

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

*zob*



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 3, 2009

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

*[Signature]*  
Ron Goldman  
Planning Director

RG:kb  
*[Signature]*

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 9/10/09

Tina Grande

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second Agenda Number:

**16.1**

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 \$960,500.00 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 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 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.

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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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	B. TRUE	B. TRUE		B. TRUE
	TRUE				

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



**AGRICULTURAL PRESERVE  
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No. Mira Loma Agricultural Preserve No. 10 Map No. 994  
Applicant's Name: Birtcher Developments, LLC Date Received 1-03-08  
Address: 18201 Von 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 65<sup>th</sup> 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: (SEE ATTACHED LIST)

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 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: FBY: \$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 144-010-037-6 (00.13 ac) | (A) 171.00    | (B) 18,261.00     | (C) 18,090.00     | (D) 3,750.00   |
| APN 144-010-038-7 (33.28 ac) | (A) 41,482.00 | (B) 12,813,000.00 | (C) 12,771,518.00 | (D) 956,750.00 |
- \_\_\_\_\_
- MMI/BDI Riverside Archibald Avenue, LLC
- 18201 Von Karmen, Ste. 1170
- 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 P. 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 (EVP) 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. 23219 (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) 486-5944

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
<b>TOTAL:</b>	<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

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### AG 00994 CAPTAC FINDINGS

#### # 5 ASSESSOR:

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

#### C EST DIFFERENTIAL

(1)	144-010-037-6	DIFF: <b>18,090</b>
(2)	144-010-038-7	DIFF: <b>12,771,518</b>

#### D PENALTY FEE:

5/2009 MKT @ 230K / AC

(1)	144-010-037-6	\$ <b>3,750.00</b>
(2)	144-010-038-7	\$ <b>956,750.00</b>

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.

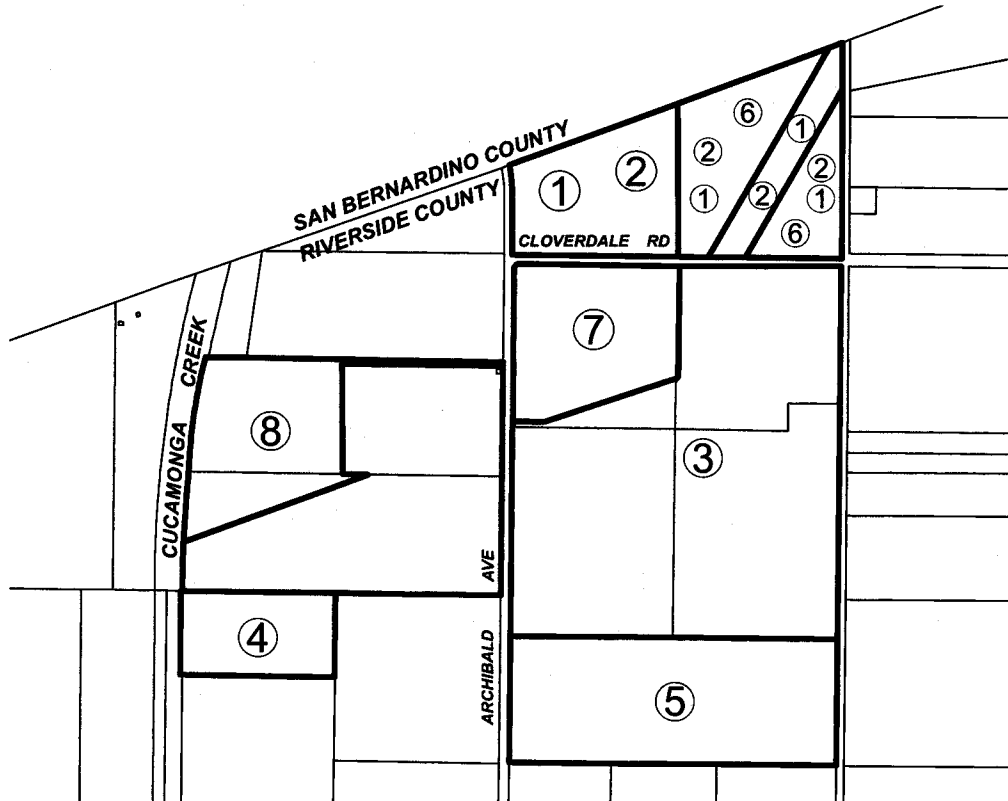
Assessor Parcel No.	Acres (net)	Owners
144-010-037-6	00.13	MMI/BDI Riverside Archibald Avenue, LLC
144-010-038-7	33.28	MMI/BDI Riverside Archibald Avenue, LLC
<b>TOTAL</b>	<b>33.41</b>	

# MAP NO. 134 MIRA LOMA AGRICULTURAL PRESERVE NO. 10

994

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

*T. 2 S., R. 7 W. S.B.B. & M.*



**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.

