
1 (NS). The traffic signal at Project Driveway 1 shall also
ultimately be interconnected to the traffic signal to the
future traffic signal at 65th Street to the south. The
project proponent shall provide traffic signal interconnect
conduits along the project frontage on Archibald Avenue
between Project Driveway 1 and the southern property
boundary.

or as approved by the Transportation Department.

90.TRANS. 3 MAP WRCOG TUMF

RECOMMEND

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. 4 MAP STREETLIGHT AUTHORIZATION

RECOMMEND

Prior to OCCUPANCY, the project proponent shall submit to
Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No.
89-1 Administrator

2 Letter establishing interim energy account from SCE, IID
or other electric provider.

PARCEL MAP Parcel Map #: PM35865

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - E STREET LIGHTS INSTALL

RECOMMEND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&MD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6

MAP - UTILITY INSTALL

RECOMMEND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 7

MAP - TRAFFIC SIGNAL 2

RECOMMEND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8

MAP - STREET SWEEPING 2

RECOMMEND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

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PARCEL MAP Parcel Map #: PM35865

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - R-O-W DEDICATION/CLEAR

RECOMMEN

All required right-of-way dedication per 50.TRANS.17, 21,
and 50.TRANS.22 conditions shall be dedicated and recorded
prior to the occupancy of the first building of PP23219
and/or as directed by the Director of Transportation.

NOTE: This condition shall be cleared by Transportation
Department, Plan Check Section either by
Farah Khorashadi or Alan French only.

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

DATE: February 4, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. IT-John Sarkissian
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
CSA 152 c/o EDA
Riv. ALUC-John Guerin
Jurupa Area Recreation & Parks

Supervisor Tavaglione
Commissioner Snell
Corona-Norco Unified School Dist.
WMWD
SCE
Southern California Gas
Caltrans Dist. #8
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Army Corp. of Engineers
Pechanga Indian Tribe
Center for Community Action & Env. Justice

CHANGE OF ZONE NO. 7611, PLOT PLAN NO. 23219 AND PARCEL MAP NO. 35865 – EA41670 – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of 65th Street, Easterly of Cucamonga CRK, and Westerly of Archibald Avenue – 53.37 Gross Acres - Zoning: Heavy Agriculture (10 Acre minimum) (A-2-10) - **REQUEST:** The project hereby considered is to construct 758,300 square feet of industrial use facility consisting of 14 buildings ranging from 14,560 square feet to 89,000 square feet. The Change of Zone proposes to change the proposed Parcel 1 and Parcel 2 from Heavy Agriculture (10 Acre minimum) (A-2-10) to Industrial Park (I-P). The Tentative Parcel Map proposes a Schedule E subdivision of 50 acres into eleven (11) industrial lots. – APN(s): 144-010-033, 038 – Concurrent Cases: CZ07611, PM35865.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on February 28, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have 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. 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at chinojos@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.

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

DATE: November 5, 2008

TO:

Transportation Dept
Environmental Health Dept.
Flood Control District

Fire Department
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.

P.D. Trails Coordinator J. Jolliffe
P.D. Archaeologist
Riv. Co. Airport Land Use – John Guerin

ENVIRONMENTAL IMPACT REPORT NO. 515, SCREEN CHECK NO. 1— Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of 65th Street, easterly of Cucamonga CRK, and westerly of Archibald Avenue – 53.37 Gross Acres - Zoning: Heavy Agriculture (10 Acre minimum) (A-2-10) - **REQUEST:** The Environmental Impact Report will address pertinent environmental issues of Plot Plan No. 23219, Change of Zone No. 7611, Tentative Parcel Map No. 35865, and Agricultural Preserve No. 994 (Cancellation/Diminishment). Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted. – APN(s): 144-010-002, -033, -037, and -038 – Concurrent Cases: CZ7611, PM35865, PP23219, AG994

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 4, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above 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 project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at **(951) 955-0972** or email at **chinojos@rctlma.org** / **MAILSTOP# 1070**.

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.

Hinojosa, Christian

Subject: FW: Birtcher Development

From: Tonya Sadsad [mailto:tsad2@att.net]

Sent: Thursday, August 06, 2009 4:20 PM

To: Griffin, Chantell

Subject: Birtcher Development

Dear Sir:

Just a simple note to say that I can not support this type of industrial development. I moved into a bedroom community and wish for it to remain so. My kids play at Huber Park and attend Rosa Parks. The additional traffic, noise and pollution may be "indirect" and "insignificant" to developer but it has a direct impact on my family.

Thank You for taking the time to consider this information.

Tonya Sadsad
Eastvale Resident

Hinojosa, Christian

Subject: FW: EIR No. 515 (Birtcher Development).

From: Rich Pannazzo [mailto:rpannazzo@fixauto.com]
Sent: Tuesday, August 11, 2009 3:32 PM
To: Griffin, Chantell
Cc: 'Marcos "MARK" Ramirez'; 'Katrine Pannazzo'
Subject: EIR No. 515 (Birtcher Development).

Sir,

I just wanted to take a moment to voice my opinion regarding this proposed development. I have a 7 year old son who attends the elementary school which is extremely near to our home, and the proposed development. Many of the children from this school and surrounding schools walk to and from their home to school, and placing this significant increase of both commuter and commercial traffic creates a significant hazard and safety risk for our children, combined with the air pollution hazards that accompany them that will affect our children's health. Additionally, there is no guarantee or control over the quality or caliber of employees and associates that will be frequenting these businesses, including those of the commercial driver's that will be required to service these companies, who are known for use and distribution of controlled substances. Brining these elements together in a community with children and families is both unsafe, and irresponsible. Compound these hazards and risks with the fact that there is no police force to support the community or monitor these activities.

In 2007, in riverside County alone, there were 477 vehicle accidents involving commercial vehicles, 24 of which resulted in fatalities. For San Bernardino, that number increases to 609 and 41 respectively. Between the two counties, this comes to an average of 90.5 accidents per MONTH and 5.4 fatalities per MONTH. This is not a risk that we can afford to take with our children!!

This proposal cannot come to fruition. Please do not allow this proposal to be approved.

Sincerely,
Rich Pannazzo
Fix Auto USA
Corporate Development Manager

RICH PANNAZZO
CORPORATE
T. 714 279 2059 C. 951 858 4534 F. 714 844 4995
120 Chapral Court Suite 130, Anaheim Hills, CA, USA, 92808

fixauto.com



FIX AUTO - Trust - Commitment - Care - Competence
FIX AUTO - Conducts business consistent with their core values

This message, including attachments, is confidential and may be privileged. If you are not an intended recipient, please notify FIX AUTO then delete and destroy the original message and all copies. You should not copy, forward and/or disclose this message, in whole or in part, without permission FIX AUTO Inc. FIX AUTO is a network of best in class Collision Repair Professionals serving consumers Nation Wide. For more information visit our website at www.fixauto.com

Hinojosa, Christian

From: Michael Brion [MBrion@birtcher.com]
Sent: Thursday, August 13, 2009 5:26 PM
To: Rush, Adam
Cc: Alan Tuntland; Hinojosa, Christian; Merrill Norrdin; Griffin, Chantell; Khorashadi, Farah; Sandy Chandler; Roger Prend
Subject: FW: EIR No. 515 (Birtcher Development)

Adam,

Thank you for requesting Chantell forwarding these concerns. It is unfortunate that some (Mr. & Mrs. Martinez and Mr. Pannazzo), after our presentation at the Eastvale Town Hall meeting on July 28th, do not have a clear picture of the County's requirements and our design efforts to lessen the impact on the immediate community and environment. The project is **not a Warehouse** type facility. It is a **Lt Industrial facility** w/ smaller SF bldgs (per the County Zoning Requirements). This type of facility brings the potential for more jobs and revenues to the community as opposed to a Warehouse type facility. Mr. Pannazzo's Police concerns are unfounded per the EIR and Conditions of Approval. And the statement of caliber of employees and truckers bringing in controlled substances misses the fact that the design's intent was for the immediate community to chose to bring their businesses closer to home and hire from within the community. The level of truck traffic is and will be less than a Warehouse type facility generates, hence following the County's GP and Zoning restriction in this area. Plus if one considers working close to home they will have a lesser impact on the environment than their current 10, 20, 30 40 mile commute.

Our project also is Conditioned to improve the intersection of Limonite and Archibald plus pay \$2,221,889.00 in TUMF and RBBD Fees. The statement that the existing roads can't handle the existing traffic loads is incorrect and plus is mitigated to improved the intersections and pay the TUMF and RBBD Fees. And per the overriding consideration of Jobs and Revenues to the potential cumulative air concerns, is out weighed against the maxed air impact assumptions which in reality will never reach their assumptions.

During our design phase we paid close attention to fitting within the community so that the project was not the typical Industrial Park. We incorporated concepts of recharging the ground water w/ Bio-swales at the pollutant source plus this design also promotes an Evaporation Exchange back into the air. This design consideration places less impact on the County / State Infrastructures and matches closer to the existing conditions of a **Open Space Land** scenario. Next we designed the project to be Leed certified, again reducing the environment's impact to the immediate community and the state. And finally we enhanced the landscaping design reducing water consumption, adding Citrus Groves and added well over the required tree quantities along the proposed Streets A & B.

Overall we fell the project will be a valuable asset to the Eastvale Community.

Thanks again to your and staff for their hard work bring this project to Planning Commission.

Regards,

Mike

From: Griffin, Chantell [mailto:CGRIFFIN@rctlma.org]
Sent: Thursday, August 13, 2009 4:18 PM
To: Michael Brion
Subject: FW: EIR No. 515 (Birtcher Development)

Please see below.

Hinojosa, Christian

Subject: FW: EIR No. 515 (Birtcher Development)

From: Carolyn Martinez [mailto:ccsm55@gmail.com]
Sent: Thursday, August 13, 2009 3:45 PM
To: Griffin, Chantell
Subject: EIR No. 515 (Birtcher Development)

ERI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

Dear Mr. Porras,

We are residents of unincorporated Riverside, soon to be Eastvale. We are writing today to tell you that after much consideration of the pro's and con's, we are **not** in favor of Birtcher Development building warehouses on the corner of Archibald/65th/Limonite Avenues. Currently our air quality is poor. We do not need additional exhaust going into our air from trucks. Also, our roads cannot accomodate the truck traffic. Limonite/Hwy 15 is already crowded and difficult to safely navigate. Archibald/Limonite intersection is also busy and difficult to travel due to the poor condition of Archibald north of Limonite. We do not believe that this type of development is in the best interest of Eastvale.

Thank you for the opportunity to express our concerns.

Carolyn and Nestor Martinez
5416 Highbury Way
Mira Loma, CA 91752
951-361-0819

Hinojosa, Christian

Subject: FW: Planning Commission Hearing on August 19, 2009

From: Lourdes [mailto:lulu.simmons@sbcglobal.net]
Sent: Saturday, August 15, 2009 11:17 PM
To: Griffin, Chantell
Cc: Tavaglione, John; Field, John
Subject: Planning Commission Hearing on August 19, 2009
Re: EIR No. 515 (Birtcher Development)

Planning Commission
President Mr. James Porras

Dear Commissioners:

I would like to thank the Commission for continuing the previous hearing in order for the developer to present their project to the community of Eastvale. There was a community meeting held in July and this project was presented to a crowd estimated to be in excess of 100 residents. The majority of the comments expressed at this meeting were the same concerns of diesel trucks traveling in our residential areas, air quality, traffic safety and the culminative effect this project will have on the community when other projects are approved. Birtcher Development gave a very thorough presentation and they appear to be a quality corporation that does listen to the concerns of the community. These projects are important to our civic well-being. It is our hope that they will take some action to minimize their project to better fit our desires.

Due to a previous commitment, I am unable to attend the Public Hearing on August 19 in regards to the Birtcher Development and would like to submit my comments concerning this project and the future of Eastvale.

Based on the community meeting comments, I felt that there has to be a way to address these concerns where all parties of the community (both residents and businesses) can achieve their objective. I humbly request that your Commission direct the Director of Planning to explore possible long term solutions to this problem of concentration of heavy duty trucks traveling into our neighborhoods. Exploring alternatives to the routing of truck traffic through residential communities should be a priority. If there could be a means to have a by-pass route to this area of light industrial developments, it would go a long way to making these problems to have less impact on our residents in the future. Inasmuch as our community rests at the border to the county, an extension of the Bellgrave Avenue into a dedicated truck route/truckway lanes that would run along the county border and along the Southern California Edison Right of Way from the 15 Freeway to Archibald. From there, a connection to Limonite and eventually to Kimball in Chino, would skirt the airport properties and provide minimal impact for the residents of the Preserve in Chino. You could eliminate exits of trucks at the Limonite Avenue exits and direct all trucks to the Cantu Galleano exit with a possible direct access to Bellgrave. This would give all the commercial/industrial traffic an 'Expressway type' route that would be direct, swift and with no contact with our pedestrian and vehicle traffic.

I am sure that San Bernardino County would look at this route as a means to get their Chino Airport area Industrial Warehouses a direct route to the 15 freeway without negative impacts to their residents. .

I would like to think that a solution to this problem could be achieved. Giving approval to developments in areas where the existing conditions are already at 'non acceptable levels' only adds to a problem that can only get worse. Please consider the future and the long range well being of our community. The decisions you make will have a direct impact on our future.

I'm just afraid that once we pass this project without consideration for the next two adjoining light industrial parcels, we are just processing plans and not taking care of our community.

Thank you for your consideration.

Sincerely,
Dickie Simmons
7091 Ginko Court
Corona, CA 92880
Email: Lulu.simmons@sbcglobal.net

Griffin, Chantell

From: VINCENT LOPEZ [vincent-lopez@sbcglobal.net]
Sent: Tuesday, August 18, 2009 5:11 PM
To: Griffin, Chantell
Cc: vincent-lopez@sbcglobal.net
Subject: REG; EIR NO. 515 (BIRTCHEER DEVELOPMENT)

PLANNING COMMISSION AT CHAIRMAN OF THE BOARD

C/O MR. JAMES PORRAS,
REG; ERI REPORT NO. 515, CHANGE OF ZONE NO. 7611, TENTATIVE PARCEL MAP NO. 35865,
PLOT PLAN NO. 23219, APPLICANT BIRTCHEER DEVELOPMENT. LLC

AS A CONCERNED MEMBER OF THE EASTVALE COMMUNITY. I STRONGLY OPPOSED TO THIS
LIGHT INDUSTRIAL COMPLEX IN OUR COMMUNITY. THERE ARE MANY NEGATIVE
CONSEQUENCES , FROM SUCH A COMPLEX.FOR EXAMPLE, EXCESSIVE NOISE, CHEMICAL
VAPORS,TRAFFIC PROBLEMS FROM BIG RIGS AND WHO KNOWS WHAT ELSE. MAYBE
BUILDING ANOTHER CONDO COMPLEX IS BETTER. AND FOR THE LAND UNDERNEATH THE
FLIGHT PATH A PLANT NURSERY OR A LARGE PARK MIGHT DO BETER FOR THE COMMUNITY
AND COUNTY.

THANK YOU FOR YOU TIME AND PLEASE HELP THE COMMUNITY AND THE COUNTY.

VINCENT-LOPEZ@SBCGLOBAL.NET

Hinojosa, Christian

From: TURAB TALWALA [ttalwala@sbcglobal.net]
Sent: Tuesday, August 18, 2009 7:11 PM
To: Hinojosa, Christian

Dear Sir:

In regards to:

ERI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this " Light Industrial Park " in our community.

While I recognize the need for the creation of new businesses to provide jobs and create a balance of local jobs to housing, it is imperative that issues of air quality and traffic safety be adequately addressed prior to approval. What concerns me and others is the recognition by Planning Staff that this project would contribute to the "addition" of significant impacts to Air Quality and Transportation/Traffic levels that are currently at unacceptable levels in this area. It doesn't make sense to add to this problem that currently exists. Add to this equation, is the fact that there are two similar sized adjacent properties that are destined to be Light Industrial use and could be in front of this Commission for approval in the near future.

Of particular importance, is the issue of the traffic route of the vehicles (semi-tractor trailers-18 wheelers) from the closest State Highway (15 Freeway) to access this site. The most direct route would be along Limonite Avenue which traverses the Eastvale community (all residential), exposing our community to truck traffic and the emissions associated with their stop and go to get to their destination. This is not an acceptable aspect of this project.

Recognizing these significant impacts, we respectfully request that the Planning Commission not approve any projects that do not adequately address these issues. There is no instance where "overriding findings" can be made when it concerns the health, safety and well being of our families.

Name: Turab Talwala
13948 Lemon Valley Ave
Corona, CA 92880
ttalwala@sbcglobal.net

Hinojosa, Christian

From: TURAB TALWALA [ttalwala@sbcglobal.net]
Sent: Tuesday, August 18, 2009 7:22 PM
To: Hinojosa, Christian
Subject: Re: [ER] Birtcher Development

Hi

But, we do not want them here in this area for pollution and traffic congestion!

Turab Talwala
ttalwala@sbcglobal.net

From: "Hinojosa, Christian" <CHINOJOS@rctlma.org>
To: "naakmhove@sbcglobal.net" <naakmhove@sbcglobal.net>; "EastvaleResidents@yahoogroups.com" <EastvaleResidents@yahoogroups.com>; Becky Arciga <barciga@yesco.com>; "beritlevato@Yahoo.com" <beritlevato@Yahoo.com>; Lisa and Leon Bruce <llbruce@sbcglobal.net>; "coronamomof3@hotmail.com" <coronamomof3@hotmail.com>; "hjl93@yahoo.com" <hjl93@yahoo.com>; Jean & Paul Irwin <jwirwi1@sbcglobal.net>; "kathy.owens@sbcglobal.net" <kathy.owens@sbcglobal.net>; "kevintouly@charter.net" <kevintouly@charter.net>; "luzdietz@aol.com" <luzdietz@aol.com>; "maryburk72@aol.com" <maryburk72@aol.com>; Yousuf & Rizwana Patanwala <yirmi4@sbcglobal.net>; Samuel Paterson <spaterson@cnusd.k12.ca.us>; Dara Pownall <dpownall@sbcglobal.net>; Dennis& Julie Salcedo <fam.salcedo56@yahoo.com>; "sonny91789@yahoo.com" <sonny91789@yahoo.com>; "stevedonato@sbcglobal.net" <stevedonato@sbcglobal.net>; Turab <ttalwala@sbcglobal.net>; "uscharleys@yahoo.com" <uscharleys@yahoo.com>; "van_melinda@yahoo.com" <van_melinda@yahoo.com>
Cc: "Rush, Adam" <ARUSH@rctlma.org>
Sent: Tuesday, August 18, 2009 11:41:02 AM
Subject: RE: [ER] Birtcher Development

Correction: Birtcher Development has agreed to reduce the amount of "dock doors" from 78 to 62 over the entire project.

From: naakmhove@sbcglobal.net [mailto:naakmhove@sbcglobal.net]
Sent: Tuesday, August 18, 2009 11:40 AM
To: EastvaleResidents@yahoogroups.com; Becky Arciga; beritlevato@Yahoo.com; Lisa and Leon Bruce; coronamomof3@hotmail.com; hjl93@yahoo.com; Jean & Paul Irwin; kathy.owens@sbcglobal.net; kevintouly@charter.net; luzdietz@aol.com; maryburk72@aol.com; Yousuf & Rizwana Patanwala; Samuel Paterson; Dara Pownall; Dennis& Julie Salcedo; sonny91789@yahoo.com; stevedonato@sbcglobal.net; Turab; uscharleys@yahoo.com; van_melinda@yahoo.com
Cc: Hinojosa, Christian
Subject: Re: [ER] Birtcher Development

So from 92 big rig bays to 78? Still too many. Especially with the lots just to north and south being planned for the same development. Its just the location for me. There is need for it to be at the furthest possible point in Eastvale from the freeway. We have an opportunity to make some decisions for Eastvale right now. It should be tabled until we decide whether or not to become a city. It should not be on their timetable. JMO.

Sent from my Verizon Wireless BlackBerry

Hinojosa, Christian

Subject: FW: EIR No. 515 (Birtcher Development)

From: Kern Oduro [mailto:keoduro@sbcglobal.net]
Sent: Monday, August 24, 2009 5:01 PM
To: Griffin, Chantell
Cc: Andrea Hove
Subject: EIR No. 515 (Birtcher Development)

Mr. Porras,

We are writing in regards to EIR No. 515 (Birtcher Development) and their plan to build a Light Industrial Park at Archibald and Limonite in the Eastvale Area of Riverside County. We are residents of this area and strongly OPPOSE this development. We travel from the 15 freeway onto Limonite to Archibald almost daily. It is not even currently built to hold the traffic it takes. It is often congested without this proposed development. Adding the additional trucks onto Limonite to the planned development would add to the existing congestion, do damage to the roads AND be a potential hazard to cars on the roadway.

If they have to build, we propose not using Limonite. We have driven the area and feel that there are many other options available to the Birtcher Development, such as taking the trucks off at Cantu-Galleano exit and finishing/expanding either Eucalyptus or Edison to Archibald. There are other solutions.

Please let us know if anything can be done to prevent this. Thank you.

Kern & Erika Oduro
Eastvale Residents

Hinojosa, Christian

Subject: FW: Birtcher Development, LLC

From: Jerry [mailto:brewsbro@msn.com]
Sent: Monday, August 24, 2009 4:14 PM
To: Griffin, Chantell
Subject: Birtcher Development, LLC

August 24, 2009

Riverside County Planning Commission
Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen
(Planning Commission Secretary)
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

Dear Sir:

In regards to:
ERI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

As a future resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this Light Industrial Park in our community.

While I recognize the need for the creation of new businesses to provide jobs and create a balance of local jobs to housing, it is imperative that issues of air quality and traffic safety be adequately addressed prior to approval. What concerns me and others is the recognition by Planning Staff that this project would contribute to the addition of significant impacts to Air Quality and Transportation/Traffic levels that are currently at unacceptable levels in this area. It doesn't make sense to add to this problem that currently exists.

Add to this equation, is the fact that there are two similar sized adjacent properties that are destined to be Light Industrial use and could be in front of this Commission for approval in the near future.

Of particular importance, is the issue of the traffic route of the vehicles (semi-tractor trailers-18 wheelers) from the closest State Highway (15 Freeway) to access this site. The most direct route would be along Limonite Avenue which traverses the Eastvale community (all residential), exposing our community to truck traffic and the emissions associated with their stop and go to get to their destination. This is not an acceptable aspect of this project.

Recognizing these significant impacts, we respectfully request that the Planning Commission not approve any projects that do not adequately address these issues. There is no instance where overriding findings can be made when it concerns the health, safety and well being of our families.

I am concerned over the air quality and its effects on my 5 year old boy. With the EPA getting ready to downgrade our area, it's a little concerning.

Jerry Eastburn
14221 table bluff cir. Corona, ca 92880 (nov 2009)

August 12, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

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Mariah Hausman

13872 Camp Rock St

Eastvale, CA 92880

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)
4080 Lemon Street , 9th Floor
Riverside , CA 92502-1629

(951) 955-2362

(951) 955-3157

Dear Sir:

In regards to:

ERI Report no 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

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NAME SASHA IVANISEVIC

ADDRESS
6545 GLADIOLA ST.
CORONA, CA 92880

August 12, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

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Tim Hausman

13872 Camp Rock St

Eastvale, CA 92880

August 12, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this " Light Industrial Park " in our community.

While I recognize the need for the creation of new businesses to provide jobs and create a balance of local jobs to housing, it is imperative that issues of air quality and traffic safety be adequately addressed prior to approval. What concerns me and others is the recognition by Planning Staff that this project would contribute to the "addition" of significant impacts to Air Quality and Transportation/Traffic levels that are currently at unacceptable levels in this area. It doesn't make sense to add to this problem that currently exists. Add to this equation, is the fact that there are two similar sized adjacent properties that are destined to be Light Industrial use and could be in front of this Commission for approval in the near future.

Of particular importance, is the issue of the traffic route of the vehicles (semi-tractor trailers-18 wheelers) from the closest State Highway (15 Freeway) to access this site. The most direct route would be along Limonite Avenue which traverses the Eastvale community (all residential), exposing our community to truck traffic and the emissions associated with their stop and go to get to their destination. This is not an acceptable aspect of this project.

Recognizing these significant impacts, we respectfully request that the Planning Commission not approve any projects that do not adequately address these issues. There is no instance where "overriding findings" can be made when it concerns the health, safety and well being of our families.

Victoria Hausman

13872 Camp Rock St

Eastvale, CA 92880

August 12, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this " Light Industrial Park " in our community.

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Name: Michael, Lynette, Mikey and Mia Bowen

Mailing Address:13274 Babbling Brook Way, Corona, CA 92880

August 12, 2009

Riverside County Planning Commission
Attention: Chairman of the Board, Mr. James Porras
c/o Chantell Griffen (Planning Commission Secretary)
4080 Lemon Street , 9th Floor
Riverside , CA 92502-1629

Dear Sir:

In regards to:
ERI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

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Danny Bogart

6968 Song Sparrow Rd.
Corona CA 92880

andrea.hove@yahoo.com

(951)235-0201

--- On Tue, 8/18/09, Holguin , Joyce <joyce.holguin@twcable.com> wrote:

From: Holguin, Joyce <joyce.holguin@twcable.com>

Subject: Birtcher Development.

To: andrea.hove@yahoo.com

Date: Tuesday, August 18, 2009, 11:03 AM

My husband and I oppose to the birtcher development. The air quality is very poor already, can you imagine how bad is going to be if we have big rig trucks going up and down in our community, the noise and the traffic will be a big problem, we want our residential community to stay residential and quiet. They need to build projects like that away from residential area. What we need is a Wal-Mart, a Costco or a Sam's club in our area. We have to drive miles to go to those stores every week.

Is E-mail and

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1829

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

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Plot Plan No. 23219

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Name: Fatima Zabala

Mailing Address: 12757 Clemson Drive., Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street, 9th Floor

Riverside, CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

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Name: Maria Elena Zabala

Mailing Address: 13641 Northlands Rd., Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

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Name: Carlos Zabala

Mailing Address: 7445 Exelsior Drive., Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning
Commission Secretary)

4080 Lemon Street , 9th Floor

Riverside , CA 92502-1629

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Name: Trinidad William Bush

Mailing Address: 7223 Bay Bridge Rd., Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

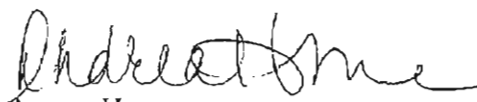
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Andrea Hove

14095 Lemon Valley Avenue
Corona, CA 92880
951-549-8693

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen (Planning Commission Secretary)

4080 Lemon Street , 9th Floor
Riverside , CA 92502-1629

Dear Sir:

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Neil Hove
14095 Lemon Valley Avenue
Corona, CA 92880
951-549-8693

FAX TRANSMISSION

DATE: 08/18/2009
TO: SUPERVISOR TAVAGLIONE
CC: THE PLANNING DEPARTMENT

Fax Number: 951-955-2362
Cc: 951-955-3157

Dear Sir:

FRI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this "Light Industrial Park" in our community.

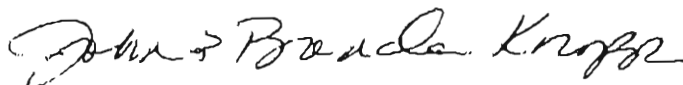
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Res: Knopp Residence

Mailing Address: 6497 Daffodil Ct, Corona, CA 92880



August 18, 2009

Riverside County Planning Commission
Attention: John Snell, 2nd District Planning Commissioner
4080 Lemon Street
Riverside, CA 92502-1629

Dear Mr. Snell:

In regards to:

ERJ Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express **MY EXTREME DISTRESS AND DISAPPROVAL** for the planned development of Birtcher Development's "Light Industrial Park" in our community -- a project I feel is in complete opposition to Eastvale's predominately residential and family-focused community. This project would be much better suited to an area in either in Northern Chino or Mira Loma's (East of the 15 FWY) already industrial developed tracts. **I would view your approval of subjugating Eastvale to this type of UNWANTED, IRRESPONSIBLE AND IRREVERSABLY DAMAGING project to be a testament to your lack of sincere interest in our growing family-friendly community.**

While I recognize the need for the creation of new businesses to provide jobs and create a balance of local jobs to housing, it is imperative that issues of air quality and traffic safety be adequately addressed prior to approval. What concerns me and others is the recognition by Planning Staff that this project would contribute to the "addition" of significant impacts to Air Quality and Transportation/ Traffic levels that are currently at unacceptable levels in this area. It doesn't make sense to add to this problem that currently exists. Add to this equation, is the fact that there are two similar sized adjacent properties that are destined to be Light Industrial use and could be in front of this Commission for approval in the near future.

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Sincerely,



Joe Timassy
7306 Citrus Valley Ave.
Corona, CA 92880

August 18, 2009

Riverside County Planning Commission
Attention: John Snell, 2nd District Planning Commissioner
4080 Lemon Street
Riverside, CA 92502-1629

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ERI Report no. 515
Change of Zone No. 7611
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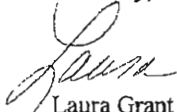
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Sincerely,



Laura Grant
7306 Citrus Valley Ave.
Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen

(Planning Commission Secretary)

4080 Lemon Street, 9th Floor

Riverside, CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this Light Industrial Park in our community.

While I believe that bringing jobs closer to the residents of the Eastvale area is a wonderful idea, few of the jobs generated by the light industrial park would afford the pay needed for a single family to live off of. This, combined with the added pollution and traffic from the larger transportation vehicles are just some of the examples as to why this is not something that would benefit our community.

Add to this equation, is the fact that there are two similar sized adjacent properties that are destined to be Light Industrial use and could be in front of this Commission for approval in the near future and the proximity to nearby warehousing facilities in Mira Loma and Ontario.

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Andrea Shimono

7120 Maple Glen Drive

Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"
Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen
(Planning Commission Secretary)
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

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Aliso Padovani
13795 Nightingale Court
Corona, CA 92880

August 18, 2009

Riverside County Planning Commission"

Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen

(Planning Commission Secretary)

4080 Lemon Street, 9th Floor

Riverside, CA 92502-1629

Dear Sir:

In regards to:

ERI Report no. 515

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Recognizing these significant impacts, we respectfully request that the Planning Commission NOT approve any projects that do not adequately address these issues. There is no instance where overriding findings can be made when it concerns the health, safety and well being of our families.

Jennifer Yace

13441 Pinenut Path

Corona, CA 92880

August 18, 2009

Riverside County Planning Commission
Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen
(Planning Commission Secretary)
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

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Plot Plan No. 23219
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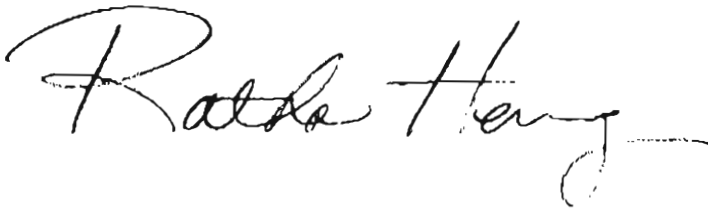
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Recognizing these significant impacts, we respectfully request that the Planning Commission not approve any projects that do not adequately address these issues. There is no instance where overriding findings can be made when it concerns the health, safety and well being of our families.

Name: Ratha Heng

Mailing Address: 13367 Linnea St., Corona, CA 92880

A handwritten signature in black ink, reading "Ratha Heng". The signature is written in a cursive style with a long horizontal stroke extending to the right from the end of the word "Heng".

August 18, 2009

Riverside County Planning Commission
Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen
(Planning Commission Secretary)
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

Dear Sir:

In regards to:
ERI Report no. 515
Change of Zone No. 7611
Tentative Parcel Map No. 35865
Plot Plan No. 23219
Applicant: Birtcher Development, LLC

As a resident of the Unincorporated Area of Eastvale, I would like to express my concern in the planned development of this Light Industrial Park in our community.

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Richard and Lisa Slood
7994 Hazelnut Drive
Corona, CA 92880

August 18, 2009

RIVERSIDE COUNTY PLANNING COMMISSION
Attn: Chairman of the Board, Mr. James Porras
c/o Chantell Griffen (Planning Commission Secretary)
4080 Lemon Street , 9th Floor
Riverside , CA 92502-1629

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Sincerely,

Kelly Granfield
13898 Reposa Court
Corona, CA 92880
Email: kellygirl81361@yahoo.com

August 18, 2009

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4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

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In regards to:

ERI Report no. 515

Change of Zone No. 7611

Tentative Parcel Map No. 35865

Plot Plan No. 23219

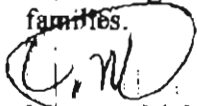
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Margaret Meisenbach
6947 Song Sparrow Road
Corona, Ca 92880

August 19, 2009

Riverside County Planning Commission"
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c/o Chantell Griffen (Planning Commission Secretary)
4080 Lemon Street, 9th Floor
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Walter G. Bishop, III
6720 Black Forest Drive
Corona, California 92880

August 19, 2009

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c/o Chantell Griffen (Planning Commission Secretary)
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Danelle Bishop,
6720 Black Forest Drive
Corona, California 92880

August 19, 2009

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Name: Dee Dodson, Krystal Dodson, Kelly Dodson

Mailing Address: 14111 Post Street, Corona (Eastvale), Ca. 92880

(951) 736-1286

August 18, 2009

To Whom it May Concern at the County of Riverside:

RE: Birtcher Development Project in Eastvale ERI Report NO 515

As I sit and try to organize my thoughts on the plans the county has for the land off of Archibald in Eastvale, I have not been able to list any reasons for this development on my list of pros. The list of cons for the Birtcher Development has needed several pages.

My biggest concern is for the health and safety of my family and the other families of Eastvale. First, air quality is going to diminish. Large trucks spewing fumes, driving through our community 24 hours a day will only bring unhealthy air. Would you want your own family breathing the air pollution that will be created here? At this time, thankfully, Limonite has been a fairly safe street. Add several big rigs to this already highly traveled road, and the accidents are going to increase. We have very little Sheriff Patrol at this time and the only time we see a CHP officer is when there is an accident. This is no fault of law enforcement, this is due to lack of funding from the state. Does the county have the resources to provide additional patrols to this area of Eastvale? Once the truck drivers realize there is a lack of law enforcement, they will "bend" the driving rules which will cause safety hazards for our families. Would you want your family traveling home after a long day on the same road as a careless truck driver? In my opinion, soccer moms and big rigs, belong on opposite sides of a community. Putting this large commercial facility right in the middle of the community is the wrong choice for Eastvale and it's residents.

Next, I am concerned about our property values. Looking at communities such as Rancho Cucamonga, Chino Hills, and several newer Orange County cities, the values of their homes have stayed fairly high despite these tough economic times. One reason for this is the immense planning that has gone into the layout of the communities. The residential portions of the communities are kept separate from the commercial areas. By placing this warehouse in the middle of our residential area, we will see the value of our homes continue to fall. This hurts us the taxpayers. When the value of our homes fall, so will the amount of property taxes that the county receives from the homeowners of this community. It seems the county would want to do all it can to increase the values of our homes by enhancing the look of our community. The county of Riverside seems to have little concern for the look and feel of our community at this time. There is a very small project that a boy scout group could have done in one weekend that I have been waiting for the county to do for two years. This is the median landscaping on Limonite at Sumner/Cedar Creek. I have emailed John Fields about this and have been told it is in the works several times. If the county cannot complete such a small task, how will you find the funds to make the improvements to the roads throughout our community that will be needed to handle all this heavy traffic?

What is the benefit to the companies who have docks there? There does not seem to be any easy freeway access nearby. Generally warehouses seem to work best when they are near a freeway.

Increase in traffic on roads too small to handle it, safety concerns and lack of patrol, air quality problems, and decreasing home values are just a few of the reasons that this project should be stopped. At this point, the county and the elected officials seem to be blinded to the dangers of this project by the dollar

August 18, 2009

signs that they see coming in. When it is time for reelection, I hope that money earns you many votes, because the people of Eastvale will not be voting for anyone that allows this project to go through. A reduction in bays is not the answer, a stop to the project is.

Please take the concerns of the residents of Eastvale seriously. The health and safety of our families should come before revenues for the county.

Sincerely,


Gretchen Hausman

Eastvale Resident

951-340-2707

1382 CAMP ROCK ST
EASTVALE, CA 92880

August 24, 2009

Riverside County Planning Commission"
Attention: Chairman of the Board, Mr. James Porras c/o Chantell Griffen
(Planning Commission Secretary)
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

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In regards to
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Applicant: Birtcher Development, LLC

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Recognizing these significant impacts, we respectfully request that the Planning Commission **not approve any projects that do not adequately address these issues. There is no instance where overriding findings can be made when it concerns the health, safety and well being of our families.**

Name: Jim Waniss
Mailing Address: 13991 Burrage St. Corona, CA 92880

August 24, 2009

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Paul Christensen
7474 Woodglen
Corona, CA 92880

August 24, 2009

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Maria Tapang
7863 Whippet St.
Corona, CA 92880

August 24, 2009

Riverside County Planning Commission"

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(Planning Commission Secretary)

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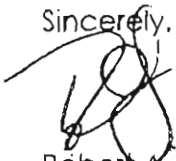
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Sincerely,



Robert A. Virgil

14161 Apple Grove Ct.

Corona, CA 92880

Hinojosa, Christian

Subject: FW: ZAP1011CH08

From: Guerin, John
Sent: Wednesday, August 19, 2009 9:27 AM
To: Rush, Adam; Ramirez, Brenda
Cc: Hinojosa, Christian; Cooper, Ed; Santos, Barbara
Subject: RE: ZAP1011CH08

In addressing most uses, the Compatibility Plan is more likely to limit the density or intensity of a use, rather than prohibit it. However, it should also be realized that these density or intensity limits may make development of certain land uses economically infeasible or may present difficult design challenges.

The ALUC Case Number is ZAP1011CH08. The property includes 37.1 acres in Compatibility Zone C and 16.24 acres in Compatibility Zone D. As far as residential uses are concerned, densities in the Zone C portion would be restricted to one dwelling unit per five acres. In the Zone D portion, housing with densities of not less than 5 dwelling units per acre (lot size not exceeding 8,712 square feet) would also be permissible.

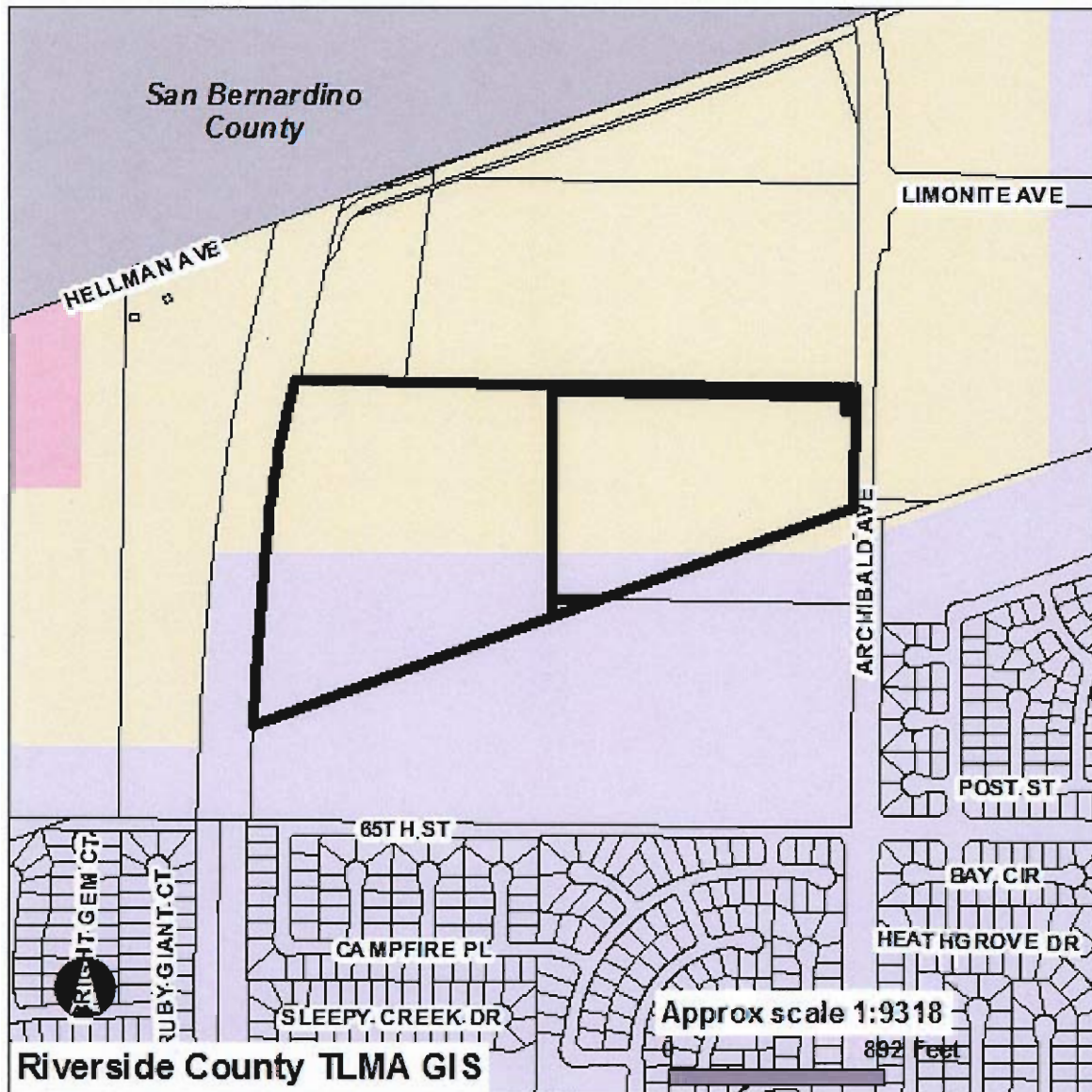
Nonresidential intensities are limited to 75 persons per acre average in Zone C and 150 persons per acre in Zone D. Single-acre intensities are limited to 150 persons per acre in Zone C and 450 persons per acre in Zone D. As such, it would be difficult to develop commercial retail in the Zone C portions of the property.

Open space is always welcome, but sports parks involving concentrations of people would be problematic, as would uses that would attract birds. There is a requirement that 20% of the portion of the site in Zone C and 10% of the portion of the site in Zone D be retained as open area pursuant to Countywide requirements of the Riverside County Airport Land Use Compatibility Plan.

Warehousing would be permissible due to its low person-intensity. Such a project would still have to meet the open space requirement.

ALUC's finding of consistency for this project is based on the plot plan exhibit prepared by Webb dated August 27, 2008. Any changes in the locations of buildings will require ALUC review as an amended project.

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-002 144-010-033 144-010-037 144-010-038

AIRPORTS



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.

REPORT PRINTED ON...Wed Aug 19 10:18:22 2009

PP 23719
PM 35865

**RIVERSIDE COUNTY
REGIONAL PARK & OPEN-SPACE DISTRICT**

4800 Crestmore Road • Riverside, CA 92509-6858 • (951) 955-4310 • Fax (951) 955-4305



SCOTT BANGLE
GENERAL MANAGER/PARKS DIRECTOR

RECEIVED

JUL 09 2009

Riverside County
Planning Department
Desert Office

July 6, 2009

Ms. Leslie Mouriquand
County Archaeologist & Cultural Liaison
Planning Department, County of Riverside
38686 El Cerrito Road
Palm Desert, CA 92211

Dear Ms. Mouriquand,

This letter is in response to Mr. Michael Brion's (of Bircher Development & Investments) concerns about the mitigation measure for the "barn" or "milk barn" discussed in EIR 515 (June 16, 2008), authored by CRM TECH.

EIR 515 states that the area covered by the study was "historically dominated by dairy farming" (page 3). On page 11, the study continues, "During the post-WWII era, agricultural growth accelerated significantly in the Norco-Chino-Ontario area . . . The arrival of these dairy farmers . . . contributed greatly to the establishment of milk as the leading agricultural product in both counties [Riverside and San Bernardino] in the ensuing decades." As to the barn in question, the study identifies it as "The principal building of the [Quest] dairy farm, the milking barn, . . . the only feature known to predate 1967." The paragraph concludes with the statement, "Neither this building nor any other of the features of the Quest Dairy Farm demonstrates any remarkable architectural or aesthetic merits. Therefore, none of these buildings . . . requires further study." On page 14 the study further concludes that, the "buildings, structures, . . . of the Quest Dairy Farm" do not qualify as historic resources.

I would like to quote another larger, more comprehensive study of the California dairy industry in this area for the same era. In *The City of Ontario's Historic Context for the New Model Colony Area* (Galvin & Associates, September 2004), the authors write,

The third phase of dairy farming in the Chino Valley occurred between 1950 and 1969 and consisted of the introduction of scientific feeding and breeding . . . and more productive dairy operations. . . . In moving to the Chino Valley, the dairymen established the most efficient and modern dairies in the nation. (pages, 52-53)

Galvin describes milk barns often associated with dairies of this period as "herringbone style." (pages 54-56) The milking barn that is the subject of this letter is a herringbone style milking facility. The Galvin study has pictures (pages, 54 & 57) of such structures that are nearly the same as the Quest Dairy milking barn. The authors write that the style exhibits a "shift in barn architecture . . . [that] demonstrates the change in the increased productivity and scientific advances that occurred in the milking industry." (pages, 54 & 57)

It is my opinion that the Quest Dairy Farm milking barn is a historic resource that would qualify as such under local criteria (Riverside County Historic Landmarks). It would qualify as a building representative of a significant economic and agricultural activity important to southern California and Riverside County history. As the building date is unknown, but admittedly built prior to 1967, it is at least very near the 45 year cut-off date for historic consideration. Also, these buildings are disappearing rapidly. I think that the building is of historic value, and the mitigation request not "over and above requirement," as characterized by Mr. Brion. To document the building as requested seems appropriate in order to, at minimum, provide a record of an important part of our history and a way of life that is vanishing.

Sincerely,

Keith Herron
Historic Preservation Officer
Riverside County

February 19, 2008

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 23219

Proposal: The PP proposes to construct a 758,300s.f. Industrial Park consisting of 14 buildings

APNs: 144-010-033;-038

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of 65th Street and west of Archibald Avenue, in the Eastvale 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. **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 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) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish extending to the right.

Ryan Ross
Planner

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us
118369_3

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

March 18, 2008

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Christian Hinojosa

Re: Change of Zone 7611

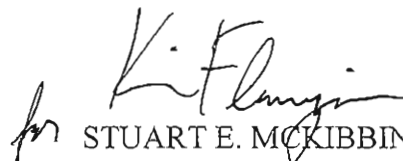
Area: Eastvale

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,


STUART E. MCKIBBIN
Chief of Planning Division

c: Plot Plan 23219
Parcel Map 35865

EWR:blj

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR •

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130



VANA R. OLSON
Director of Public Works

December 8, 2008

Addressee: County of Riverside
Airport Land Use Commission
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Attention: John Guerin

File: 1-351/2.04

Activity: Proposed development of fourteen industrial buildings
Facility: Cucamonga Channel, C/E
Location: West of Archibald Avenue and north of 65th Street
City/Community: Unincorporated area of Riverside County

The District is in receipt of your letter dated November 25, 2008, advising the District of the proposed development of fourteen industrial buildings within an unincorporated area of Riverside County. The District has completed a cursory review of your submittal and offers the following comments:

1. From the information provided, the proposed project may impact the District's Cucamonga Channel. Please advise the project proponent any encroachment onto District right-of-way will require a permit from the District. A fully completed and signed flood control permit application form (copy attached) will be required for permit review.
2. The District's right-of-way must be clearly shown and labeled on each sheet of the plans with dimensions.
3. Provide all necessary environmental approvals for any activities within District right-of-way.

If you have any questions regarding the above, please contact the undersigned at (909) 387-7995.

Sincerely,

A handwritten signature in cursive script that reads "Johnny Gayman".

J. D. GAYMAN, P.E.
Flood Control Permit Engineer

JDG:MM:jh

Attachment

cc: Christian Hinojosa – Riverside Co. Planning Department

CountyRivCmt.Ltr-12808.doc

MARK H. UFFER
County Administrative Officer

NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors
BRAD MITZELFELT First District NEIL DERRY Third District
PAUL BIANE Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District



R. M. "Cook" Barela, President
Kathryn Bogart, Vice-President
Betty Anderson, Director
Jane Anderson, Director
Kenneth J. McLaughlin, Director

January 17, 2008

MMI/BDI Riverside Archibald Avenue
18201 Von Karman, Suite 1170
Irvine, CA 92612

RE: PARCEL MAP 35865

Gentlemen:

The Jurupa Community Services District will provide water and sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

The Developer may be affected by reimbursement agreements for installation of temporary or permanent water and sewer facilities undertaken by others that are required to provide service to the subject property. When there are Water and Sewer Master Plan lines fronting a development both lines are to be installed by the Developer. The District requires the Developer to have water facilities extended full frontage and may require sewer facilities to be extended full frontage of the project.

Water service is available from an existing 12-inch diameter waterline in Archibald Avenue near 65th Street and from an existing 24-inch diameter waterline in 65th Street near Cucamonga Creek. Approximately 1,400 LF of offsite water will need to be constructed in order to connect to the 12-inch line in Archibald Avenue and approximately 300 LF of offsite water will need to be constructed in order to connect to the 24-inch line in 65th Street. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system.

Sewer service is available from an existing 12-inch diameter sewerline in Archibald Avenue near tract boundary. Approximately 200 LF of offsite sewer will need to be constructed in order to connect to this line. Gravity flow to the existing sewerline is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project. Treatment Plant capacity needs to be verified by the District.

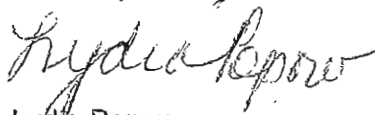
If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the facilities to service their property.

The District's current water supply exceeds the projected maximum day demand projected in the next five years (See attached Figure 1-"Supply vs. Demand, 2007-2012"). In addition the District presently maintains excess wastewater capacity at the City of Riverside Wastewater Reclamation Plant and the Western County Regional Wastewater Treatment Plant.

The District is currently investigating the potential use of reclaimed water (including but not limited to non-potable groundwater for irrigation purposes) for the project area. The Developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.

Sewer and water plans for the subject property must be received by the District no later than one (1) year from the date of this letter or a new request for water and/or sewer availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

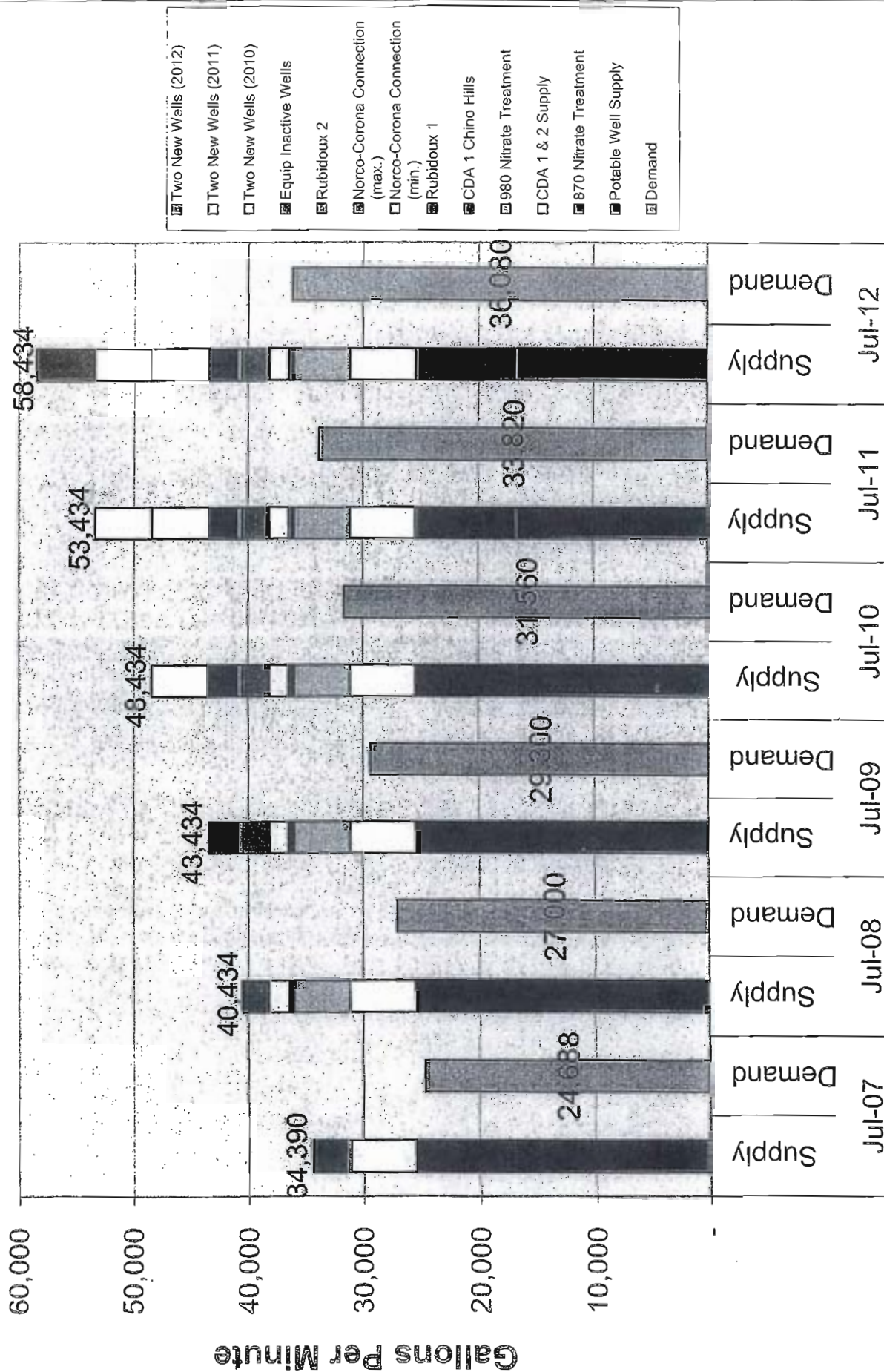
Sincerely,

A handwritten signature in cursive script, appearing to read "Lydia Popow".

Lydia Popow
Development/Engineering
Representative

FIGURE 1

Jurupa Community Services District Supply vs Demand, 2007~2012



R.M. "Cook" Barela, President
Kathryn Bogart, Vice President
Betty Anderson, Director
Jane Anderson, Director
Kenneth J. McLaughlin, Director



January 17, 2008

County of Riverside
Department of Environmental Health
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

RE: PARCEL MAP 35865

Gentlemen:

The Jurupa Community Services District will provide water and sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

The District must receive sewer and water plans for the subject property no later than one (1) year from the date of this letter or a new request for sewer and/or water availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

Sincerely,

A handwritten signature in cursive script that reads "Lydia Popow".

Lydia Popow
Development/Engineering Representative

3162 I. P.
4203 Engineer/lp

JURUPA COMMUNITY SERVICES DISTRICT
INFORMATION FORM FOR LAND DEVELOPMENTS
REQUIRING WATER AND SEWER AVAILABILITY

LAND DEVELOPMENT CATEGORY:

Tentative Parcel Map No.: PM 35865

No. Parcels/Lots: 12 Parcels

Mobile Home, R.V., T.T., Park Name: _____

Total Acres: 55 ±

Use Case No., PU, CU, P/P, etc.: _____

Zoning: _____

Other SGD, GP of Lots, etc.: _____

Map Schedule: _____

Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Peak Demand = (8100 GPD/Ac) (55 Ac) / 1440 = 310 GPM
Daily Demand = 310 / 4.05 = 77 GPM
The fire flow requirements for the subject site are unknown at this time since the applicant needs to obtain this information from the Riverside County Fire Department.
2. Source of water for developer:
 - a. If local district wells water are to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.
The District wells are located within the Chino Ground Water Basin, which is an adjudicated basin. All municipal water entities that exceed their safe yield pay a pump tax, which is used by the Water Master to recharge the ground water basin with State Water Project water. The Chino Basin has been maintained by the Water Master in a safe yield condition under this method of operation.
 - b. Source:
Local wells/imported Northern California Water, or Colorado River water.
The water source will be from local wells, including treated groundwater from the Chino I Desalter, the Chino II Desalter and the Roger Teagarden Ion Exchange Treatment Plant.
 - c. Are there additional sources of water needed for this project? Provide details.
The District's current water supply exceeds the projected maximum day demand projected in the next five years. The District continues to develop additional water supply resources which are currently budgeted.
3. Location of closest main line of sufficient size to supply development.
 - a. If offsite water is needed, state approximate length of offsite improvements needed.
Approximately 1,400 L.F. of offsite water will need to be constructed in order to connect to the 12-inch line in Archibald Avenue and approximately 300 L.F. of offsite water will need to be constructed in order to connect to the 24-inch line in 65th Street.
 - b. At what point or points of the subdivision or development shall the off-site connect?
Offsite connections will occur in Archibald Avenue near 65th Street and in 65th Street near Cucamonga Creek.
 - c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?
Water does not currently front the intended development.

- d. Is additional plant pumping capability required for this development, if so, state quantity and location.
Additional plant pumping is not required.
- e. Will adequate storage and pressure for fire flow be available? Explain.
Adequate storage exists. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

SEWER:

1. Estimate waste flow from the project (MGD).
 $Q_{pk} = (2000 \text{ GPD/Ac}) (55 \text{ Ac}) (3.0) = 0.33 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.
Wastewater treatment will occur at the Western Riverside County Regional Wastewater Treatment Plant.
3. Does treatment facility have capacity for this development?
Wastewater Treatment Plant capacity for the subject project may have to be purchased. Treatment Plant capacity needs to be verified by the District.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
The nearest trunk line is an existing 12-inch diameter line in Archibald Avenue. This line has the capacity to accept the generated waste flow.
5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
Approximately 200 L.F. of offsite sewer improvements will be required to connect to the existing 12-inch diameter line in Archibald Avenue.
6. How will the disposal of waste water from this project be accommodated, i.e., construction of lift stations or force mains?
Wastewater will be accommodated by gravity flow in the District's sewer main.
7. If sewer currently fronts intended development, will it be available to each and every lot?
What is the size and capacity of lines?
Sewer does not currently front the intended development.

RECLAIMED WATER:

1. Is, or will reclaimed water be available to this development? If so, what is degree of treatment?
What is the distance to the project?
The potential use of reclaimed water for the project area is currently under review.
2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?
The potential use of reclaimed water for the project area is currently under review.

REMARKS: _____

SIGNATURE _____

Hydia Popow
JURUPA COMMUNITY SERVICES DISTRICT

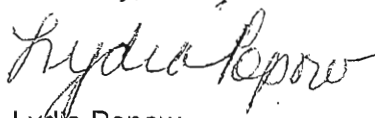
DATE _____

1/17/08

The District is currently investigating the potential use of reclaimed water (including but not limited to non-potable groundwater for irrigation purposes) for the project area. The Developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.

Sewer and water plans for the subject property must be received by the District no later than one (1) year from the date of this letter or a new request for water and/or sewer availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

Sincerely,

A handwritten signature in cursive script, reading "Lydia Popow".

Lydia Popow
Development/Engineering
Representative



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station

7477 Mission Blvd. • Riverside, CA 92509

(951) 955-2600 • FAX: (951) 955-2630

Crime Prevention and Plans Unit

Date: February 4, 2009

Project Number: Environmental Assessment (EA) Number 41670

Location: Northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue.

Project Description: The Tentative Parcel Map is a scheduled 'E' subdivision of 53.37 gross acres into 14 industrial parcels and four (4) lettered lots.

The Plot plan proposes to develop fourteen (14) industrial buildings consisting of: 487,649 sq. ft. of inside storage, 197,712 sq. ft. of manufacturing area 52,571 sq. ft. of office space, 282,257 sq. ft. of landscaping area (12.1%), and 1,188 parking spaces.

The total building square footage proposed is 738,432 sq. ft. as follows:

Building 1 proposes 49,758 sq. ft. with (6) loading docks in Parcel one (1); Building 2 proposes 62,248 sq. ft. with seven (7) loading docks in Parcel two (2); Building 3 proposes 46,857 sq. ft. with (6) loading docks in Parcel three (3); Building 4 proposes 50,760 sq. ft. with (7) loading docks in Parcel four (4); Building 5 proposes 51,360 sq. ft. with (8) loading docks in Parcel five (5); Building 6 proposes 24,834 sq. ft. with (4) loading docks in Parcel six (6); Building 7 proposes 12,638 sq. ft. in Parcel seven (7); Building 8 proposes 48,450 sq. ft. in Parcel seven (7); Building 9 proposes 23,000 sq. ft. in Parcel eight (8); Building 10 proposes 75,768 sq. ft. with (8) loading docks in Parcel nine (9); Building 11 proposes 58,713 sq. ft. with (6) loading docks in Parcel ten (10); Building 12 proposes 75,015 sq. ft. with 8 loading docks in Parcel eleven (11); Building 13 proposes 67,247 sq. ft. with (6) loading docks in Parcel twelve (12); Building 14 proposes 91,784 sq. ft. with 14 loading docks in Parcel thirteen (13).

APN: 144-010-033, -037, -038

Related Cases: EIR00515, CZ07611, PM 35865, PP 23219, and AG00994.

Applicant: Birtcher Development

Case Planners: Christian Hinojosa

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

Project Mitigation Issues

This project will be served by the Jurupa Valley Station of the Riverside County Sheriff's Department, which is located at 7477 Mission Blvd, Riverside (Rubidoux). The Jurupa Valley Station currently covers approximately 94 square miles of unincorporated communities along with a contract for services within the City of Norco. Current staffing levels in the unincorporated areas are significantly below the target staffing of 1.2 deputies per 1000 population.

This project in consideration with a significant rise in both, planned and current residential development within the Rubidoux and Jurupa Valley areas, will continue to degrade the level of service unless programmed with collection of development funds are collected to increase manpower.

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request that as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of the project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of residents occupying the project.

The Sheriff's Department receives a portion of the development impact fees (DIF) pursuant to County Ordinance No. 659.6. These monies are collected and distributed in an effort to off-set the impact on RSD services. Further, impact upon the public roads and the expected increased vehicular traffic congestion will affect timely response by law enforcement. The effectiveness and timely response by public service agencies both, law enforcement and fire are dependent upon public roadway conditions.

Pre-construction and Construction Phases

1. Material Storage Area & Property Accountability:

- A. 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.
- B. A list of serial and/or license numbers of equipment stored at the location maintained at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. It is recommended that contact be made with representatives from the Crime Prevention Program of Southern California, a non-profit organization specializing in construction site theft prevention (562-860-9006).

2. Project Information & Emergency Contact:

- A. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site.

3. Site Security & Lighting:

- A. The 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.

- B. The construction site should have a clearly designated point of contact, such as the construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (Riverside County Fire Department), ambulance service (American Medical Response) and the Riverside County Sheriff's Department, near any 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 an emergency call (i.e. 9-1-1).
- C. Establish parking areas for construction site workers, employees or vendors. 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.

Design Issues & Project Completion:

Street lighting:

The street lighting for the development shall be in accordance with the Riverside County ordinance. All lighting fixtures should be resistant to vandalism and tampering.

Graffiti Abatement:

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.

Address/Building - Numbering:

Illuminated or backlit property addresses shall be provided for each building and apartment. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (Riverside County Fire Department) and law enforcement (Riverside County Sheriff and California Highway Patrol).

Property Gates and Knox Rapid Entry System:

The Riverside County Sheriff's Department will require the installation of the Knox Rapid Entry System. This system permits, law enforcement, fire and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9230 for law enforcement. The Riverside County Fire, Planning Division must be contacted at (951) 955-4777 for the appropriate account numbered form.

Post Construction & Project Completion:

1. Alarm System:

All the businesses should have installed an emergency (i.e. robbery) alarm system which has direct contact with the Dispatch / Communications Center for the Riverside County Sheriff's Department. Further, any alarm system used for after-hours purposes (i.e. burglary) shall be monitored by an alarm company who can verify the location and activation of the alarm. Businesses shall implement some manner of after-hours response to the site in the event of an emergency or actual break-in, whereby, the location can be secured.

2. Property Signs:

The entire project area shall post the following signs and tenant businesses shall enforce the civil laws for their respective leased premises:

A. "No Trespassing & Loitering" signs shall be displayed prominently throughout the project area at all businesses (602 P.C.).

Further recommendations may apply for signs which restrict Skateboard & Rollerblade devices and/or, private property parking restrictions (local County Ordinance, C.O. 792).

3. Lighting:

The project area must have an inclusive lighting plan conducted by professional firm. There shall be the installation of adequate lighting standards with the proper type light and lumens for the various commercial and business uses. A review of the lighting plan should be reviewed by the Riverside County Sheriff's Department, but not required.

4. Graffiti Resistant Surfaces, Walls and Monuments:

The developer shall be required to maintain the property and the leased tenants with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.

5. Address Numbering:

The several locations need to have displayed address numerics of an easily visible size and of a contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The addresses to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from aircraft (no less than 1 x 4 ft.).

6. Storage Facilities:

The business shall have the ability to record the access and egress of all accessors to the site by some manner of card reading machine identifiable to authorized users. The site shall have a digital recording device with both, date and time stamp on the image. The digital system shall have the capability of maintaining a record for a period of at least 30 days, and allow the data to be recovered via disk or similar device for investigative purposes.

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. Structure Physical Security:

- The exterior and interior doors of the structure shall be secured with approved heavy duty commercial grade locks and hardware (ANSI/BHMA).
- Recommend a zoned security alarm system for the location. Provide the

servicing alarm vendor with an after-hours point of contact and responder in the event of activation.

- During normal operational hours, the management shall utilize some manner of control, access and egress from these employee work areas, loading areas and rear doors.
- The proper use of security measures both, interior and exterior camera's (i.e. CCTV – digital recording) may preclude criminal conduct, document and, prevent the future loss of business equipment or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

If there are design plans for allowing access to the roof, it shall be designed to preclude having any 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, nor should they be planted in a manner which will obstruct observation both, into and out of the building.

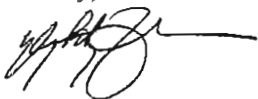
2. Property Signs:

- A. "No Trespassing & Loitering" signs shall be displayed prominently throughout the parking area (602 P.C.).
- B. Further recommendations may apply for signs which restrict Skateboard & Rollerblade devices and/or, private property parking restrictions (local County Ordinance, C.O. 792).

Crime Prevention Programs:

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention and Plans Coordinator at (951) 955-9230.

Cordially,



Deputy Elizabeth Guillen
Crime Prevention and Plans
Jurupa Valley Station



Dedicated to delivering state-of-the-art
occupational and environmental consultation
to businesses, governmental agencies and
communities of Riverside County

Date: April 6, 2009

To: Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH 
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Leah McNamara
Industrial Hygienist I

Report Reviewed by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Environmental Investigation Report # 515, Plot Plan 23219

Reference Number: 96613

Applicant: Birtcher Development
18201 Von Karmen Ave., #1170
Irvine, CA 92612

Noise Consultant: Albert Webb & Associates
3788 McCray Street
Riverside, CA 92506

Review Stage: Second Review



Information
Provided:

"Birtcher Center at Corona Valley, Draft Environmental Impact Report No. 515 SCREENCHECK No. 2," and the "Preliminary Acoustical Impact Analysis, BIRTCHER CENTER AT CORONA VALLEY (PP 23219) Riverside County, CA," dated January 2009.

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:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) 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.
- c) 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, whichever 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 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.
3. Prior to issuance of grading permits all construction-related activities that

would result in high noise levels shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday-Saturday (excluding Sundays and Holidays).

4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable (a minimum of 446 feet) from existing residential dwellings.
6. Combustion powered equipment, such as pumps or generators, shall operate as far as practicable from any occupied residence unless the equipment is surrounded by a noise protection barrier.
7. Reduce truck noise by minimizing engine idling time during construction activities.
8. Once precise grading and architectural plans are made available, a final acoustical impact analysis shall be performed for Building 8. Include unit-specific interior noise levels and potential mitigation measures needed for Building 8 (or those buildings planned adjacent or closest to Archibald Ave.).
9. Buildings adjacent to Archibald Avenue (i.e. Building 8) shall be required to operate under "windows closed" conditions requiring mechanical ventilation per UBC requirements with all fresh air intakes oriented away from Archibald Avenue. For acoustical purposes, the fresh air inlet duct should be of sound attenuating construction and consist of a minimum of 10 feet of straight or curved duct, or six feet of straight or curved duct plus one sharp 90-degree elbows.
10. Prior to the issuance of building permits, our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specifications from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
11. The applicant shall pay review fees 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: Hinde, Steven [SHINDE@co.riverside.ca.us]
Sent: Wednesday, July 01, 2009 3:34 PM
To: Hinojosa, Christian
Subject: EIR 515 Rev. - Mike wanted the word Industrial mentioned

Hi Christian, here is a revision to our report dated April 6th 2009. Please replace the statement below with our original recommendations.

"10. Prior to the issuance of building permits, our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from Arcibald Ave. for Building 8. The industrial building design must be shown to reduce interior noise to at or below 50 Ldn for those building shells along Arcibald Ave. "

Please contact me if you have nay questions.

Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Office of Industrial Hygiene
Office - (951) 358-5050
FAX - (951) 358-5443

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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 26, 2009

Mr. Christian Hinojosa, Contract Planner
County of Riverside Planning Department, 9th Floor
HAND DELIVERY

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Rancho Mirage

VICE CHAIRMAN

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Riverside

COMMISSIONERS

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Hemet

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STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1011CH08 (**Revised Letter**)

Related File No.: Change of Zone (CZ07611), Plot Plan (PP23219), Parcel Map (PM35865)

APN: 144-010-002, 033, 037 and 038

Dear Mr. Hinojosa:

On December 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2008 Chino Airport Land Use Compatibility Plan, subject to the following revised amended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.

3. The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any use other than offices, manufacturing, storage, and warehousing within the proposed buildings. Examples of uses that would require further review include, but are not limited to:

Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, libraries, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to the edition of the Building Code in effect at the time of land use or building permit application, as applicable.

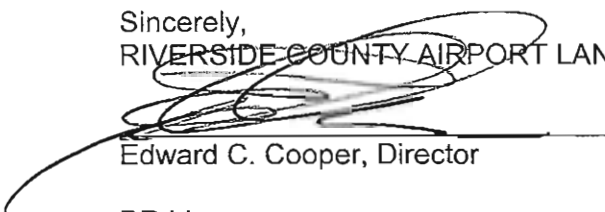
These uses have greater intensity than the uses indicated on the plot plan and may not be possible within the single-acre intensity limits of the applicable Compatibility Zone.

4. Any changes in locations of buildings for those shown on the exhibits prepared, dated 8-27-08, which does not alter the density within any single airport use zone or the open space area.
5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
6. Office areas within the proposed buildings, **except for Buildings 13 and 14**, shall be limited to the maximum square footage areas identified on the plot plan exhibit prepared by Albert A. Webb Associates dated August 27, 2008 and specified for each building as follows: Building 1 - 3,438 square feet; Building 2 - 4,063 square feet; Building 3 - 3,293 square feet; Building 4 - 3,488 square feet; Building 5 - 3,518 square feet; Building 6 - 2,191 square feet; Building 7 - 1,582 square feet; Building 8 - 2,422 square feet; Building 9 - 1,150 square feet; Building 10 - 5,688 square feet; Building 11 - 4,836 square feet; Building 12 - 5,650 square feet.
7. The filtration trench, if uncovered, shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around the filtration trench that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
8. A minimum of 9.04 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site (inclusive of the 78-foot industrial collector roadways), of which not less than 7.42 acres shall be located within the portion of the site within Compatibility Zone C. Such open areas, **including the 78-foot industrial collector roadways**, shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires.
9. **A minimum width of 75 feet by a minimum length of 300 feet, within the 78-foot industrial collector roadways, shall not permit parking on these roadways, street lights, or trees greater than four feet in height.**

10. The open areas exhibit submitted to the Airport Land Use Commission by Albert A. Webb and Associates on November 13, 2008 and included in this packet depicts six acres within parking and building frontage areas as meeting open area requirements. All uses within these areas, such as landscaped planters, bike racks, focal points, and break areas, shall comply with the requirements of Policy 4.2.4 as referenced above. Walls, trash enclosures, and trees and light fixtures greater than four feet in height shall not be permitted in this area.

If you have any questions, please contact Brenda Ramirez, ALUC Contract Planner, at (951) 955-0549.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

BR:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Albert A. Webb Associates, Attn: Sandra Chandler
MMI/BDI Riverside Archibald Ave., LLC
San Bernardino County Department of Airports
Chino Airport
Riverside County Economic Development Agency – Aviation Division – Chad Davies
Riverside County Facilities Management – Attn.: Robert Field

Y:\ALUC\Chino\ZAP1011CH08.LTR Revised.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

Legend

Compatibility Zones

Airport Influence Area Boundary*

- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- County Line

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

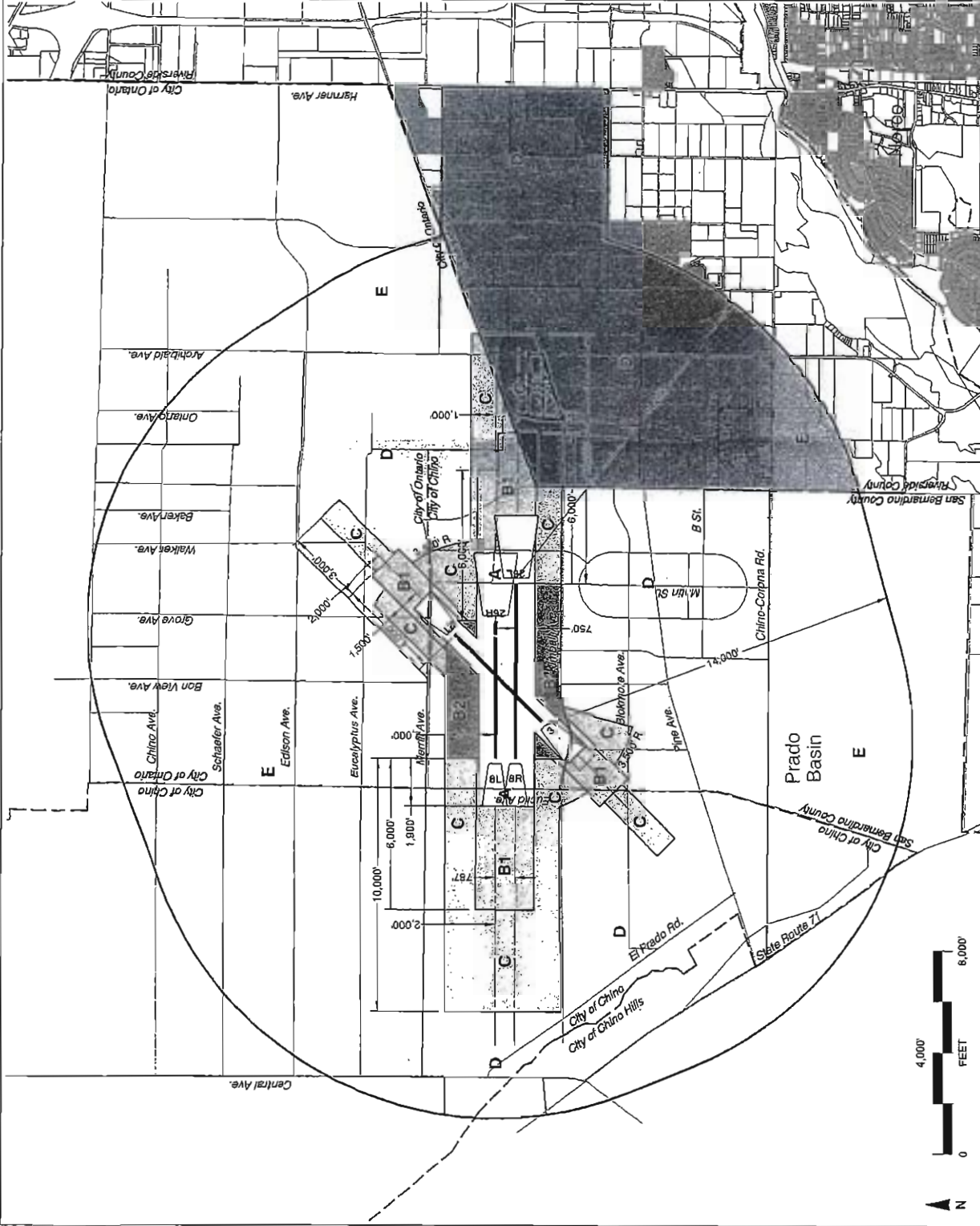
See Chapter 2, Table 2A for compatibility criteria associated with this map.

*The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

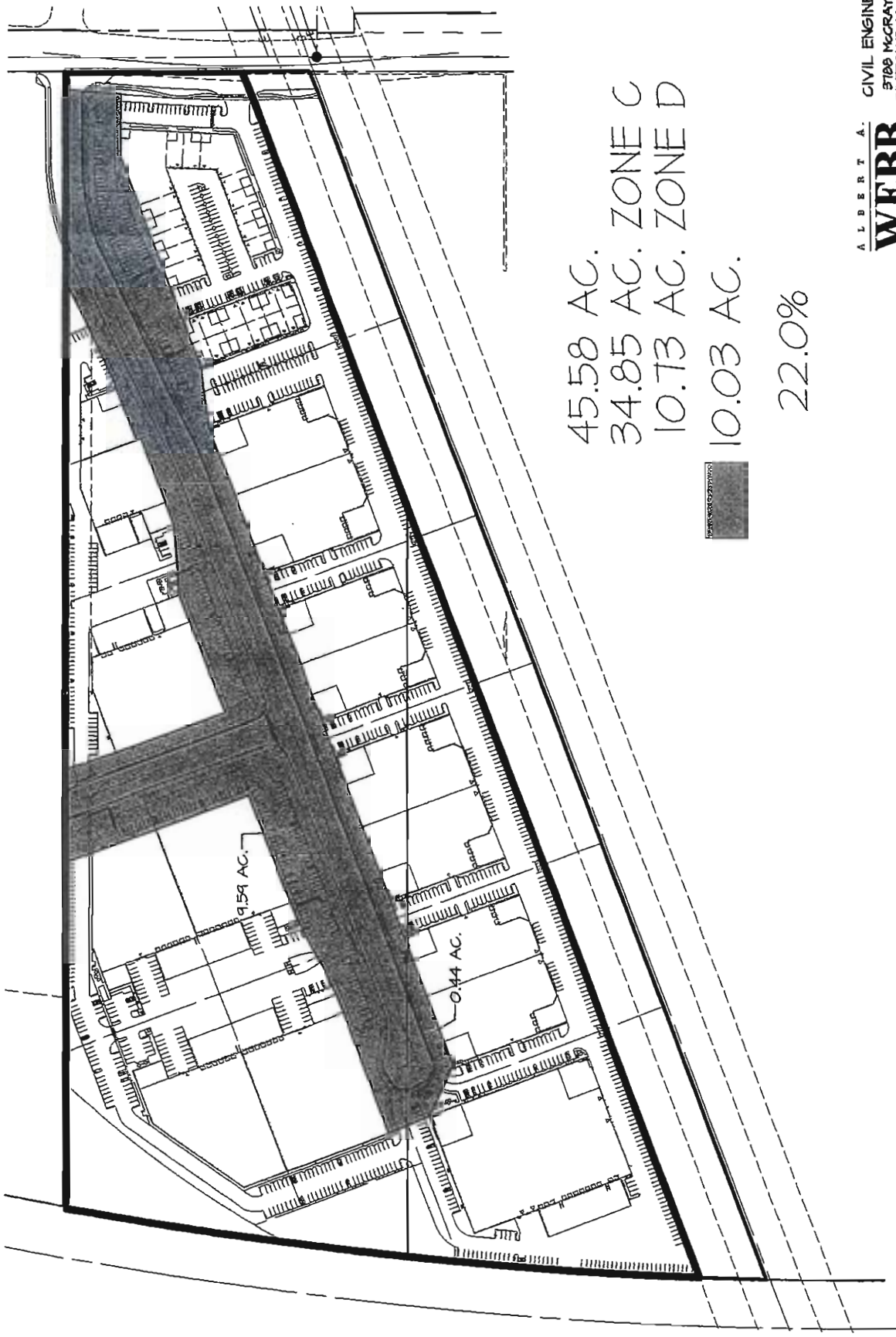
Riverside County Airport Land Use Commission Riverside County Airport Land Use Compatibility Plan Policy Document (June 2008 Draft)

Map CH-1

Compatibility Map Chino Airport



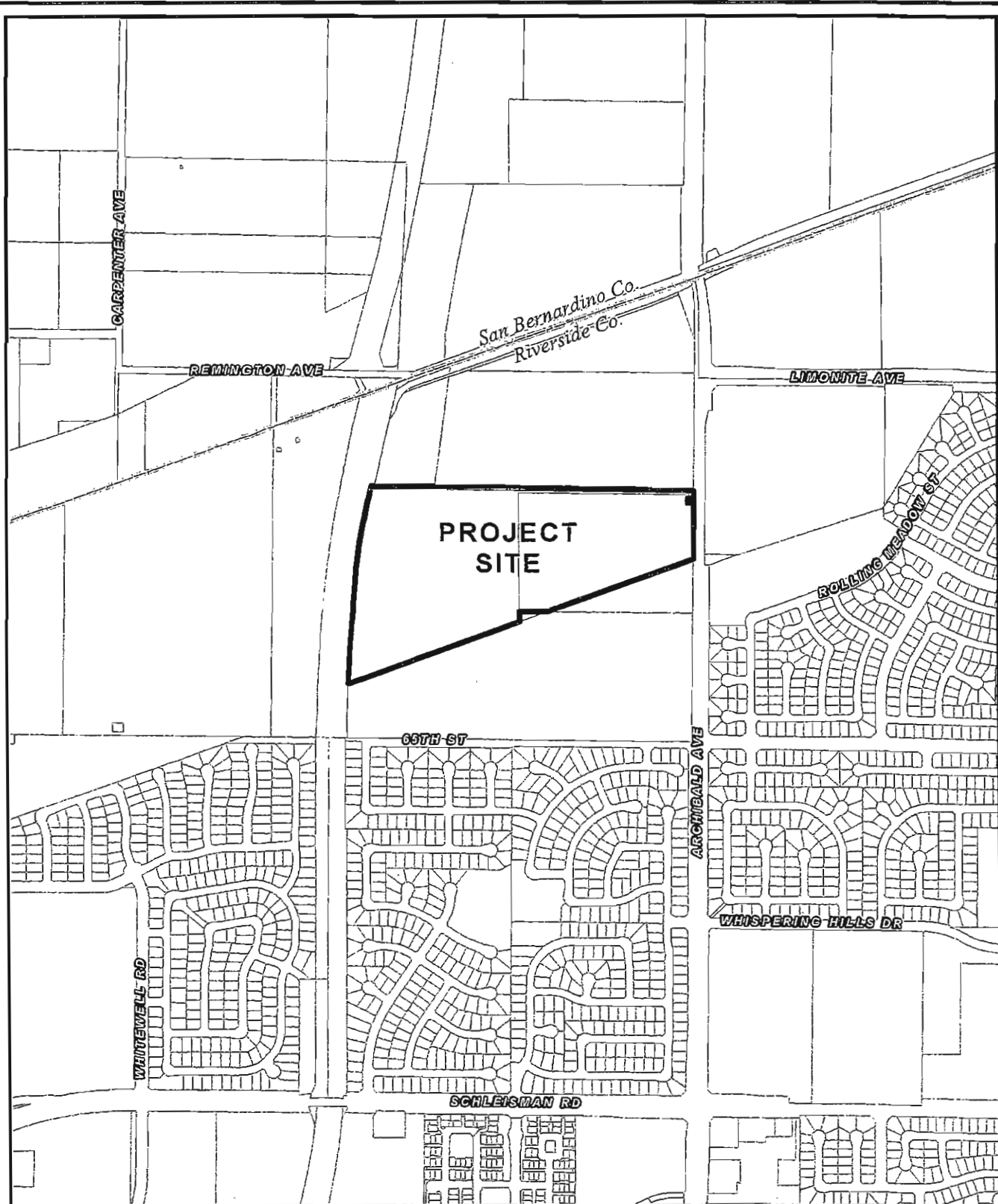
Source: Mead & Hunt (June 2008)



45.58 AC.
34.85 AC. ZONE C
10.73 AC. ZONE D
10.03 AC.
22.0%



ALBERT A. CIVIL ENGINEERS
WEBB
ASSOCIATES
3786 MCCRAY ST.
RIVERSIDE CA. 92506
(951) 696-1070



Sources: County of Riverside, 2008;
County of San Bernardino, 2008.
Scale: 1" = 1,000'

ALBERT A
WEBB
ASSOCIATES

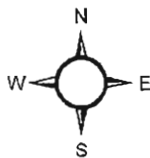


Figure 2
Vicinity Map



Source: Digital Globe,
March 2008
Scale: 1" = 500'

ALBERT A.
WEBB
ASSOCIATES

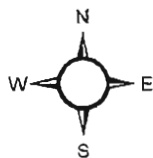


Figure 3
Project Location

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1 4.1

HEARING DATE: December 11, 2008 (continued from November 13, 2008, with re-advertisement)

CASE SUMMARY:

CASE NUMBER: ZAP1011CH08 – MMI/BDI Riverside Archibald Avenue LLC (Representative: Roger Prend or Sandra Chandler, Albert A. Webb Associates)

APPROVING JURISDICTION: County of Riverside

JURISDICTION CASE NO: Change of Zone Case No. 7611 (CZ07611) (found consistent on November 13), Plot Plan Case No. 23219 (PP23219), Tentative Parcel Map No. 35865 (PM35865).

MAJOR ISSUES: ~~Open area requirements may not be met on site. While lot coverage is acceptable (32 percent), remaining areas consist largely of streets, future streets, a proposed filtration trench, and a utility right-of-way. However, it should be noted that the site is adjacent to a storm drain and additional utility easements.~~

The open area proposed to be provided by the applicant in the Zone D portion of the property does not meet the 10 percent requirement for Zone D. However, the combined open area in both Zone C and Zone D would meet the overall requirement for the site. Staff would ask that the Commission consider the overall open area being provided.

RECOMMENDATION:

Staff recommends a finding of CONSISTENCY for the Plot Plan and Parcel Map, subject to the conditions included herein.

~~Staff recommends that the Commission find the proposed change of zone CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, but that consideration of the plot plan and parcel map be CONTINUED to December 11, 2008, to allow additional time for study of on-site intensities and provision of open area.~~

PROJECT DESCRIPTION:

Plot Plan No. 23219 is a proposal to develop fourteen industrial buildings with a total gross floor area of 738,432 square feet on a 53.37-acre site. Change of Zone Case No. 7611 proposes to change the zoning of the property from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to I-P (Industrial Park). Parcel Map No. 35865 proposes to divide the property into 14 42 industrial

parcels.

UPDATE I: The change of zone to I-P was determined to be consistent by the Airport Land Use Commission at its November 13, 2008 hearing. Consideration of the plot plan and the parcel map was continued to the December 11 meeting.

PROJECT LOCATION:

The site is located in northwestern Riverside County, westerly of Archibald Avenue, easterly of Cucamonga Creek Storm Drain, northerly of 65th Street, and southerly of the westerly straight-line extension of Limonite Avenue in the unincorporated Riverside County community of Eastvale, approximately 6,480 feet easterly of the easterly end of Runway 8R-26L at Chino Airport.

LAND USE PLAN: 2008 Chino Airport Land Use Compatibility Plan

Adjacent Airport:

- a. Airport Influence Area: Chino Airport
- b. Land Use Policy: Compatibility Zones C and D
- c. Noise Levels: From below 55 to 55 CNEL

BACKGROUND:

Change of Zone: ~~The applicant proposes a change of zone from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to I-P (Industrial Park). Staff recommends a finding of consistency for the change of zone, in that industrial uses (provided that they are low in person intensity) are more compatible with the continued operation of Chino Airport than dairies and livestock operations, which tend to attract birds~~ See Update I, above.

Nonresidential Land Use Intensity: The site is located partially in Compatibility Zone C and partially in Compatibility Zone D. More specifically, the site includes 37.1 acres in Compatibility Zone C and 16.24 acres in Compatibility Zone D. Nonresidential intensity in Compatibility Zone C is restricted to an average intensity of 75 persons per acre and a maximum intensity of 150 persons in any given acre. Nonresidential intensity in Compatibility Zone D is restricted to an average intensity of 150 persons per acre and a maximum intensity of 450 persons in any given acre.

There is no issue with average intensity. The site is 53.34 acres in area. Even if the site were entirely in Compatibility Zone C, the average intensity criteria would be met. At an average intensity of 75 persons per acre, a total of 4,000 persons would be allowed at this location. If the entire project were to be developed as office space, use of the Building Code method, with the standard 50% reduction, would indicate a total of 3,692 persons on-site (738,432 square feet, divided by 100, divided by 2). This would be an average intensity of 69 persons per acre.

The applicant is proposing to provide 1,187 parking spaces. Use of the Parking Space method, with the standard 1.5 persons per vehicle, would indicate a total of 1,781 persons on-site (1,187 multiplied by 1.5 persons per vehicle). This would be an average intensity of 33 persons per acre.

Single-acre intensities are closer to the upper limit for Compatibility Zone C due to the use of large buildings. Many of the fourteen buildings, either individually or in combination with adjacent buildings, cover a square acre of land or greater. These buildings would exceed the Compatibility Zone C single-acre intensity standard of 150 persons if developed entirely as office space, or with full use of second-story areas. However, as proposed, and with the office space areas limited to the square footages cited in the plot plan, single-acre intensities are projected to remain below 140 persons throughout the site.

The applicant delineated the boundary between Airport Compatibility Zones C and D on the open areas exhibit provided on November 13, 2008, and staff has confirmed that the location of the boundary has been accurately depicted. Building 14 and almost all of Building 13 are located within Airport Compatibility Zone D. Therefore, the square footage of office area in those two buildings will not be restricted.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited in Compatibility Zone C (children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than three aboveground habitable floors, highly noise-sensitive outdoor nonresidential uses, and hazards to flight) within the project.

Noise: The site underlies traffic patterns. Future patrons, customers, and employees will experience annoyance from over flying aircraft. The ultimate 55 CNEL contour for the airport overlies the northerly edge of the property, although most of the property lies outside the area that would be subject to average exterior noise levels of 55 CNEL or greater under ultimate airport development conditions.

Part 77: The maximum elevation of the site is 640 feet above mean sea level (640 feet AMSL). The elevation of the nearest runway at its closest point is 636.5 feet AMSL. At a distance of 6,480 feet from the runway, FAA review would be required for any structures with top of roof exceeding 701.3 feet AMSL. The project plans indicate that building heights will not exceed 40 feet. (Building 14 is the tallest, at a height of 39 feet, 6 inches to top of parapet.) Therefore, the top of roof would not be expected to exceed 680 feet AMSL. FAA notice and review are not required.

Open Area: Compatibility Zone C requires that 20% of major projects be set aside as open land that could potentially serve as emergency landing areas. Compatibility Zone D requires a 10% set aside. While an initial review of the site plan indicates 32% lot coverage and large areas not devoted to buildings, most of the contiguous open area (over 10 acres) is located within a Southern California Edison easement populated by high voltage electrical transmission lines. This area would not qualify as open area, pursuant to the definition in Section 4.2.4 of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan. ~~At this time, staff is unable to verify that the project~~

~~design meets open area requirements within Compatibility Zones C and D.~~

On November 13, just prior to the ALUC meeting, the project representative provided staff with an open areas exhibit depicting 10.03 acres of open space inclusive of the two internal roadways and some of the adjoining parking areas. The required amount of qualified open area is 9.04 acres – 7.42 acres in Compatibility Zone C and 1.62 acres in Compatibility Zone D. The exhibit depicts 9.59 acres in Zone C and 0.44 acres in Zone D.

Pursuant to Countywide Policy 3.3.5, when evaluating consistency, “any parcel...split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line.” Thus, consistency with open area requirements must be met for each Compatibility Zone on the property. This project falls short of meeting the Compatibility Zone D requirement of 1.62 acres of open area. However, Countywide Policy 3.3.5 also allows and encourages “the intensity of development allowed within the more restricted portion of the parcel...[to be] transferred to the less restricted portion...even if the resulting...intensity in the less restricted area would then exceed the limits which would otherwise apply within that compatibility zone.” While the present situation is not specifically addressed in this policy, the provision of a greater-than-required amount of open area in the zone where open area is more critically needed (even if the open area standard for the less critical zone is not met) would be consistent with the intent of Policy 3.3.5, as long as the overall requirement were met.

More critically, in examining the 10.03 acres of open area, only 4 acres of this area would be within the 78-foot industrial collector roadways. In order for the roadways to meet the open area requirement, parking on these roadways would not be permitted, nor could street lights greater than four feet in height or trees be installed within the right-of-way. The remaining 6 acres would be within parking and frontage areas. These areas also would be prohibited from including trees and trash enclosures, although parking within the specified spaces would be permitted. The site plan depicts landscaped planters, two “focal points”, bike rack areas, and numerous “break areas” here. All uses within these areas would have to meet the requirements of Section 4.2.4 of the Countywide Policies – “free of...structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground, and overhead wires.”

For the purposes of the “open area” calculation, the “proposed filtration trench” area may also qualify as open area, provided that it would be dry except during, and within 48 hours following, major storms. The conditions have been designed to permit the ALUC Director to authorize modifications to the open areas exhibit, if deemed equally or more beneficial to achieving the objectives of the Compatibility Plan criteria.

Wildlife Hazard Attractants: The change from agricultural to industrial uses has the advantage (from an airport land use planning perspective) of eliminating the potential for dairies or livestock operations on the site, but the proposed filtration trench, if uncovered, presents new issues of wildlife

attraction. **The project representative has submitted a letter stating that the trench “will detain only first-flush runoff volumes” and that “runoff exceeding the first-flush volume will be directly discharged...to be conveyed to the Cucamonga Creek Channel.” The basin is expected to drain within about eight hours even under the worst case scenario (8 vertical inches of percolation per hour and maximum depth of 5 feet, 3.5 inches).**

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children’s schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.
3. The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any use other than offices, manufacturing, storage, and warehousing within the proposed buildings. Examples of uses that would require further review include, but are not limited to:

Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, libraries, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to the edition of the Building Code in effect at the time of land use or building permit application, as applicable.

These uses have greater intensity than the uses indicated on the plot plan and may not be possible within the single-acre intensity limits of the applicable Compatibility Zone.

4. Any changes in the locations of buildings from those shown on the exhibit prepared by Albert A. Webb Associates dated August 27, 2008 shall be subject to further review by the Airport Land Use Commission as an amended project.
5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
6. Office areas within the proposed buildings, **except for Buildings 13 and 14**, shall be limited to the maximum square footage areas identified on the plot plan exhibit prepared by Albert A. Webb Associates dated August 27, 2008 and specified for each building as follows: Building 1 - 3,438 square feet; Building 2 - 4,063 square feet; Building 3 - 3,293 square feet; Building 4 - 3,488 square feet; Building 5 - 3,518 square feet; Building 6 - 2,191 square feet; Building 7 - 1,582 square feet; Building 8 - 2,422 square feet; Building 9 - 1,150 square feet; Building 10 - 5,688 square feet; Building 11 - 4,836 square feet; Building 12 - 5,650 square feet; ~~Building 13 - 5,263 square feet; and Building 14 - 6,489 square feet.~~
7. The filtration trench, if uncovered, shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around the filtration trench that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
8. **A minimum of 9.04 acres of open areas as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site (inclusive of the 78-foot industrial collector roadways), of which not less than 7.42 acres shall be located within the portion of the site within Compatibility Zone C. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4**

inches in diameter at a height greater than 4 feet, or overhead wires.

- 9. The on-site 78-foot industrial collector roadways constitute the foundation of the open area on-site. No parking shall be permitted on these roadways, and no street lights or trees greater than four feet in height shall be placed within the right-of-way.**
- 10. The open areas exhibit submitted to the Airport Land Use Commission by Albert A. Webb and Associates on November 13, 2008 and included in this packet depicts six acres within parking and building frontage areas as meeting open area requirements. All uses within these areas, such as landscaped planters, bike racks, focal points, and break areas, shall comply with the requirements of Policy 4.2.4 as referenced above. Walls, trash enclosures, and trees and light fixtures greater than four feet in height shall not be permitted in this area.**
- 11. The ALUC Director is authorized to approve modifications to the open areas exhibit, if deemed equally or more beneficial to achieving the objectives of the Compatibility Plan criteria.**

A L B E R T

A.

WEBB

A S S O C I A T E S

3788 MCCRAY STREET • RIVERSIDE, CA 92506

PHONE: 951.686.1070 • FAX: 951.788.1256

WWW.WEBBASSOCIATES.COM

W.O. # 07-0017

November 13, 2008

John Guerin
Senior Planner
County of Riverside – Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear John:

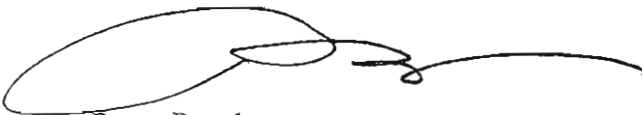
A sand filtration trench for PP23219 (PM35865, CZ07611) located at the west end of the site, will detain only first-flush runoff volumes. The standpipe located within the sand filter trench is designed such that runoff exceeding the first-flush volume will be directly discharged through the standpipe to be conveyed to the Cucamonga Creek Channel.

The first-flush volume, as calculated according to the Riverside County Stormwater Quality Best Management Practice Design Handbook, is 108,921 cubic feet. The proposed trench has a bottom surface area of 20,609 square feet with four-to-one (4:1) side-slopes. Runoff in the basin will discharge through the sand filter media rapidly. Typically, engineered sand fill has percolation rates ranging between 8 and 60 vertical inches per hour. Using the worst case scenario, the basin should be drained within about 8 hours when the depth of water is to the top of the proposed standpipe. The proposed perforated under-drain piping will further accommodate rapid percolation of the runoff in the trench. The expected drainage duration is well within the maximum 72 hour limit for detention facilities.

If you have any questions, please contact us at (951) 686-1070.

Sincerely,

ALBERT A. WEBB ASSOCIATES



Roger Prend
Senior Vice President

CIVIL
ENGINEERING

WATER
RESOURCES
ENGINEERING

ASSESSMENT/
SPECIAL TAX
CONSULTING

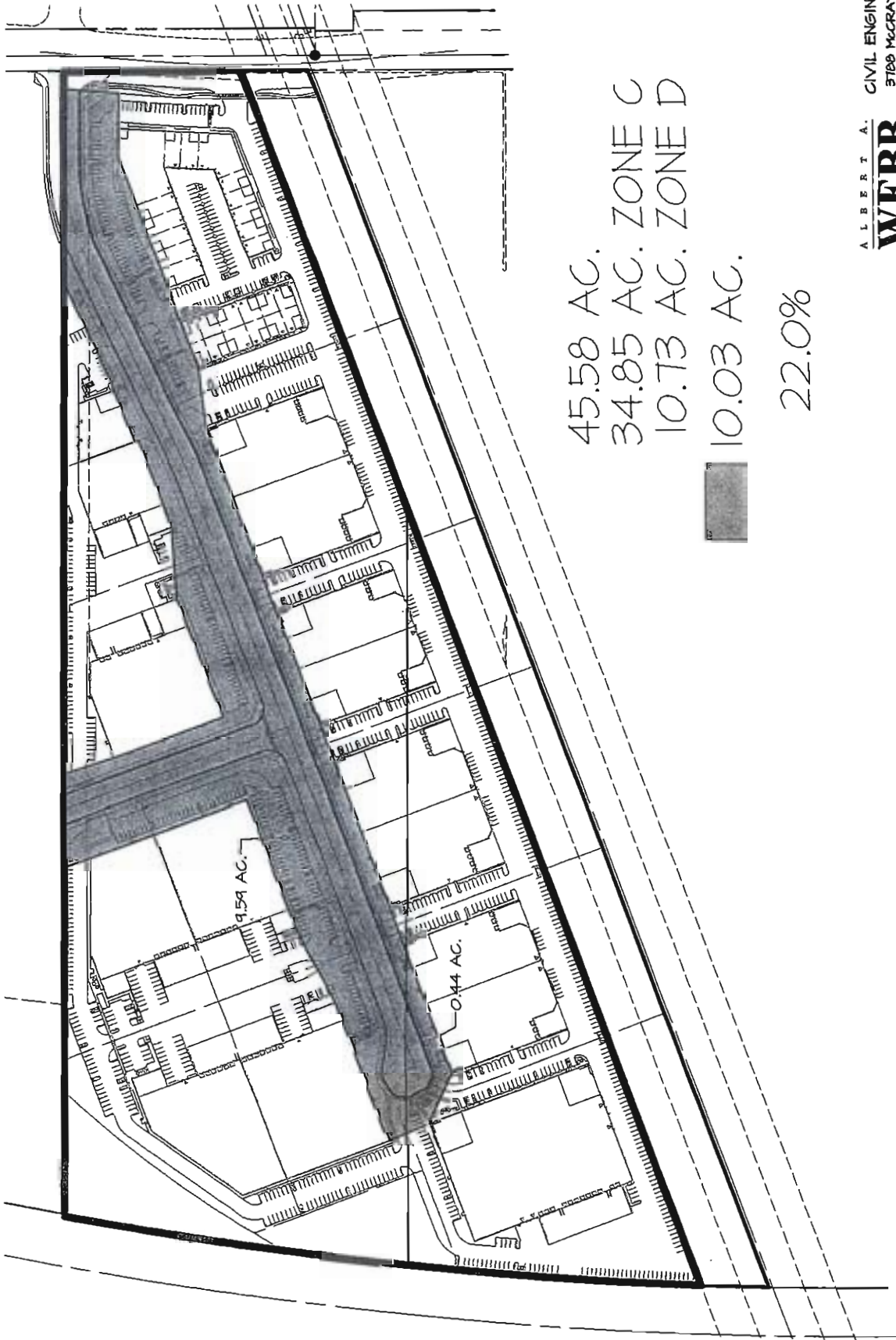
PLANNING &
ENVIRONMENTAL
SERVICES

CONSTRUCTION
MANAGEMENT
AND INSPECTION

TRAFFIC &
TRANSPORTATION
ENGINEERING

LAND
SURVEYING

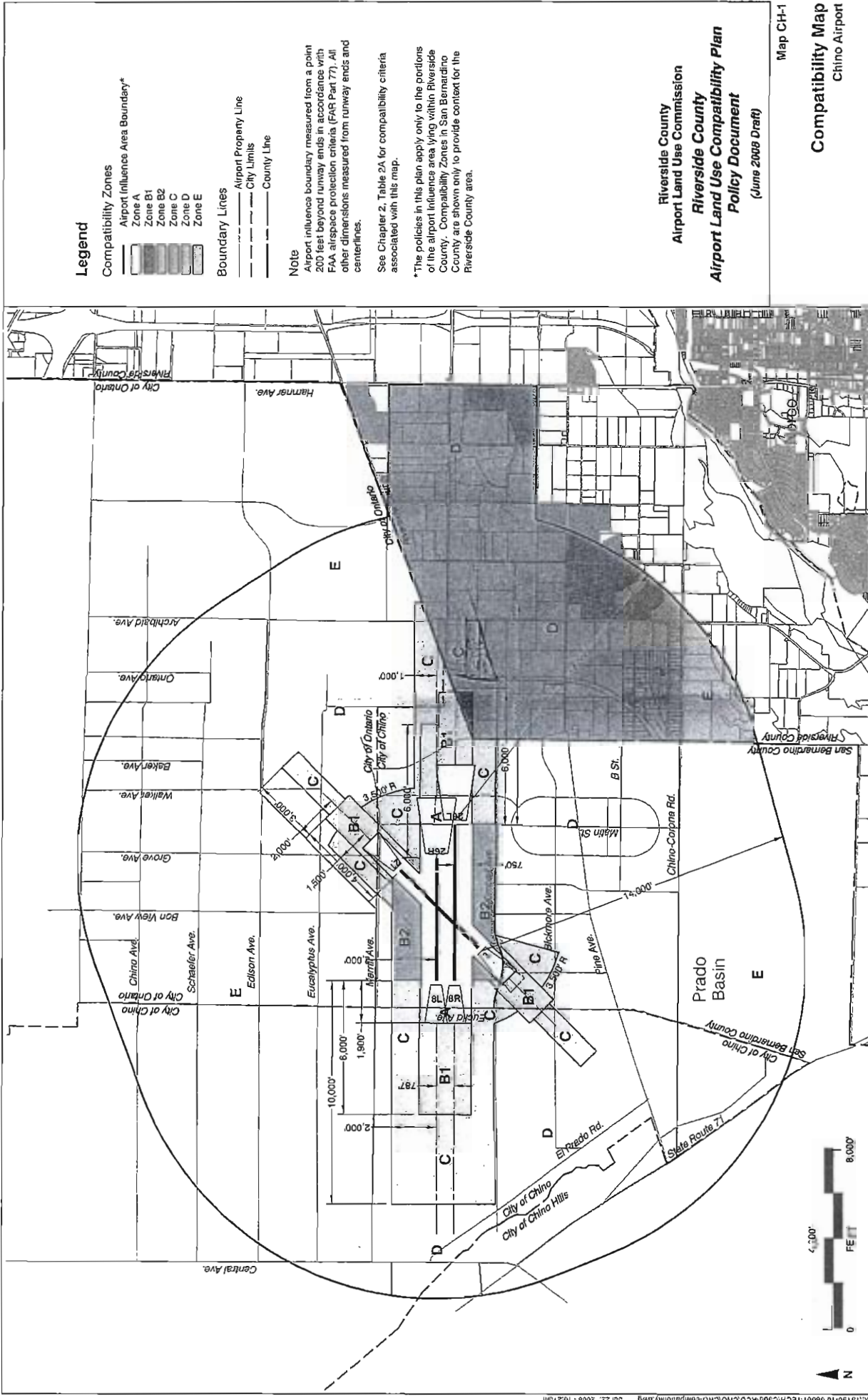
PUBLIC
WORKS



ALBERT A. WEBB
CIVIL ENGINEERS
3180 MCCRAY ST.
RIVERSIDE CA. 92506
(951) 696-1070
ASSOCIATES

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



Legend

- Compatibility Zones**
- Airport Influence Area Boundary*
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - City Limits
 - County Line

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

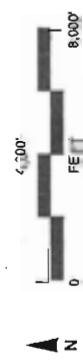
See Chapter 2, Table 2A for compatibility criteria associated with this map.

*The policies in this plan apply only to the portions of the airport influence area lying within Riverside County. Compatibility Zones in San Bernardino County are shown only to provide context for the Riverside County area.

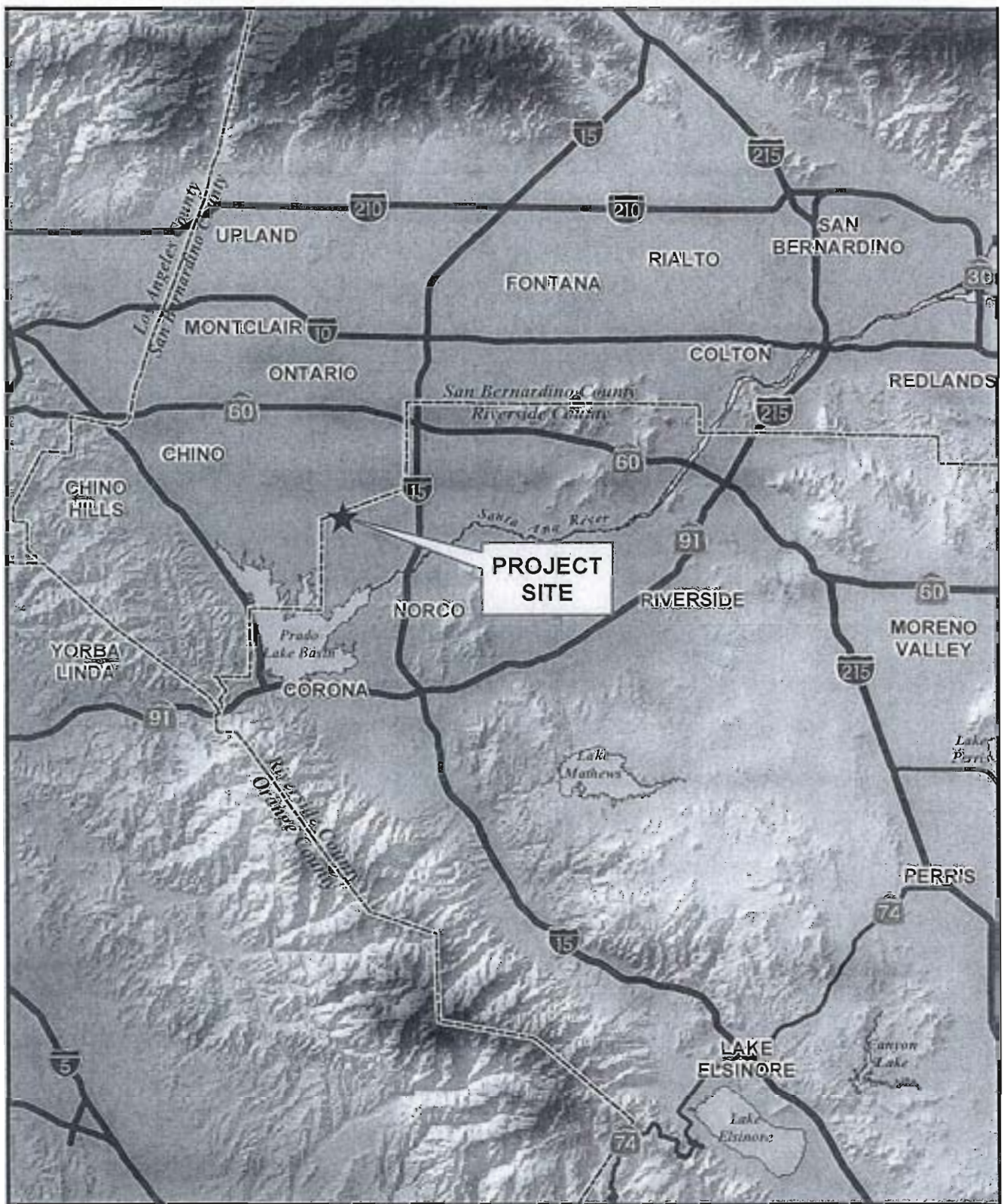
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(June 2008 Draft)

Map CH-1

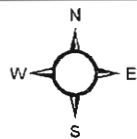
Compatibility Map
Chino Airport



Source: Mead & Hunt (June 2008)

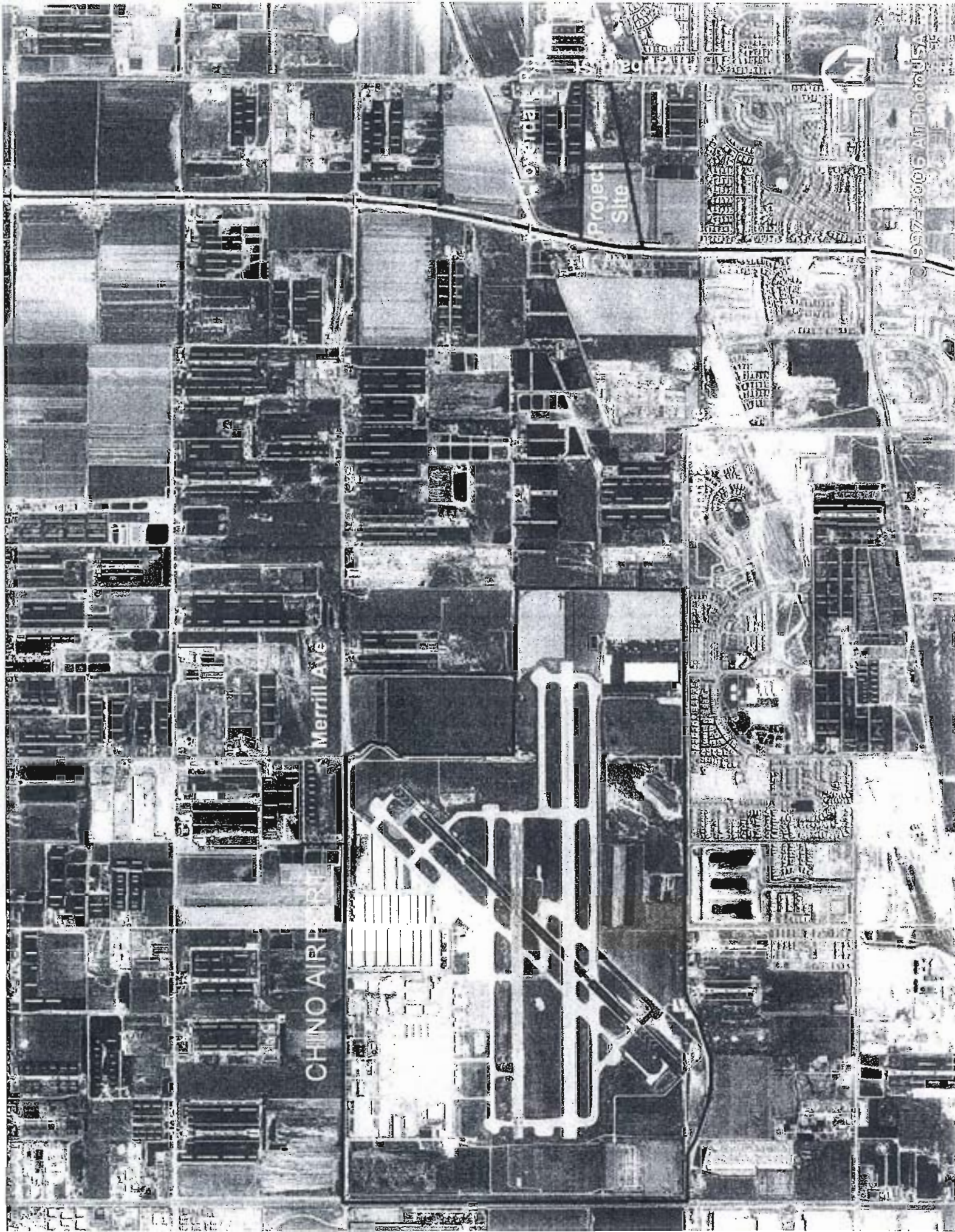


ALBERT A.
WEBB
ASSOCIATES



0 2 4 6
Miles

Figure 1
Regional Map

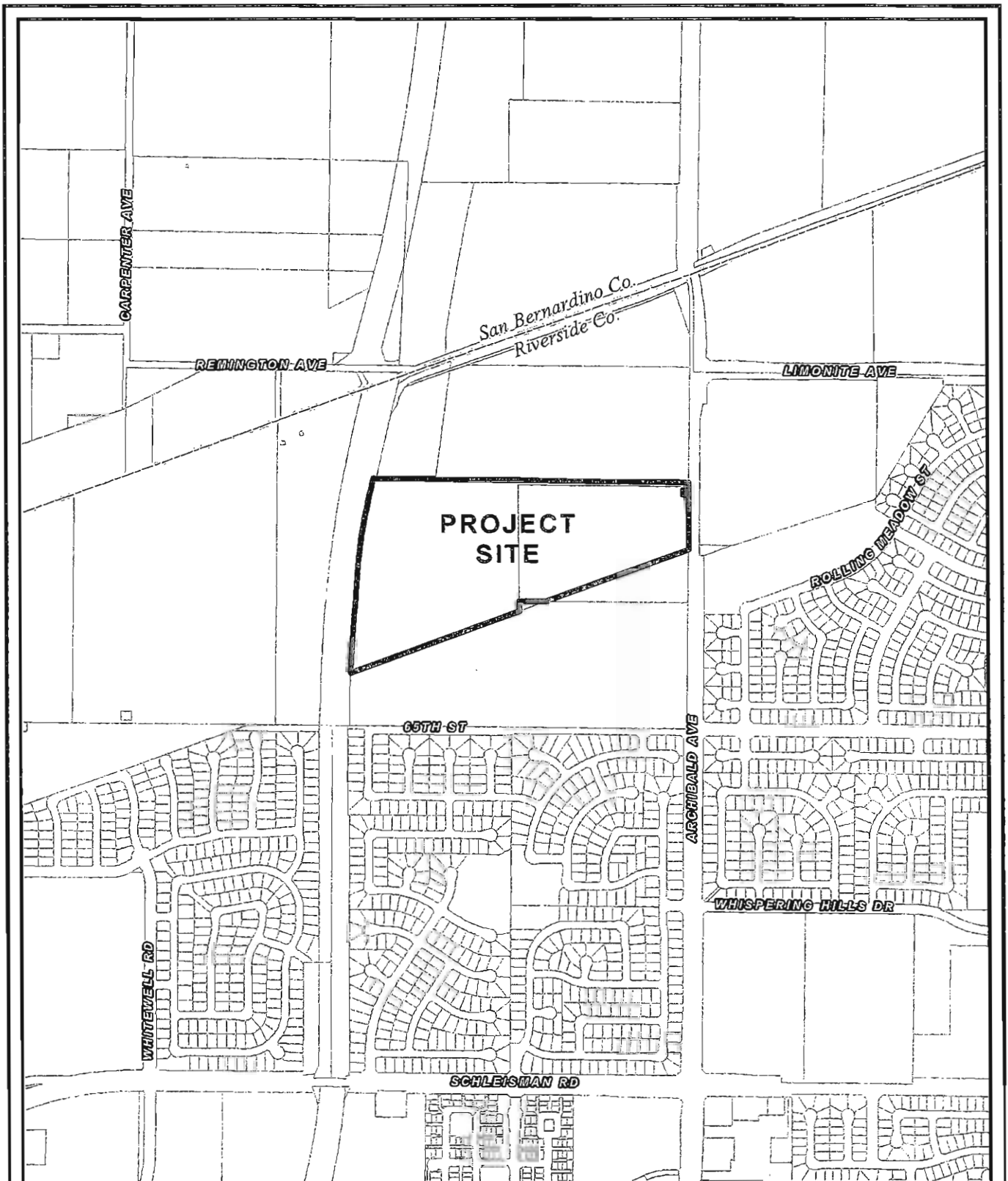


Project Site

Merrill Ave

CHINO AIRPORT

© 1997-2006 AerialPhotoUSA



Sources: County of Riverside, 2008;
County of San Bernardino, 2008.
Scale: 1" = 1,000'

ALBERT
WEBB
ASSOCIATES

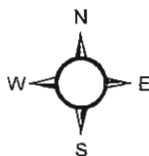


Figure 2
Vicinity Map

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-033 144-010-037 144-010-038

AIRPORTS

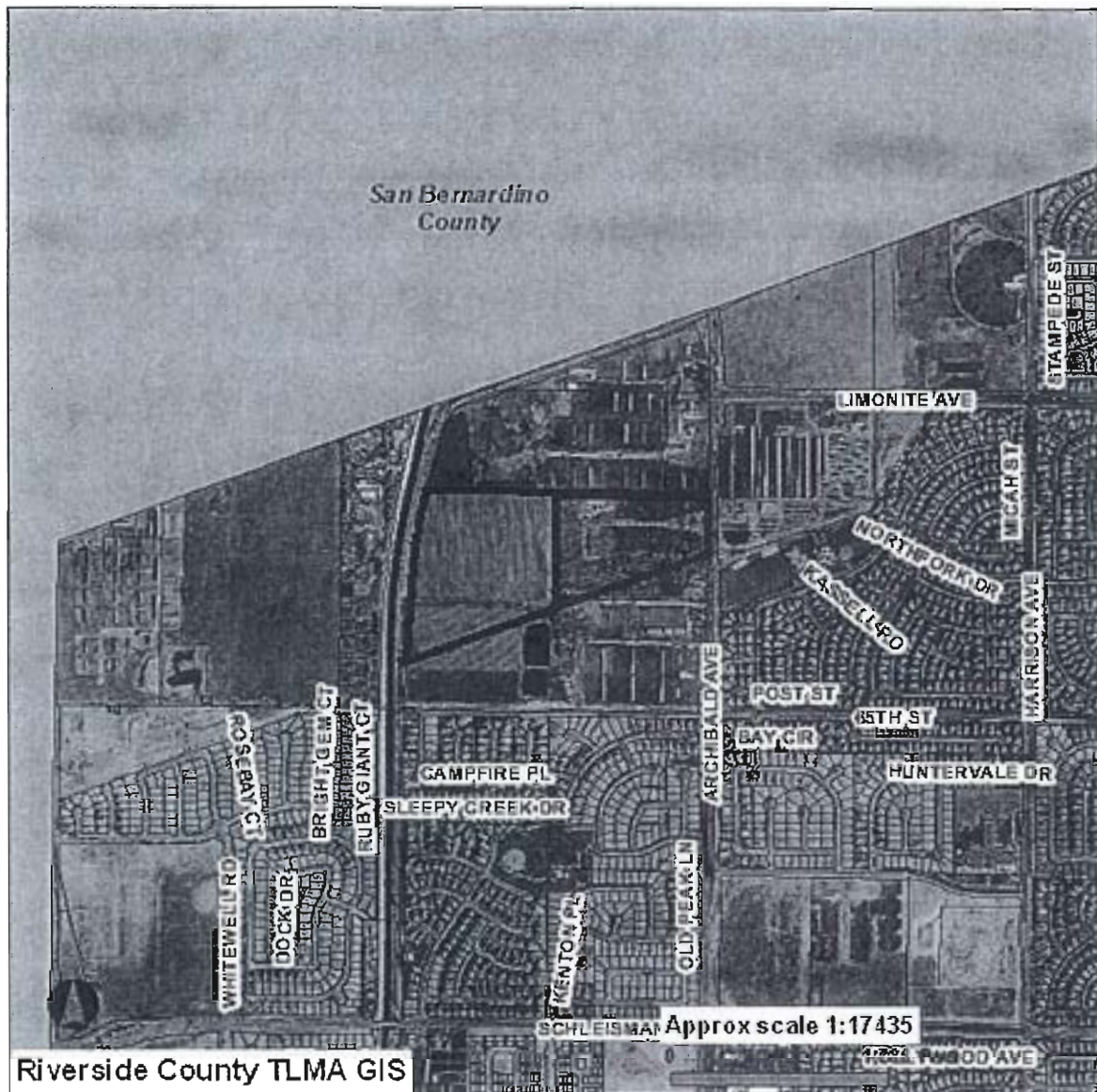


IMPORTANT

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REPORT PRINTED ON...Mon Nov 03 10:40:49 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-033 144-010-037 144-010-038

LEGEND



SELECTED PARCEL



PARCELS



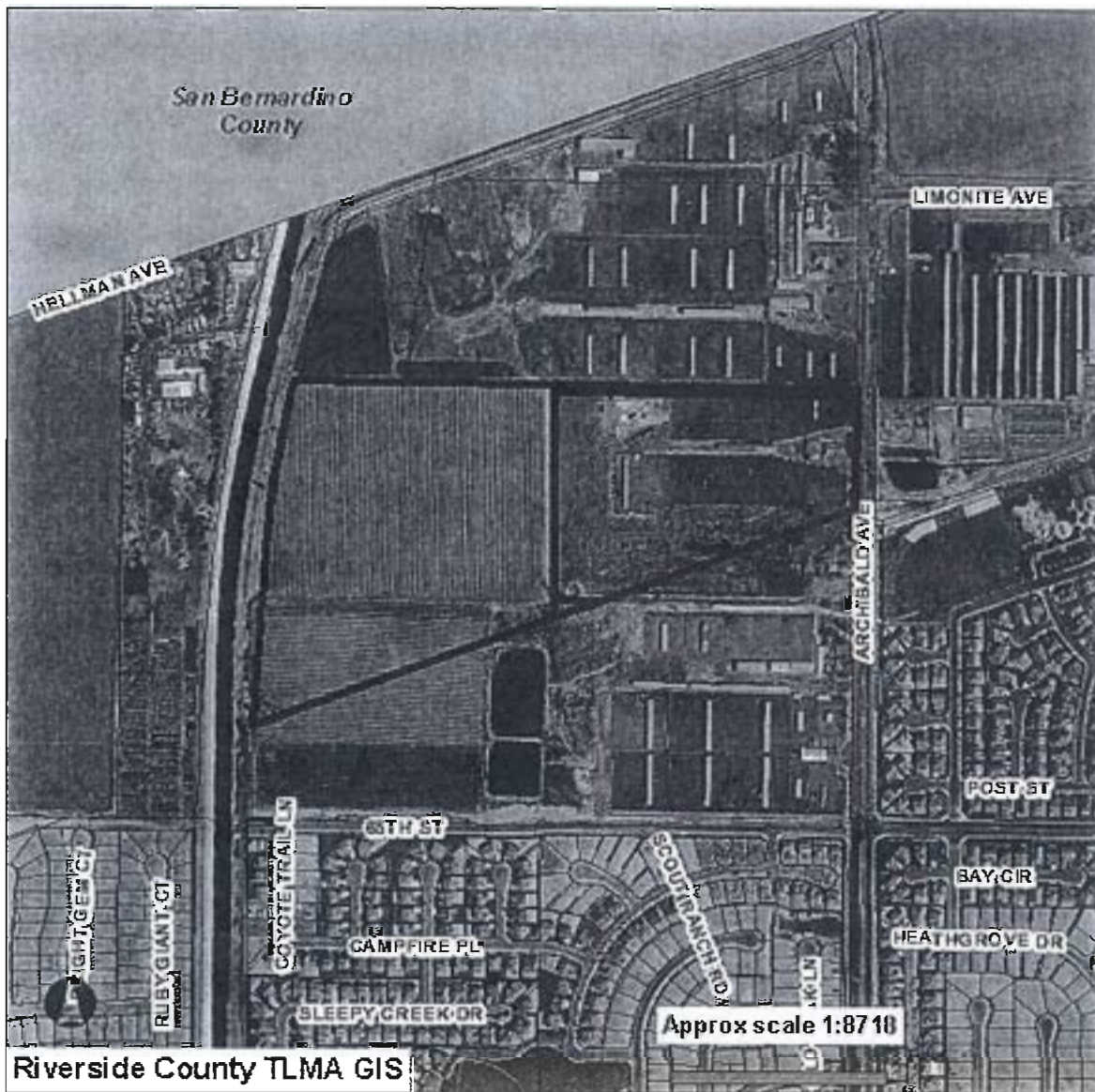
CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Mon Nov 03 10:39:12 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-033 144-010-037 144-010-038

LEGEND



SELECTED PARCEL



PARCELS

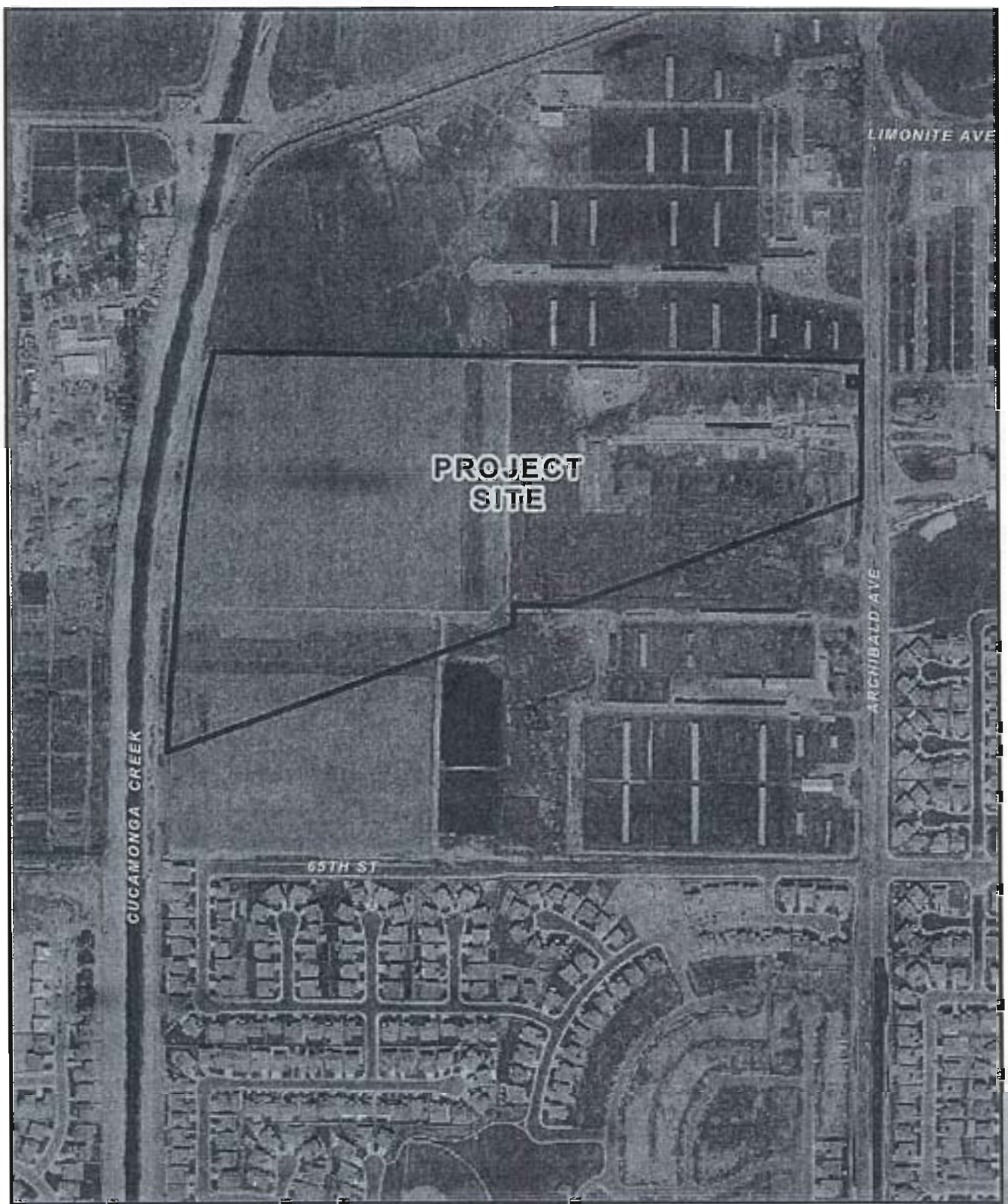


CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Mon Nov 03 10:39:52 2008



Source: Digital Globe,
March 2008
Scale: 1" = 500'

ALBERT A.
WEBB
ASSOCIATES

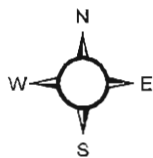
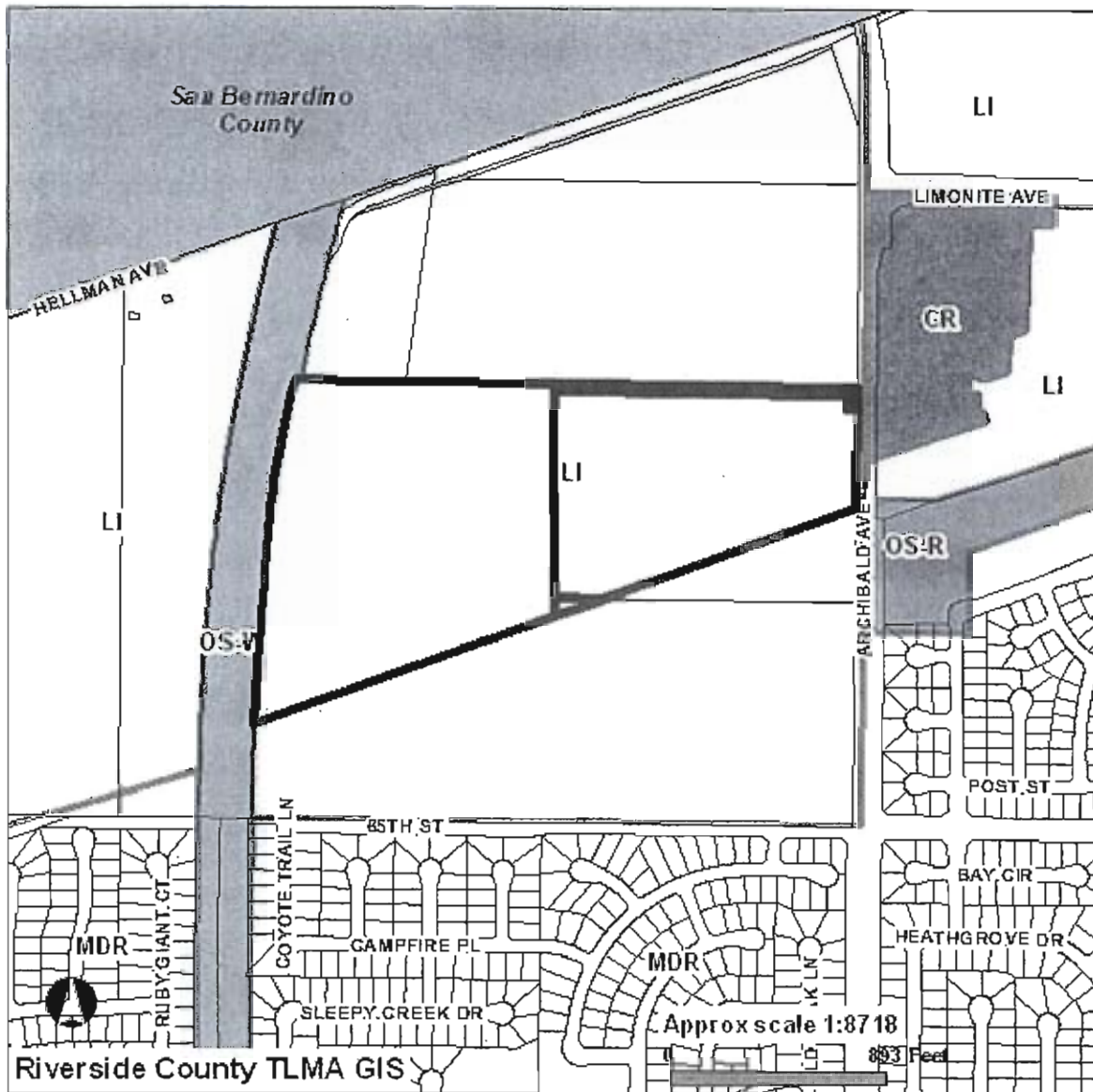


Figure 3
Project Location

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-033 144-010-037 144-010-038

LANDUSE

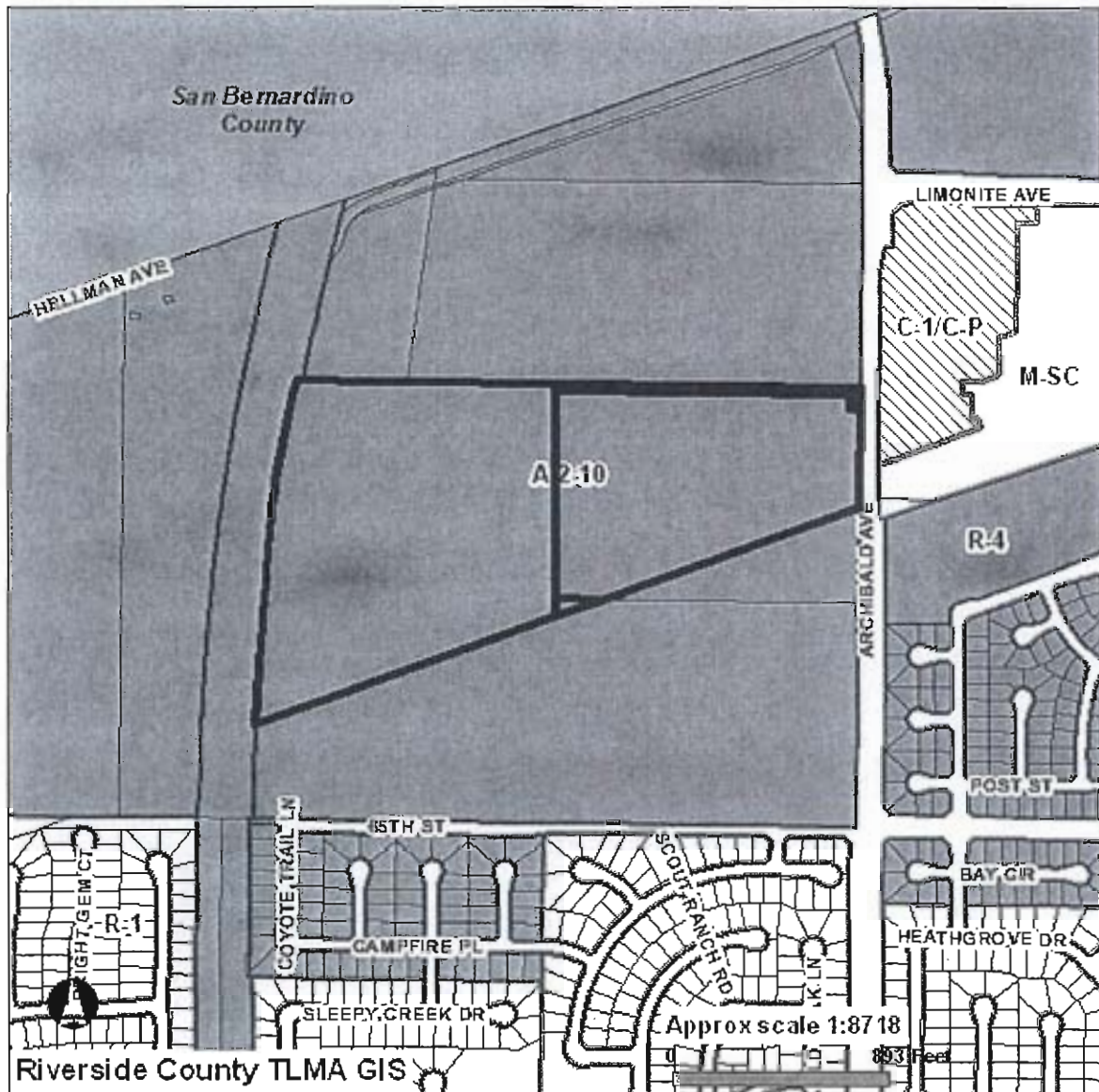
SELECTED PARCEL	PARCELS	CR - COMMERCIAL RETAIL	LI - LIGHT INDUSTRIAL
MDR - MEDIUM DENSITY RESIDENTIAL	OS-R - OPEN SPACE RECREATION	OS-W - WATER	CITY BOUNDARY

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REPORT PRINTED ON...Mon Nov 03 10:42:22 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):

144-010-033 144-010-037 144-010-038

ZONING

SELECTED PARCEL	PARCELS	ZONING BOUNDARY	A-2-10
M-SC	R-1	R-4	CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Mon Nov 03 10:41:26 2008

RIVERSIDE COUNTY GIS



LEGEND

☐ PARCELS

☐ CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Fri Oct 31 16:16:32 2008

- 3.3.3. *Reconstruction:* An existing nonconforming development that has been fully or partially destroyed as the result of a calamity may be rebuilt only under the following conditions:
- (a) Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
 - (b) A nonconforming nonresidential development may be rebuilt provided that it has been only partially destroyed and that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre). Partial destruction shall be considered to mean damage that can be repaired at a cost of no more than 75% of the assessor's full cash value of the structure at the time of the damage.
 - (c) Any nonresidential use that has been more than 75% destroyed must comply with all applicable standards herein when reconstructed.
 - (d) Reconstruction under Paragraphs (1) or (2) above must begin within 24 months of the date the damage occurred.
 - (e) The above exceptions do not apply within *Zone A* or where such reconstruction would be in conflict with a county or city general plan or zoning ordinance.
 - (f) Nothing in the above policies is intended to preclude work required for normal maintenance and repair.
- 3.3.4. *Development by Right:* Nothing in these policies prohibits:
- (a) Construction of a single-family home, including a second unit as defined by state law, on a legal lot of record if such use is permitted by local land use regulations.
 - (b) Construction of other types of uses if local government approvals qualify the development as effectively existing (see Policy 1.2.10 for definition).
 - (c) Lot line adjustments provided that new developable parcels would not be created and the resulting gross density or intensity of the affected property would not exceed the applicable criteria indicated in the Compatibility Criteria matrix, Table 2A.
- 3.3.5. *Parcels Lying within Two or More Compatibility Zones:* For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel that is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the density or intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion. This transfer of development is permitted even if the resulting density or intensity in the less restricted area would then exceed the limits which would otherwise apply within that compatibility zone.
- 3.3.6. *Other Special Conditions:* The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

- › On-airport storage of aviation fuel and other aviation-related flammable materials.
 - › Aboveground storage of less than 6,000 gallons of nonaviation flammable materials (this limit coincides with a break-point used in the Uniform Fire Code to distinguish between different classes of tanks).
 - (3) Within *Compatibility Zone C*, manufacture or storage of hazardous materials other than the types listed in Sub-policy (2) above is prohibited unless no other feasible alternative site exists and the facility is designed in a manner that minimizes its susceptibility to damage from an aircraft accident.
 - (d) Critical Community Infrastructure: Construction of power plants, electrical substations, public communications facilities, and other critical community infrastructure shall be restricted as follows:
 - (1) Within *Compatibility Zone A*, all such uses are prohibited.
 - (2) Within *Compatibility Zones B1* and *B2*, such uses are prohibited unless no other feasible alternative site exists and the facility is designed in a manner that minimizes its susceptibility to damage from an aircraft accident.
- 4.2.4. *Open Land*: In the event that a light aircraft is forced to land away from an airport, the risks to the people on board can best be minimized by providing as much open land area as possible within the airport vicinity. This concept is based upon the fact that the majority of light aircraft accidents and incidents occurring away from an airport runway are controlled emergency landings in which the pilot has reasonable opportunity to select the landing site.
- (a) To qualify as open land, an area should be:
 - (1) Free of most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
 - (2) Have minimum dimensions of approximately 75 feet by 300 feet.
 - (b) Roads and automobile parking lots are acceptable as open land areas if they meet the above criteria.
 - (c) Open land requirements for each compatibility zone are to be applied with respect to the entire zone. Individual parcels may be too small to accommodate the minimum-size open area requirement. Consequently, the identification of open land areas must initially be accomplished at the general plan or specific plan level or as part of large (10 acres or more) development projects.
 - (d) Clustering of development, subject to the limitations noted below, and providing contiguous landscaped and parking areas is encouraged as a means of increasing the size of open land areas.
 - (e) Building envelopes and the airport compatibility zones should be indicated on all development plans and tentative maps for projects located within the influence area of airports covered by this *Compatibility Plan*. Portraying this information is intended to assure that individual development projects provide the open land areas identified in the applicable general plan, specific plan, or other large-scale plan.

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
4080 Lemon Street, 9th Floor
RIVERSIDE, CALIFORNIA 92502

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 9th Floor, Riverside, California 92502, Monday through Friday from 8:00 a.m. to 5:00 p.m., except Thursday, November 27 and Friday, November 28.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., Hearing Room (1st Floor)
Riverside, California

DATE OF HEARING: Thursday, December 11, 2008

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1011CH08 – MMI/BDI Riverside Archibald Avenue LLC (Representative: Roger Prend, Albert A. Webb Associates) – County Case Nos. PP23219 (Plot Plan) and PM35865 (Parcel Map). Plot Plan No. 23219 is a proposal to develop fourteen industrial buildings with a total gross floor area of 738,432 square feet on 53.37 acres located westerly of Archibald Avenue, easterly of Cucamonga Creek Storm Drain, northerly of 65th Street, and southerly of the westerly straight-line extension of Limonite Avenue in the unincorporated Riverside County community of Eastvale. Parcel Map No. 35865 is a proposal to divide the property into 14 industrial parcels.

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Christian Hinojosa of the Riverside County Planning Department at (951) 955-0972.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1011CH08

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application October 1, 2008
 Property Owner MMI/BDI Riverside Archibald Avenue, LLC Phone Number (949)502-3506
 Mailing Address 18201 Von Karmen, Suite 1170
Irvine CA 92612
Attn: Alan Tuntland

Agent (if any) Albert A. Webb Associates Phone Number (951)686-1070
 Mailing Address 3788 McCray Street
Riverside CA 92506
Attn: Sandra Chandler

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address N/A
 Assessor's Parcel No. 144-010-002, -033, -037 & -038 Parcel Size 48.77 net acres
 Subdivision Name Romola Farms Zoning Current: A-2-10
 Lot Number 517-523 Classification Proposed: IP

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use Vacant
 (describe)

Proposed Land Use Propose to construct 738,432 square feet of industrial use facility consisting of 14 buildings ranging from
 (describe) 12,638 s.f. to 91,784 s.f. Also proposing to change zoning from A-2-10 to Industrial Park (IP)

For Residential Uses Number of Parcels or Units on Site (exclude secondary units)
 For Other Land Uses Hours of Use Hours of operation will vary. Spec Building.
 (See Appendix C) Number of People on Site Maximum Number Unknown - Spec Building
Method of Calculation

Height Data Height above Ground or Tallest Object (including antennas and trees) 36 ft.
Highest Elevation (above sea level) of Any Object or Terrain on Site 664.6 ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? ☐ Yes
If yes, describe ☒ No

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received	<u>10-1-08</u>	Type of Project
Agency Name	<u>County of Riverside</u>	☐ General Plan Amendment
	<u>Planning Department</u>	⇒ ☒ Zoning Amendment or Variance
Staff Contact	<u>Christian Hinojosa</u>	⇒ ☒ Subdivision Approval
Phone Number	<u>(951)955-0972</u>	☐ Use Permit
Agency's Project No.	<u>PP23219, PM35865, CZ07611</u>	☐ Public Facility
		⇒ Other <u>Plot Plan</u>

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt	Date Received _____	By _____
	Is Application Complete? ☐ Yes ☐ No	
	If No, cite reasons _____	
Airport(s) Nearby		
Primary	Compatibility Zone(s)	☐ A ☐ B1 ☐ B2 ☐ C ☐ D ☐ E ☐ Ht.
Criteria	Allowable (not prohibited) Use?	☐ Yes ☐ No
Review	Density/Intensity Acceptable?	☐ Yes ☐ No
	Open Land Requirement Met?	☐ Yes ☐ No
	Height Acceptable?	☐ Yes ☐ No
	Easement/Deed Notice Provided?	☐ Yes ☐ No
Special Conditions	Describe: _____	
Supplemental Criteria	Noise	_____
Review	Safety	_____
	Airspace Protection	_____
	Overflight	_____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive	☐ Approve	Date _____
Director's Action	☐ Refer to ALUC	
ALUC Action	☐ Consistent	Date _____
	☐ Consistent with Conditions (list conditions/attach additional pages if needed)	

	☐ Inconsistent (list reasons/attach additional pages if needed)	

April 2005

TIME OF SCOPING SESSION

A SCOPING SESSION has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.**

The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

PROJECT CASE NO. / TITLE: ENVIRONMENTAL IMPACT REPORT NO. 515 / CHANGE OF ZONE NO. 7611 / TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 / AGRICULTURAL PRESERVE CASE NO. 994 – EA41670 – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates

PROJECT LOCATION: Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue - APN(s): 144-010-037, 144-010-038, 144-010-033.

PROJECT DESCRIPTION: 53.37 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – The Environmental Impact Report pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report (“EIR”) for the Project is warranted. The Change of Zone proposes to change the project site’s zoning classification from Heavy Agriculture – 10 acre minimum (A-2-10) to Industrial Park (I-P). The Tentative Parcel Map is a schedule ‘E’ subdivision of 53.37 gross acres into 12 industrial parcels; Parcel one (1) – 5.69 gross acres, Parcel two (2) – 4.99 gross acres, Parcel three (3) – 3.04 gross acres, Parcel four (4) – 2.07 gross acres, Parcel five (5) – 1.24 gross acres, Parcel six (6) – 6.53 gross acres, Parcel seven (7) – 4.77 gross acres, Parcel eight (8) – 3.57 gross acres, Parcel nine (9) – 4.35 gross acres, Parcel ten (10) – 3.94 gross acres, Parcel eleven (11) – 6.34 gross acres, Parcel twelve (12) – 1.62 gross acres; as well as related streets and infrastructure: Lot A – 3.79 gross acres and Lot B – 0.83 gross acres. –The Plot Plan proposes to develop fourteen (14) industrial buildings on a 53.37 gross (52.77 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 490,211 square feet of inside storage, 214,026 square feet of manufacturing area, 54,063 square feet of office space, 282,257 square feet of landscaping area (12%), and 1,245 parking spaces. The total building square footage proposed is 758,300 square feet as follows: Buildings 1 and 2 proposes 106,561 square feet with 10 loading docks in Parcel one (1); Buildings 3 and 4 proposes 99,604 square feet with 12 loading docks in Parcel two (2); Building 5 proposes 60,540 square feet with 7 loading docks in Parcel three (3); Building 6 proposes 40,490 square feet with 4 loading docks in Parcel four (4); Building 7 proposes 14,560 square feet with 1 loading dock in Parcel five (5); Building 8 proposes 47,002 square feet in Parcel six (6); Building 9 proposes 23,800 square feet in Parcel six (6); Building 10 proposes 75,768 square feet with 8 loading docks in Parcel seven (7); Building 11 proposes 58,713 square feet with 6 loading docks in Parcel eight (8); Building 12 proposes 75,015 square feet with 8 loading docks in Parcel nine (9); Building 13 proposes 67,247 square feet with 6 loading docks in Parcel ten (10); and Building 14 proposes 89,000 square feet with 12 loading docks in Parcel eleven (11). The Agricultural Preserve is a request to cancel the Williamson Act contract affecting the entire site (53.37 gross acres) and to diminish the Mira Loma Agricultural Preserve No. 10 by removing said 53.37 gross acres. –

TIME OF SCOPING SESSION: 2:00 p.m or as soon as possible thereafter.
DATE OF SCOPING SESSION: September 22, 2008
PLACE OF SCOPING SESSION: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, 12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PROJECT PLANNER Christian Hinojosa, at 951-955-0972 or e-mail chinojos@rctlma.org or via mail P.O. Box 1409, Riverside, CA 92502-1409

A L B E R T

A.

WEBB

A S S O C I A T E S

3788 McCray Street • Riverside, CA 92506

PHONE: 951.686.1070 • FAX: 951.788.1256

WWW.WEBBASSOCIATES.COM

WO: 2007-0017

June 26, 2009

Christian Hinojosa
COUNTY OF RIVERSIDE-PLANNING
4080 Lemon Street, 9th Floor
Riverside CA 92501

**RE: Plot Plan 23219, Tentative Parcel Map 35865
BIRTCHER CENTRE AT CORONA VALLEY**

Dear Christian:

Attached you will find an exhibit depicting the total acreage of No Proposed Use.

Future Limonite Avenue alignment (Lot D)	1.19 ac.
Southern California Edison easement totaling	<u>7.57 ac.</u>
TOTAL NO PROPOSED USE:	8.76 ac.
NET DEVELOPABLE ACREAGE	43.96 ac.



Sincerely,

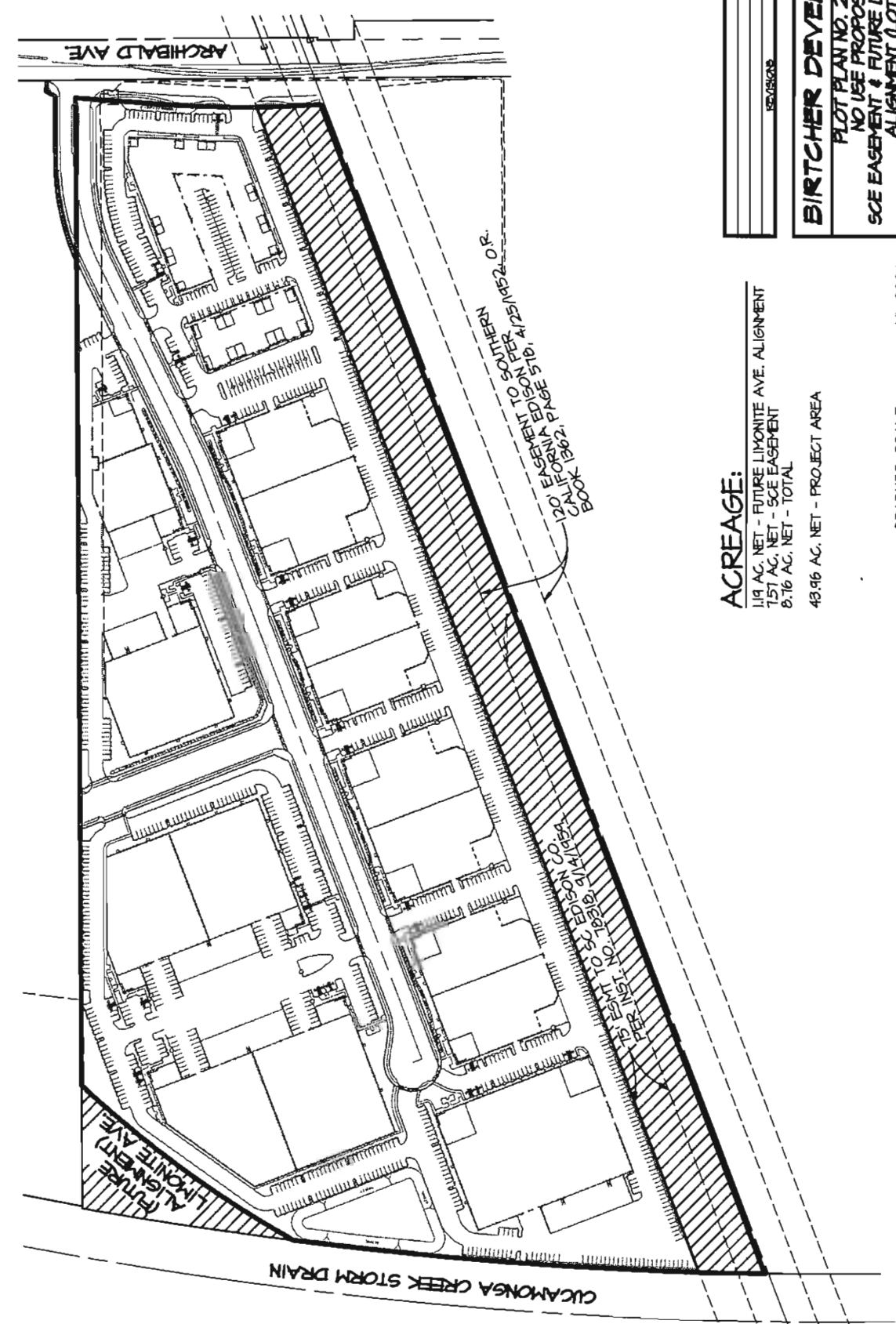
ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink, appearing to read "Roger Prend", written over a faint circular background.

Roger Prend, PE No. CA47736
Vice President

SC/sc

Enclosures: Exhibit "No Use Proposed"

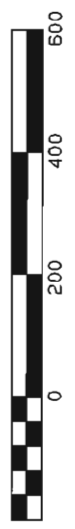


ACREAGE:

1.14 AC. NET - FUTURE LIMONITE AVE. ALIGNMENT
 1.51 AC. NET - SCE EASEMENT
 8.16 AC. NET - TOTAL

43.96 AC. NET - PROJECT AREA

GRAPHIC SCALE 1"=200'



REVISIONS	DATE	BY

BIRCHLER DEVELOPMENT
 PLOT PLAN NO. 23214
 NO USE PROPOSED
 SCE EASEMENT & FUTURE LIMONITE AVE. ALIGNMENT (LOT 12)

SCALE: 1"=200'	CIVIL ENGINEER	NO.	07-0001
DRAWN: 8/28/2008	WEBB	DATE: 8/28/2008	SHEET 1
CHECKED: JAM	WEBB	REVISED: 12/1/2008	OF 1
PLAN OF REPAIR	PLS. 6-1000/10-000/10-000/10-000	PLAT NO.	0700000000
PER:	PLAT DATE: 8/28/2008	DATE: 8/28/2008	0700000000

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

0000 4570

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207611 DATE SUBMITTED: 12/14/07

APPLICATION INFORMATION

Applicant's Name: Birtcher Developments, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: MMI/BDI Riverside Archibald Ave, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

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.

EA41670/CFG05018

APPLICATION FOR CHANGE OF ZONE

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 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.

ALAN J. TUNTLAND

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

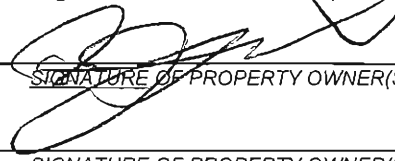
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

ALAN J. TUNTLAND

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ~~144-010-006, 144-010-001~~ 144 010 033, 038

Section: 22/27 Township: 2S Range: 7W

Approximate Gross Acreage: 50±

General location (nearby or cross streets): North of Kimball Avenue, South of Limonite Avenue, East of Cucamonga Creek, West of Archibald Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Page 682, Grid J6

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Propose to change existing zoning from A-2-10 to IP

Related cases filed in conjunction with this request:

Plot Plan, Agricultural Diminishment, Agricultural Petition for Contract

Cancellation

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

0004570

☐ TRACT MAP	☐ MINOR CHANGE	☐ VESTING MAP
☐ REVISED MAP	☐ REVERSION TO ACREAGE	☐ EXPIRED RECORDABLE MAP
☒ PARCEL MAP	☐ AMENDMENT TO FINAL MAP	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 35865

DATE SUBMITTED: 1/22/08

APPLICATION INFORMATION

Applicant's Name: Birtcher Development, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: MMI/BDI Riverside Archibald Ave, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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 SUBDIVISION 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.

ALAN TUNTLAND

PRINTED NAME OF APPLICANT

[Signature]

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.

ALAN TUNTLAND

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 144-010-033 144-010-034

Section: 22/27 Township: 2S Range: 7W

Approximate Gross Acreage: 50±

General location (cross streets, etc.): North of Kimball Avenue, South of Limonite Avenue, East of Cucamonga Creek, West of Archibald Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Page 682, Grid J6

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Propose to subdivide 50 acres into 11 lots

Industrial subdivision

Related cases filed in conjunction with this request:

~~Plot Plan, Change of Zone, Agricultural Diminishment, Agricultural Petition for Contract Cancellation~~

PP 23219 CZ07611 EA41670

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). PP23219, CZ07611, AG00994 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41670 E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Geotechnical

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/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 60,000 CY

Estimated amount of fill = cubic yards 60,000 CY

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
unknown at this time

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

0004570

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: PP23219 DATE SUBMITTED: 12/14/07

APPLICATION INFORMATION

Applicant's Name: Birtcher Developments, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: MMI/BDI Riverside Archibald Ave, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

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.

EA 41670 / CFGG5018

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

ALAN J. TUNTLAND
PRINTED NAME OF APPLICANT

[Signature]
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.

PRINTED NAME OF PROPERTY OWNER(S)
ALAN J. TUNTLAND
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)
[Signature]
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): 144 010 038, 033

Section: 22/27 Township: 2S Range: 7W

Approximate Gross Acreage: 50±

General location (nearby or cross streets): North of Kimball Avenue, South of Limonite Avenue, East of Cucamonga Creek, West of Archibald Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Page 682, Grid J6

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Propose to construct 758,300 s.f. of industrial use facility consisting of 14 buildings ranging from 14,560 s.f. to 89,000 s.f.

Related cases filed in conjunction with this request:

Change of Zone, Agricultural Diminishment, Agricultural Petition for Contract Cancellation

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation

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/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 60,000 C.Y.

Estimated amount of fill = cubic yards 60,000 C.Y.

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
unknown at this time

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 515 / CHANGE OF ZONE NO. 7611 / TENTATIVE PARCEL MAP NO. 35865 / PLOT PLAN NO. 23219 – Intent to Certify Environmental Impact Report – Applicant: Birtcher Development, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of 65th Street, easterly of the Cucamonga Creek, and westerly of Archibald Avenue – 53.37 Gross Acres - Zoning: Heavy Agriculture - 10 acre minimum (A-2-10) – **REQUEST:** The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed project per the California Environmental Quality Act (CEQA). The Change of Zone proposes to change the project site's zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Industrial Park (I-P). The Tentative Parcel Map is a Schedule 'E' subdivision of 53.37 gross (48.77 net) acres into fourteen (14) industrial parcels and four (4) lettered lots for ingress/egress purposes. The Plot Plan proposes to develop fourteen (14) industrial buildings, "Birtcher Center at Corona Valley," with a total building area of 738,432 square feet including 266,461 square feet of landscaping area (16%), 1,188 parking spaces, and 78 loading docks on a 53.37 gross (48.77 net) acre site with a floor area ratio of 0.32 (Light Industrial requires a 0.25-0.60 Floor Area Ratio)– APN(s): 144-010-002, 144-010-033, 144-010-037, and 144-010-038. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 22, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 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. 510, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission 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 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 Commission, and the Planning Commission 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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

PP23219

APN's 144-010-002, 033, 037, 038

I, Mickey Zolezio, certify that on
(Print Name)

6/1/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 800'

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

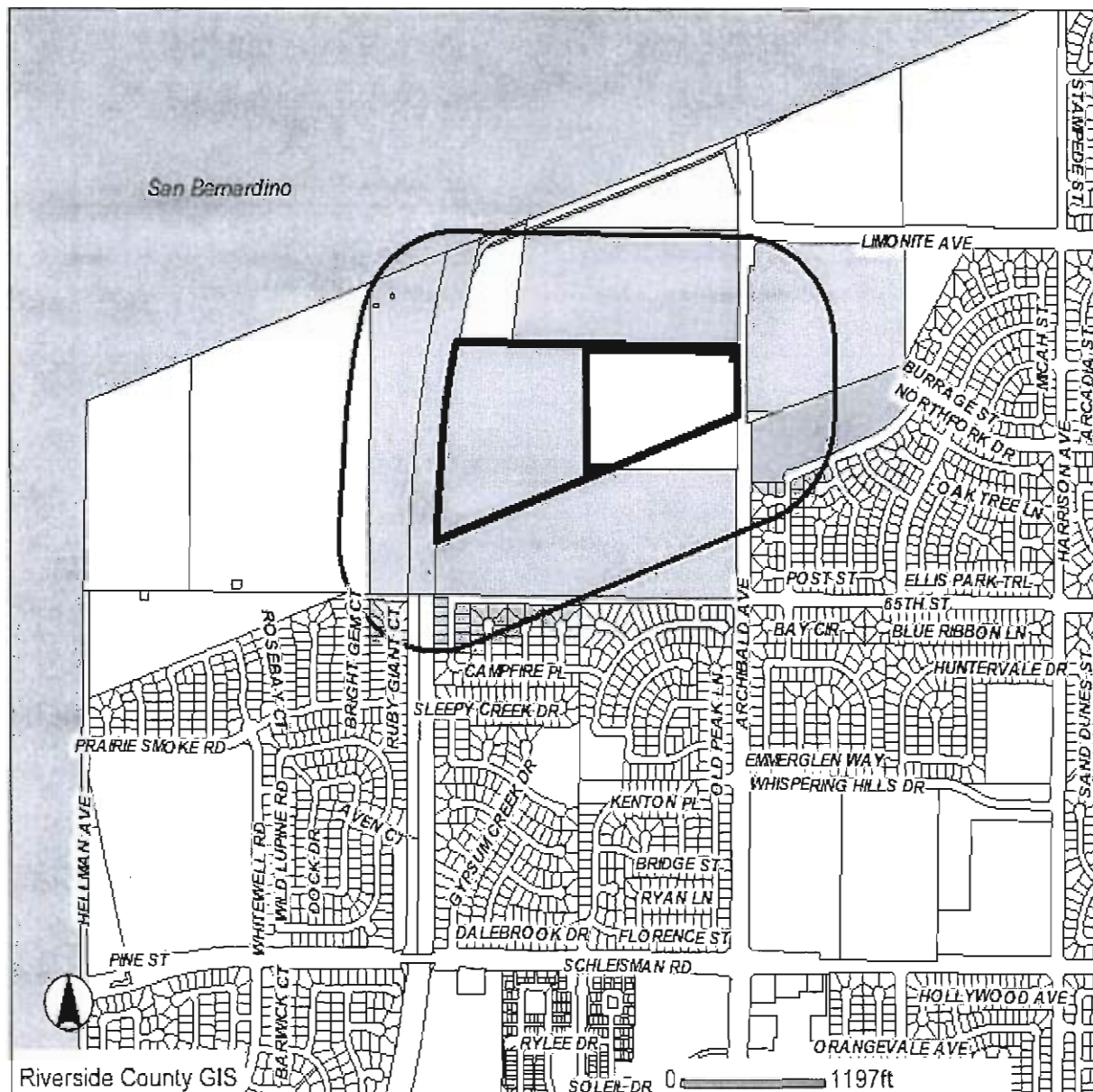
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Checked by: vradmro
Exp: 12-1-09*

PP23219

**Selected parcel(s):**

144-010-002	144-010-004	144-010-005	144-010-009	144-010-010	144-010-020	144-010-029
144-010-032	144-010-035	144-010-038	144-030-021	144-030-028	144-313-013	144-313-014
144-313-015	144-313-017	144-313-018	144-313-019	144-313-020	144-313-021	144-313-022
144-313-023	144-313-024	144-314-001	144-314-002	144-314-003	144-314-004	144-314-036
144-314-037	144-314-038	144-314-039	144-314-040	144-460-001	144-460-002	144-460-003
144-460-004	144-460-005	144-460-008	144-460-009	144-460-010	144-460-011	144-460-012
144-460-013	144-460-014	144-460-015	144-460-016	144-460-022	144-460-023	144-460-024
144-460-025	144-460-026	144-460-035	144-460-036	144-460-037	144-462-012	144-462-013
144-462-014	144-462-015	144-462-016	144-462-017	144-600-007	144-600-008	144-600-009
144-600-010	144-600-011	144-600-012	144-600-013	144-600-014	144-600-015	144-600-016
144-600-031						

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...06/1/2009

APN: 144010002 ASMT: 144010002
ROBIN D QUINCEY
BERNADETTE J QUINCEY
MMI BDI RIVERSIDE ARCHIBALD AVE
C/O CORNERSTONE REAL ESTATE
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

APN: 144010004 ASMT: 144010004
JAMIE CARLOS
MARICELA RODRIGUEZ
9301 REMINGTON AVE
CHINO CA 91710

APN: 144010005 ASMT: 144010005
JACK MOONS
BEATRICE MOONS
34331 GREEN LANTERN ST
DANA POINT CA 92629

APN: 144010009 ASMT: 144010009
JAIME CARLOS
MARICELA RODRIGUEZ
9301 REMINGTON AVE
CHINO CA 91710

APN: 144010010 ASMT: 144010010
SAN BERNARDINO COUNTY FLOOD CONT
825 E 3RD ST
SAN BERNARDINO CA 92415

APN: 144010020 ASMT: 144010020
ANDY DYT
DIANE DYT
C/O DORIS DYT
6207 ARCHIBALD AVE
CORONA CA 92880

APN: 144010029 ASMT: 144010029
SAN BERNARDINO COUNTY FLOOD CONT DIST
825 E 3RD ST
SAN BERNARDINO CA 92415

APN: 144010032 ASMT: 144010032
RIVERSIDE COUNTY FLOOD CONT & WATER CONV
DI
1995 MARKET ST
RIVERSIDE CA 92501

APN: 144010035 ASMT: 144010035
RMD INLAND INV
4100 NEWPORT PL NO 800
NEWPORT BEACH CA 92660

APN: 144010038 ASMT: 144010038
MMI BDI RIVERSIDE ARCHIBALD AVE
C/O CORNERSTONE REAL EST
100 WILSHIRE BLV NO 700
SANTA MONICA CA 90401

APN: 144030021 ASMT: 144030021
JURUPA COMMUNITY SERVICES DIST
C/O KENNETH WARING
11201 HARRELL ST
MIRA LOMA CA 91752

APN: 144030028 ASMT: 144030028
HILLCREST NEXUS II
1 MACARTHUR PL
SANTA ANA CA 92707

APN: 144313013 ASMT: 144313013
MARK DAVID VANMETER
KIMBERLY JANE VANMETER
14194 CAVALRY CIR
CORONA CA. 92880

APN: 144313014 ASMT: 144313014
SHELLIE M DIAZ
14184 CAVALRY CIR
CORONA CA. 92880

APN: 144313015 ASMT: 144313015
SUSANA AMBRIZ
ALBERT NUNEZ
14174 CAVALRY CIR
CORONA CA. 92880

APN: 144313017 ASMT: 144313017
PETER HUANG
TRINH M CHAU
14165 CAVALRY CIR
CORONA CA. 92880

APN: 144313018 ASMT: 144313018
EDWARD KATSNELSON
14175 TRADING POST CT
CORONA CA. 92880

APN: 144313019 ASMT: 144313019
DEUTSCHE BANK NATL TRUST CO
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 144313020 ASMT: 144313020
JAMES W LEE
SHARON Y DO
14195 TRADING POST CT
CORONA CA. 92880

APN: 144313021 ASMT: 144313021
GARY LEE HUTCHSCROFT
14192 TRADING POST CT
CORONA CA. 92880

APN: 144313022 ASMT: 144313022
PABLO CAMACHO
12634 BURBANK RD
CORONA CA 92880

APN: 144313023 ASMT: 144313023
LUZ GUEVARA
2525 OLD FARM RD NO 918
HOUSTON TX 77063

APN: 144313024 ASMT: 144313024
ELAINE Y WU
DAVID THAI
14162 TRADING POST CT
CORONA CA. 92880

APN: 144314001 ASMT: 144314001
EDWARD M SAAD
6478 LONGBRANCH ST
CORONA CA. 92880

APN: 144314002 ASMT: 144314002
YOGESH V PATEL
BHAVNA Y PATEL
12 PIENZA
IRVINE CA 92606

APN: 144314003 ASMT: 144314003
NAGHYEON CHOE
SOOK HEE CHOE
14875 GREENBRAE ST
IRVINE CA 92604

APN: 144314004 ASMT: 144314004
ZAMIRUL I SIDDIQI
6508 LONGBRANCH ST
CORONA CA. 92880

APN: 144314036 ASMT: 144314036
ANIL PATEL
KAPILA PATEL
14145 PIONEER CT
CORONA CA. 92880



APN: 144314037 ASMT: 144314037
MICHAEL SOLOMON
MICHELLE SOLOMON
14142 PIONEER CT
CORONA CA. 92880

APN: 144314038 ASMT: 144314038
LANI A OSMENA
14132 PIONEER CT
CORONA CA. 92880

APN: 144314039 ASMT: 144314039
STACEY BRASWELL
CHERYLE BRASWELL
12824 RIMMON RD
CORONA CA 92880

APN: 144314040 ASMT: 144314040
LIQIN ZHANG
YUE XIA LIU
WENXIAN ZHANG
14112 PIONEER CT
CORONA CA. 92880

APN: 144460001 ASMT: 144460001
DAVID FRANQUEZ
MARIBEL FRANQUEZ
6616 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460002 ASMT: 144460002
AVANDELL HUNTE
JENNIFER HUNTE
6628 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460003 ASMT: 144460003
STEVE SENGAROUN
STEPHANIE SENGAROUN
6640 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460004 ASMT: 144460004
MITZI BAGUIORO
6652 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460005 ASMT: 144460005
JOSE NICOLAS CERVANTES
HAYDEE CERVANTES
6676 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144460008 ASMT: 144460008
ROSA SANCHEZ VALENCIA
6671 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460009 ASMT: 144460009
PATRICK SMITH
LEANDRA SMITH
6647 ASHFORD MILL CT
RIVERSIDE CA 92880

APN: 144460010 ASMT: 144460010
JOSE E LIRA
6635 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460011 ASMT: 144460011
MARIA TERESA PEREZ
6623 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460012 ASMT: 144460012
JOSEPH S LIM
GRACE A LIM
6611 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460013 ASMT: 144460013
ALEJANDRO LOPEZ
ANGELICA R LOPEZ
6614 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460014 ASMT: 144460014
JAMES CHRISTOPHER JONES
6626 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460015 ASMT: 144460015
MISAEEL RENTERIA
VIRGINIA P RENTERIA
6638 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460016 ASMT: 144460016
LESLEY BOURNE CHANDLER
RAYMOND CHANDLER
6650 ASHFORD MILL CT
CORONA CA. 92880

APN: 144460022 ASMT: 144460022
MARK ENRIQUEZ
SABRINA ENRIQUEZ
6629 YUMA TERRACE CT
CORONA CA. 92880

APN: 144460023 ASMT: 144460023
LETICIA L DELUNA
JAIME O DELUNA
6617 YUMA TERRACE CT
CORONA CA. 92880

APN: 144460024 ASMT: 144460024
KWAN B KIM
6605 YUMA TERRACE CT
CORONA CA. 92880

APN: 144460025 ASMT: 144460025
MATTHEW D LEON
JENNIFER M LEON
6608 YUMA TERRACE CT
CORONA CA. 92880

APN: 144460026 ASMT: 144460026
JOEL BUGAY
NATHALIE A BUGAY
6620 YUMA TERRACE CT
CORONA CA. 92880

APN: 144460035 ASMT: 144460035
CORINA LIM
PAUL LIM
6619 WOOD CANYON CT
CORONA CA. 92880

APN: 144460036 ASMT: 144460036
RICHARD TRAN
PHUONG THAO LUC
6607 WOOD CANYON CT
CORONA CA. 92880

APN: 144460037 ASMT: 144460037
HOWARD WASHINGTON
KECIA WASHINGTON
6610 WOOD CANYON CT
CORONA CA. 92880

APN: 144462012 ASMT: 144462012
JENNY FOONGYIN YAN
6673 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462013 ASMT: 144462013
ABDOL RAHIM FAGHIHI
NOOSHIN BAZARGANI
6649 COYOTE TRAIL LN
CORONA CA. 92880



APN: 144462014 ASMT: 144462014
HONG CHENG
YONG JIANG
6637 COYOTO TRAIL LN
CORONA CA. 92880

APN: 144462015 ASMT: 144462015
GILDARDO RAMOS
ALMA RAMOS
6625 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462016 ASMT: 144462016
SUMIT TOMAR
6613 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144462017 ASMT: 144462017
JOSE LUIS MADRIGAL
GLORIA MADRIGAL
6601 COYOTE TRAIL LN
CORONA CA. 92880

APN: 144600007 ASMT: 144600007
CARY MITSUO OKAWA
SUSANA BONITA OKAWA
6648 RUBY GIANT CT
CORONA CA. 92880

APN: 144600008 ASMT: 144600008
JENNIFER LUNA
JERI LYNN CORRIGAN
6638 RUBY GIANT CT
CORONA CA. 92880

APN: 144600009 ASMT: 144600009
GERLY LEYCO
ELIZALDY LEYCO
6628 RUBY GIANT CT
CORONA CA. 92880

APN: 144600010 ASMT: 144600010
MICHAEL STEVEN MADLEM
ZENDIE CAMANAG AVENDANO
6618 RUBY GIANT CT
CORONA CA. 92880

APN: 144600011 ASMT: 144600011
SAMUEL AMOS OROPEZA
6608 RUBY GIANT CT
CORONA CA. 92880

APN: 144600012 ASMT: 144600012
KENT L SCHNEIDER
6601 RUBY GIANT CT
CORONA CA. 92880

APN: 144600013 ASMT: 144600013
BONITA CALLOWAY SMITH
6611 RUBY GIANT CT
CORONA CA. 92880

APN: 144600014 ASMT: 144600014
JOEL G ILANO
MARIA ELENA SAJORDA
6621 RUBY GIANT CT
CORONA CA. 92880

APN: 144600015 ASMT: 144600015
MOHAMMED S GHONIM
SHERYL GHONIM
6631 RUBY GIANT CT
CORONA CA. 92880

APN: 144600016 ASMT: 144600016
MARIO AUTRAN
AMANDA LYNCH
6641 RUBY GIANT CT
CORONA CA. 92880



APN: 144600031 ASMT: 144600031
PARKVIEW MEADOWS HOLDINGS
C/O THOMAS BANKS
391 N MAIN ST STE 301
CORONA CA 92880

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c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
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John Snell, Planning Commissioner
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4080 Lemon Street, 9th Floor
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John Petty, Planning Commissioner
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Secretary
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Jim Porras, Planning Commissioner
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Jan Zuppardo, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
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Riverside County Fire Department
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Office of Industrial Hygiene
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4080 Lemon Street, 8th Floor
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Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501

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14310 Frederick Street
Moreno Valley, CA 92553

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Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858

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2724 Gateway Drive
P.O. Box 751
Riverside, CA 92502-0751

Office of Planning & Research
California State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Riverside Transit Agency
Attn: Michael McCoy
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Western Riverside Council of Governments
Attention: Rick Bishop, AICP
4080 Lemon Street, 3rd Floor MS 1032
Riverside, CA 92501-3609

So. California Association of Governments
Eric H. Roth, Manager,
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

South Coast Air Quality Management District
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

CALTRANS District #8
Office of Forecasting/IGR/CEQA Review
464 W. Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Riverside-Corona Resource Conservation
District
4500 Glenwood Dr., Building A
Riverside, CA 92501

Southern California Agency
Bureau of Indian Affairs
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California Department of Fish and Game
Inland Desert/Eastern Sierra Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92011

San Bernardino Associated Governments
Attn: Deborah Robinson Barmack
1170 W. 3rd Street, 2nd Floor
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Pechanga Band of Luiseno Mission Indians
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California Department of Food and
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1220 N Street
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Morongo Band of Mission Indians
245 N. Murray Street, Suite C
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Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

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Eastern Information Center
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1001 I Street
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3737 Main Street, Suite 500
Riverside, CA 92501-3348

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Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

Sierra Club, San Geronio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501-3204
(951) 684-6203

California Native Plant Society
Riverside/San Bernardino Chapter
Attn: Ms. Kate Barrows
2161 Concord Ave
Ontario, CA 91761

Jurupa Community Service District
Attn: Eldon Horst, General Mgr.
11201 Harrell St
Mira Loma, CA 91752

Corona-Norco Unified School District
Attn: Kent L. Bechler, Ph.D.,
Superintendent
2820 Clark Avenue
Norco, CA 92860

California Dept. of Toxic Substance Control
Attn: Ken Chiang
9211 Oakdale Avenue
Chatsworth, 91311-6505

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San Bernardino, CA 92423-0973

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Federal Highway Administration,
U.S. Department of Transportation
650 Capitol Mall, Suite 4100
Sacramento, CA 95814

Center for Biological Diversity
PMB 447
8033 Sunset Boulevard
Los Angeles, CA 90046

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: Crystal L. Marquez
911 Wilshire Blvd.
Los Angeles, CA 90017

California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504

California State
Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

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Riverside District, U.S. Post Office
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Riverside, CA 92507-9998

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3737 Main St., Suite 400
Riverside, CA 92501-3337

Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500

Metropolitan Water District of So. California
Attn: Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

California State Park & Recreation
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1416 9th Street
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City of Riverside Public Library - Main Library
Attn: Reference Librarian
3581 Mission Inn Avenue
Riverside, CA 92501

University of California Riverside
Tomas Rivera Library
Attn: Reference Librarian
3401 Watkins Drive
Riverside, CA 92521

Glen Avon Public Library
Attn: Reference Librarian
9244 Galena Street
Riverside, CA 92509

Santa Ana River Water Company
10530 54th St.
Mira Loma, CA 91752-2331

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11615 Sterling Ave.
Riverside, CA 92503-4979

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California State Assembly
71st District
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Riverside, CA 92507-4277

Borre Winckel, Executive Officer
Building Industry Assoc.
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Riverside, CA 92501

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California State Representatives
44th District
3400 Central Ave., Suite 200
Riverside, CA 92506

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County Administrative Center
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Riverside, CA 92501

Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., #112
Palm Desert, CA 92260

ATTN: Senator Bob Dutton
California State Senate, 31st District
3577 Haven Ave., Suite 210
Rancho Cucamonga, CA 91730

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Chino, CA 91710-9091

Chino Hills State Park
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Riverside, CA 92504

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Manager
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Mira Loma, CA 91752

MMI/BDI Riverside Archibald Ave.
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Irvine, CA 92612

Applicant:

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EIR Consultant:

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Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Engineer:

Sandy Chandler
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Owner:

MMI/BDI Riverside Archibald Avenue
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Irvine CA 92612

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: BIRTCHER DEVELOPMENT \$64.00
paid by: CK 1031
CALIFORNIA FISH AND GAME FOR EA41670
paid towards: CFG05018 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 14, 2007 15:25
MGARDNER posting date Dec 14, 2007

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
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(951) 694-5242

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

Received from: BIRTCHE DEVELOPMENT \$2,606.75
paid by: CK 1117
CALIFORNIA FISH AND GAME FOR EA41670
paid towards: CFG05018 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 13, 2008 15:28
MBRASWEL posting date Aug 13, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,606.75

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

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

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

Received from: BIRTCHE DEVELOPMENT \$161.50
paid by: CK 1208
CALIFORNIA FISH AND GAME FOR EA41670
paid towards: CFG05018 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 04, 2009 11:08
SBROSTRO posting date Jun 04, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$161.50

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