

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

June 24, 2009

**SUBJECT:** Tentative Parcel Map No. 35587

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action                              | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input type="checkbox"/> Notify Property Owners   |
| <input checked="" type="checkbox"/> File: Notice of Determination                               | <input type="checkbox"/> Labels provided  |
| <input checked="" type="checkbox"/> Labels provided: Yes  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**

Press Enterprise and Riverside County Record

**Clerk Of The Board**

Please charge your time to case number(s): ZPM35587  
ZEA42125

**FILE COPY**

BOS Sent

7/30/09



**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Fish & Game Receipt (CFG5480)

Revised: 06/24/09

Y:\Planning Case Files-Riverside office\PM35587\DH-PC-BOS Hearings\BOS\11A coversheet PM35587.doc

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

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

**RM**  
7.21.09

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
June 24, 2009

**SUBJECT: TENTATIVE PARCEL MAP NO. 35587** – No New Environmental Documentation Required – Applicant: Industrial Developments Intl. – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.94 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes. – APN: 156-340-057 – Related Cases: PP16686, PM29913, AG00845, CZ06549, and EIR00437.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on June 24, 2009.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:db  
RM

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Conference

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

**PLANNING COMMISSION  
MINUTE ORDER JUNE 24, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 4.1: TENTATIVE PARCEL MAP NO. 35587** – No New Environmental Documentation Required – Applicant: Industrial Developments Intl. – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.94 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – APN: 156-340-057. (Quasi-Judicial)
- II. **PROJECT DESCRIPTION**  
The tentative parcel map is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Christian Hinojosa, at 951-955-2419 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org).  
  
No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
None
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;  
  
**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- 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@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 4.1  
Area Map: Jurupa  
Zoning: Prado-Mira Loma District  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: June 24, 2009

Tentative Parcel Map No. 35587  
E.A. Number: 42125  
Applicant: Industrial Developments Intl.  
Engineer/Rep.: Thienes Engineering, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 35587** is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes.

The proposed subdivision is located in the Community of Mira Loma of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel.

### BACKGROUND:

The project site is within the boundaries of Plot Plan No. 16686 (PP16686), Tentative Parcel Map No. 29913 (PM29913), Agricultural Preserve Case No. 845 (AG00845), Change of Zone No. 6549 (CZ06549), and Environmental Impact Report No. 437 (EIR00437) (SCH No. 2000121081). The EIR was certified (Resolution 2004-023) and the Plot Plan and Tentative Parcel Map were approved on April 13, 2004, the Agricultural Preserve Case (Resolution 2004-362) was certified on July 27, 2004, and the Change of Zone was adopted on September 28, 2004 by the Riverside County Board of Supervisors.

The proposed subdivision consists of 36.94 gross acres out of the 76.70 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the approved Plot Plan which proposed three (3) industrial warehouses (Buildings A, B, & C) and associated office space with a total building area of 1,714,576 square feet (Building B south with 409,998 square feet has been constructed within the boundaries of proposed Tentative Parcel Map No. 35587); the approved Tentative Parcel Map which subdivided the 76.70-acre site into three (3) industrial parcels; the certified Agricultural Preserve Case which disestablished Mira Loma Agricultural Preserve No. 17, and canceled the associated land conservation contract; and the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 20 Acre Minimum (A-2-20) to Manufacturing – Service Commercial (M-SC).

### SUMMARY OF FINDINGS:

- |                                    |   |
|------------------------------------|---|
| 1. Existing Land Use (Ex. #1):     | Vacant Land and Warehouse   |
| 2. Surrounding Land Use (Ex. #1):  | Surrounding land uses are industrial buildings to the north, vacant land to the south, warehouse buildings and vacant land to the west, and a flood control channel to the east |
| 3. Existing Zoning (Ex. #2):       | Manufacturing – Service Commercial (M-SC)   |
| 4. Surrounding Zoning (Ex. #2):    | Surrounding zoning designations are Manufacturing – Service Commercial (M-SC) to the north, east, and west and One-Family Dwelling (R-1) to the south                           |
| 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, east, and west and Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south |
| 7. Project Data:                               | Total Acreage: 36.94 Gross (36.93 Net)<br>Total Proposed Lots: 2 for financing purposes<br>Proposed Min. Lot Size: 18.33 Gross Acres<br>Proposed Schedule Subdivision: E  |
| 8. Environmental Concerns:                     | Nothing further required pursuant to CEQA Section 15162   |

**RECOMMENDATIONS:**

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed subdivision 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 subdivision is consistent with the existing Manufacturing – Service Commercial (M-SC) 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 proposed subdivision is consistent with the adopted policies of the Mira Loma Warehouse/Distribution Center Policy Area.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed subdivision is clearly compatible with the present and future logical development of the area.
7. The proposed subdivision will not have a significant effect on the environment.
8. The proposed subdivision will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is currently designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the Jurupa Area Plan.

2. The proposed subdivision, industrial parcels, is permitted use in the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) 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, east, and west and Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south.
4. The current zoning for the subject site is Manufacturing – Service Commercial (M-SC).
5. The proposed subdivision, industrial parcels, is permitted subject to the approval of a tentative parcel map in the Manufacturing – Service Commercial (M-SC) zone.
6. The proposed subdivision is consistent with the development standards set forth in the Manufacturing – Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned Manufacturing – Service Commercial (M-SC) to the north, east, and west and One-Family Dwelling (R-1) to the south.
8. Within the vicinity of the proposed subdivision there are industrial buildings to the north, vacant land to the south, warehouse buildings and vacant land to the west, and a flood control channel to the east.
9. The improvements proposed for the subdivision are consistent with the Schedule E map requirements of Ordinance No. 460.
10. This subdivision is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. In accordance with CEQA Guidelines 15162, the proposed subdivision would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier EIR (EIR00437) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed subdivision. It has been determined that:
  - a. No new substantial changes are proposed in the subdivision which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - b. No new substantial changes occur with respect to the circumstances under which the subdivision is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
  - c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified.

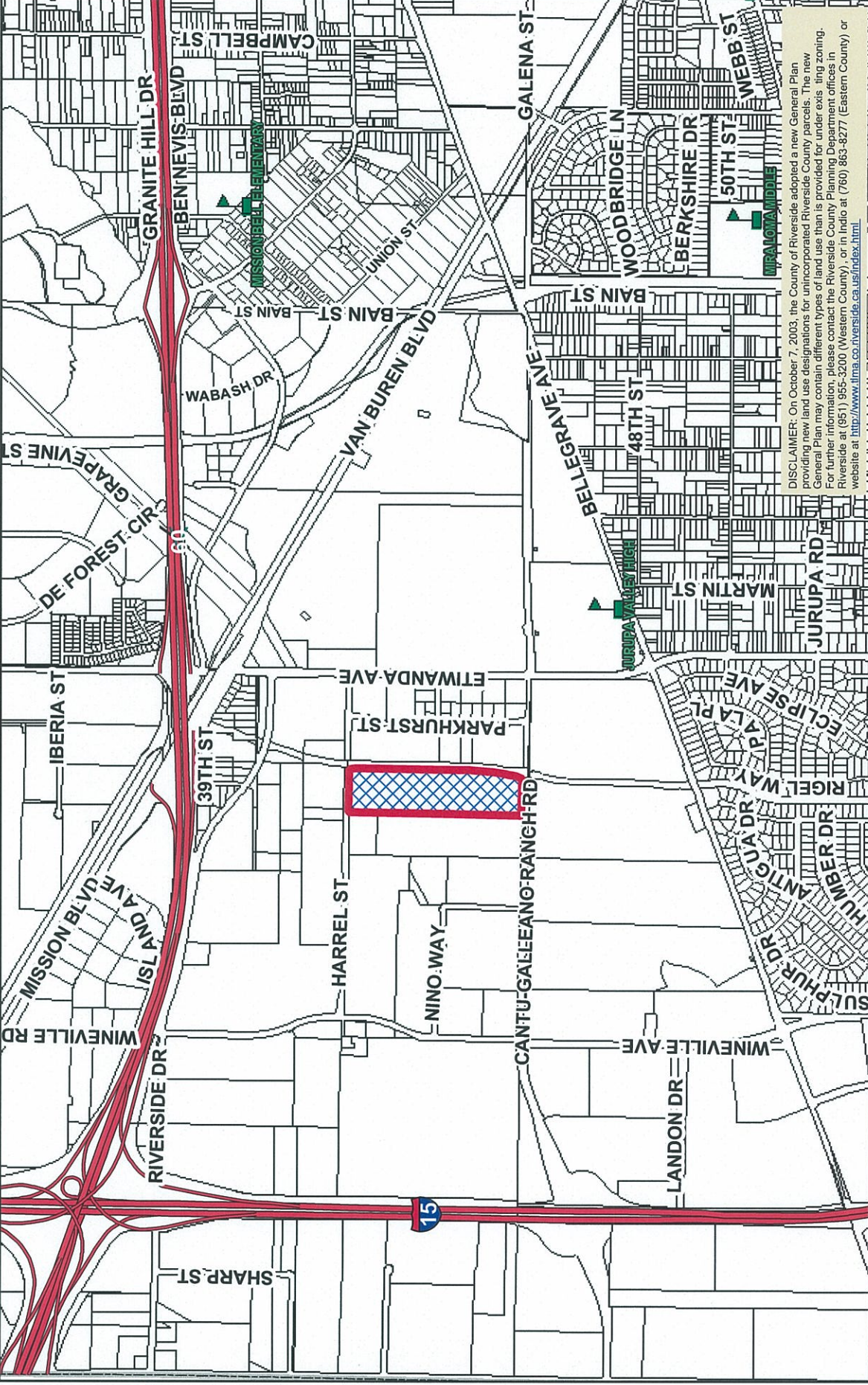
**INFORMATIONAL ITEMS:**

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 High Fire area;
  - e. A County Fault Zone;
  - f. A WRCMSHCP Criteria Cell;
  - g. An Agricultural Preserve;
  - h. A Redevelopment Area;
  - i. An Airport Influence Area;
  - j. A Flood Zone;
  - k. An Area Drainage Plan Area; or,
  - l. A Dam Inundation Area.
2. The project site is located within:
  - a. The Boundaries of the Jurupa Area Plan;
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
  - e. The Mira Loma Warehouse/Distribution Center Policy Area;
  - f. The Jurupa Community Service District;
  - g. A High Paleontological Potential;
  - h. An Area Moderate Liquefaction Potential;
  - i. An Area Susceptible to Subsidence; and,
  - j. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 156-340-057.

Supervisor Tavaglione  
District 2  
Date Drawn: 5/01/09

**PM35587**  
**VICINITY MAP**

Planner: Christian Hinojosa  
Date: 6/24/09  
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rivplm.co.riverside.ca.us/index.html>

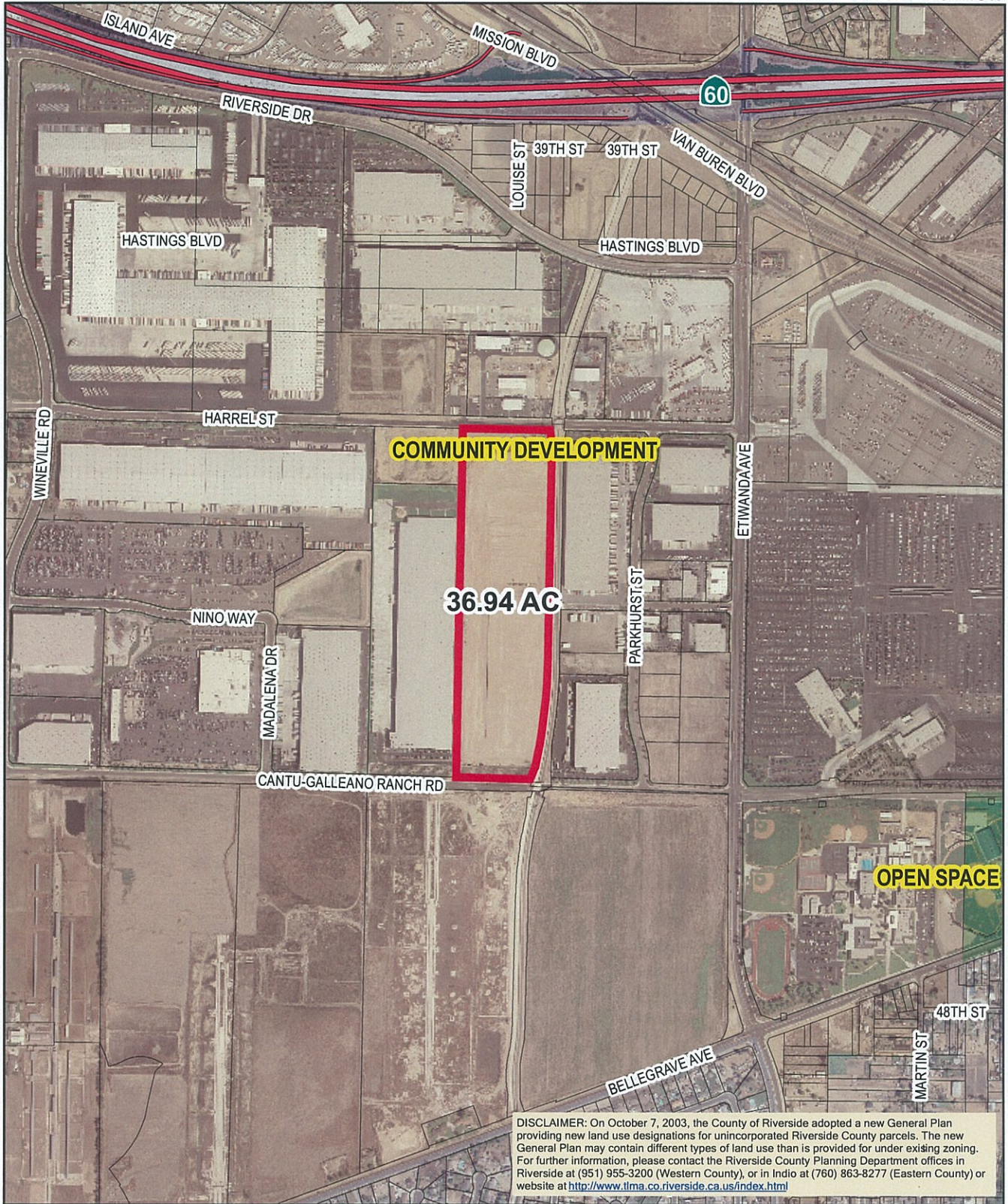
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 8

Assessors  
Bk. Pg. 156-34  
Thomas  
Bros. Pg. 683 H1

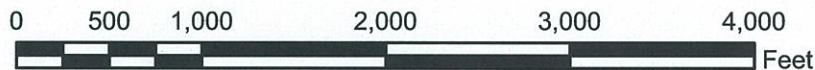


**DEVELOPMENT OPPORTUNITY**



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 8



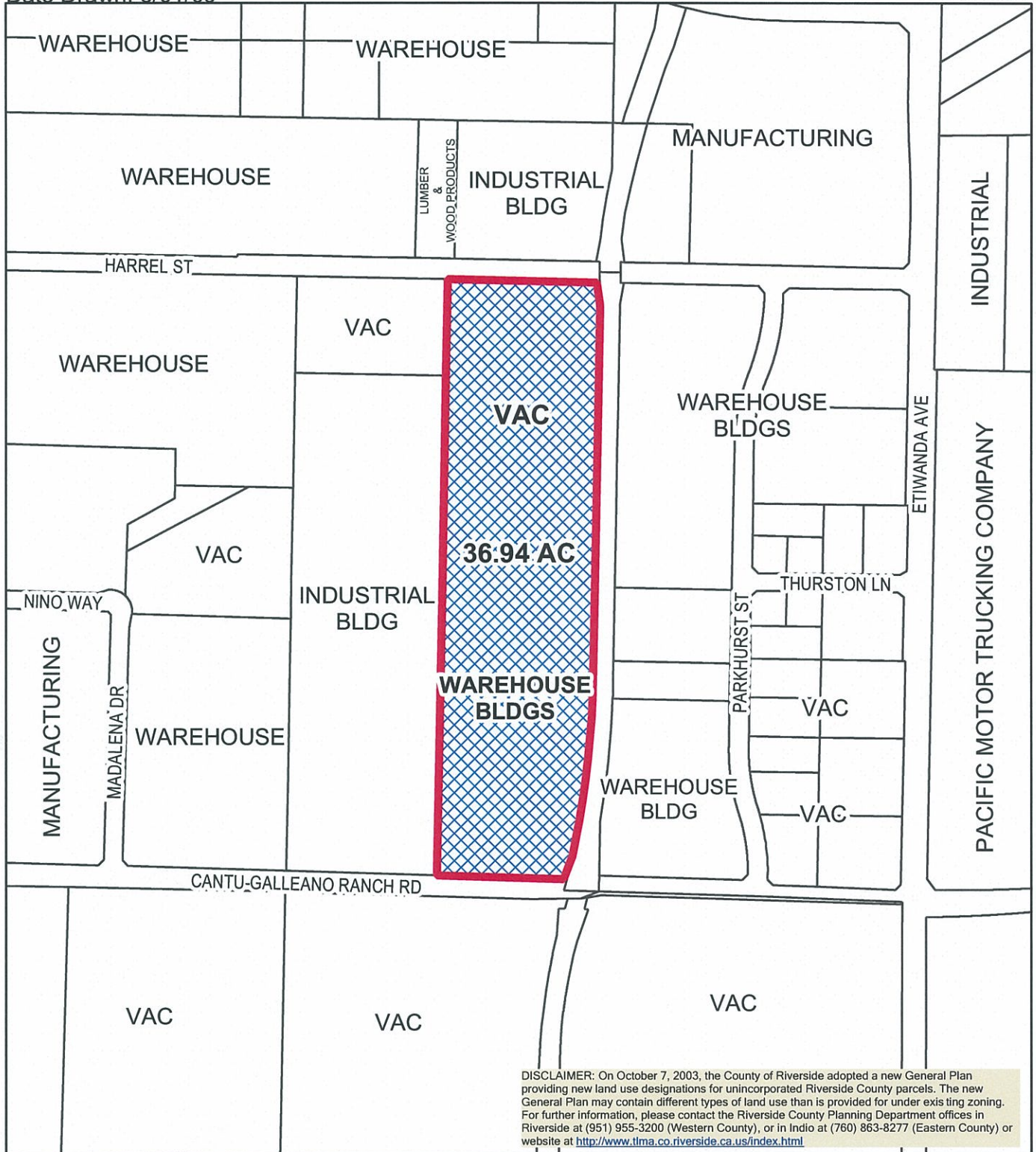
Assessors  
Bk. Pg. 156-34  
Thomas  
Bros. Pg. 683 H1

Supervisor: Tavaglione  
District: 2  
Date Drawn: 5/01/09

# PM35587

## Land Use

Planner: Christian Hinojosa  
Date: 6/24/09  
Exhibit 1



### RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 8



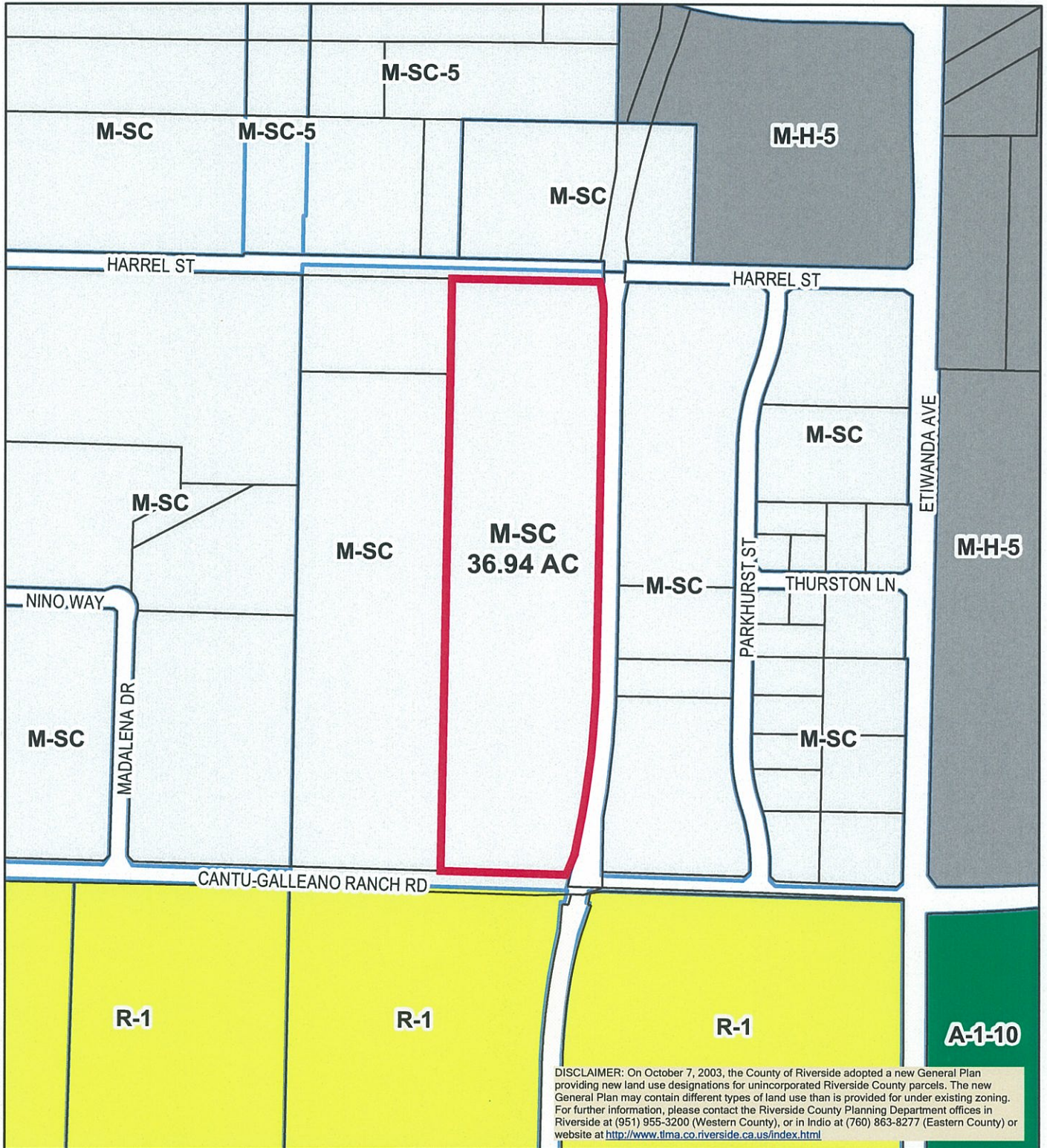
Assessors  
Bk. Pg. 156-34  
Thomas  
Bros. Pg. 683 H1



Supervisor: Tavaglione  
District: 2  
Date Drawn: 5/01/09

**PM35587**  
**EXISTING ZONING**

Planner: Christian Hinojosa  
Date: 6/24/09  
Exhibit 2

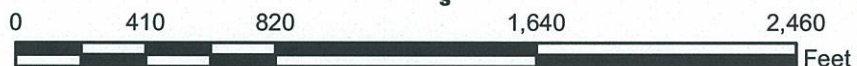


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 8

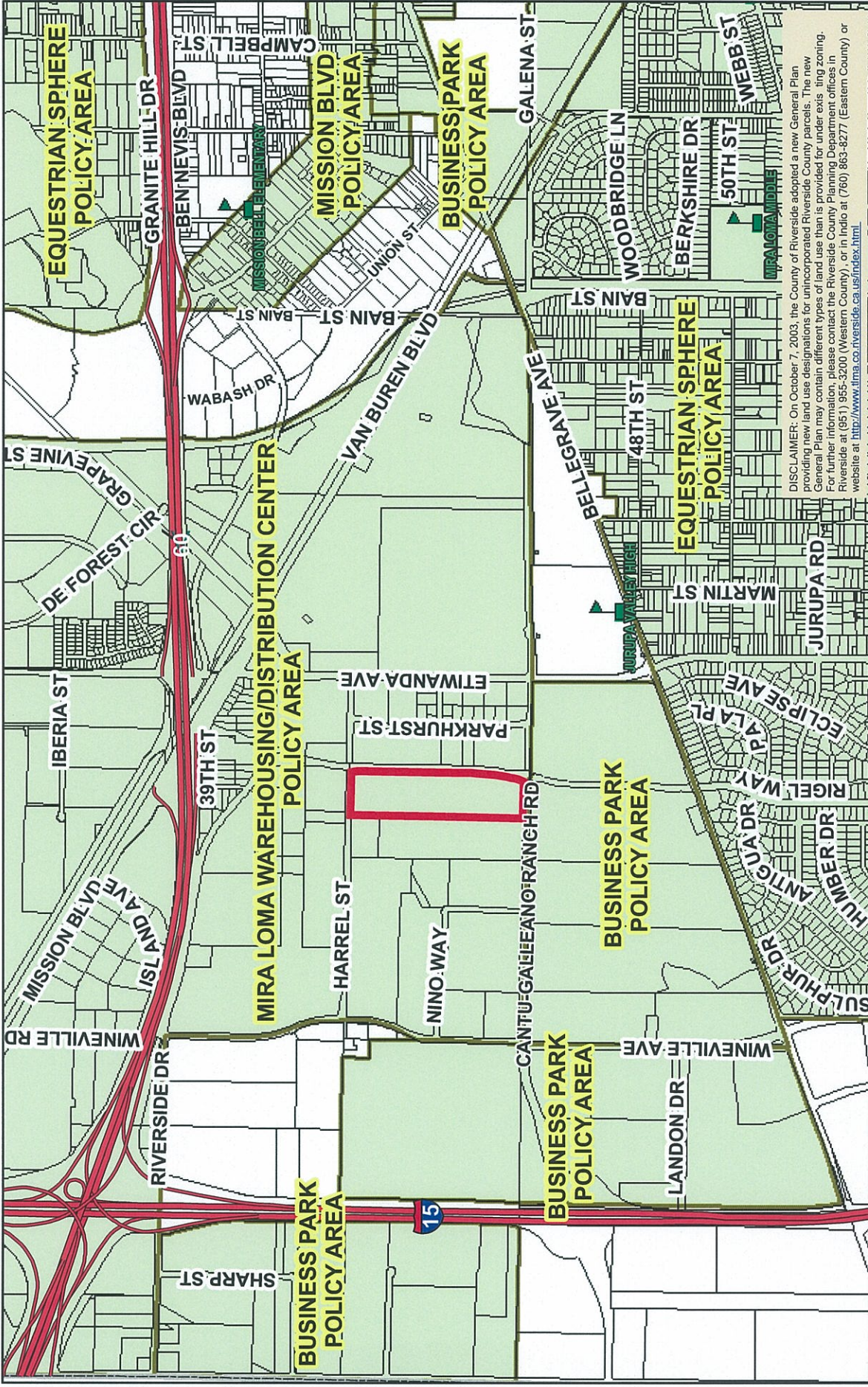


Assessors  
Bk. Pg. 156-34  
Thomas  
Bros. Pg. 683 H1





**POLICY AREAS**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftma.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section: 8

Assessors  
 Bk. Pg. 156-34  
 Thomas  
 Bros. Pg. 683 H1



**OWNER:**  
 INDUSTRIAL PROPERTY, FUND VII, LLC  
 18101 VON KARMAN AVE., SUITE 120  
 IRVINE, CALIFORNIA, 92612  
 PHONE: (949) 743-3940  
 CONTACT: ALAN SHARP

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 35587**  
 BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 29913, AS PER MAP RECORDED IN BOOK 227, PAGES 87  
 AND 88, COUNTY OF RIVERSIDE, CALIFORNIA, AND BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 35587,  
 THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO MERIDIAN,  
 IMPROVEMENT SCHEDULE 'E' SUBDIVISION

**DEVELOPER:**  
 IDI  
 18101 VON KARMAN AVE., SUITE 120  
 IRVINE, CALIFORNIA, 92612  
 PHONE: (949) 743-3940  
 CONTACT: ALAN SHARP

**ARCHITECT:**  
 RGA  
 18101 VON KARMAN AVE., SUITE 120  
 IRVINE, CALIFORNIA, 92612  
 PHONE: (949) 743-3940  
 CONTACT: MIKE GILL

**UTILITY PROVIDERS:**  
 GAS: OAK GAS COMPANY  
 15151 WILSON AVENUE  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 252-7744  
 WATER: CALIFORNIA WATER SERVICE  
 15151 WILSON AVENUE  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 252-7744  
 SANITARY SEWER: CALIFORNIA WATER SERVICE  
 15151 WILSON AVENUE  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 252-7744  
 TELEPHONE: SBC  
 15151 WILSON AVENUE  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 252-7744  
 POWER: CALIFORNIA PACIFIC POWER & LIGHTING  
 15151 WILSON AVENUE  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 252-7744

**APPLICANT / REPRESENTATIVE:**  
 Thomas Engineering, Inc.  
 1434 PROSPECTOR AVENUE  
 IRVINE, CALIFORNIA 92614  
 PHONE: (949) 441-8922  
 CONTACT: MIKE GILL

**PROJECT DATA:**  
 SHEET NO. 1 OF 2  
 PARCEL MAP NO. 35587  
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN

**PROJECT NOTES:**  
 1. 1898 THOMAS BRIDGE MAP - TAKE DATA AT 1/11.  
 2. THIS AREA IS NOT WITHIN A SPECIFIC PLANNING ZONE.  
 3. THIS AREA IS NOT WITHIN A SPECIFIC PLANNING ZONE.  
 4. ANY PROPOSED CHANGES TO THE PLANNING ZONE OR MAP SHALL BE APPROVED BY THE COUNTY BOARD OF SUPERVISORS.  
 5. ANY PROPOSED CHANGES TO THE PLANNING ZONE OR MAP SHALL BE APPROVED BY THE COUNTY BOARD OF SUPERVISORS.  
 6. ANY PROPOSED CHANGES TO THE PLANNING ZONE OR MAP SHALL BE APPROVED BY THE COUNTY BOARD OF SUPERVISORS.  
 7. ANY PROPOSED CHANGES TO THE PLANNING ZONE OR MAP SHALL BE APPROVED BY THE COUNTY BOARD OF SUPERVISORS.  
 8. ANY PROPOSED CHANGES TO THE PLANNING ZONE OR MAP SHALL BE APPROVED BY THE COUNTY BOARD OF SUPERVISORS.

**ASSESSOR PARCEL NUMBER:**  
 A PORTION OF 189-040-007

**LEGAL DESCRIPTION:**  
 PARCEL 2 OF PARCEL MAP NO. 29913, AS PER MAP RECORDED IN BOOK 227, PAGES 87 AND 88, COUNTY OF RIVERSIDE, CALIFORNIA, AND BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 35587, THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO MERIDIAN, MAP IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

**LEGEND:**  
 POWER POLE  
 STREET LIGHT  
 FIRE HYDRANT  
 CATCH BASIN  
 TOP OF MANHOLE  
 TOP OF CURB  
 TOP OF DRIVE  
 TOP OF SIDEWALK  
 WATER MAIN  
 SANITARY SEWER  
 PROPERTY LINE  
 TYPE LANE  
 LANDSCAPE AREA  
 EXISTING FENCE  
 EXISTING DRIVE (SEE AS NOTED)  
 EXISTING SIDEWALK (SEE AS NOTED)  
 EXISTING CURB (SEE AS NOTED)  
 EXISTING DRIVE DRAIN (SEE AS NOTED)  
 EXISTING TREE  
 RIGHT OF WAY  
 CENTER LINE  
 TOP OF CURB  
 TOP OF DRIVE  
 TOP OF SIDEWALK  
 PROPERTY LINE

PROJECT DATA:	CODE DATA:
SHEET NO. 1 OF 2	18.03 AC / 78,000 S.F.
PARCEL MAP NO. 35587	38.83 AC / 1,680,000 S.F.
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN	408 S.F.
	38.84 AC / 1,680,000 S.F.
	10,000 S.F.
	30,000 S.F.
	40,000 S.F.
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	420,000 S.F.
	430,000 S.F.
	440,000 S.F.
	450,000 S.F.
	460,000 S.F.
	470,000 S.F.
	480,000 S.F.
	490,000 S.F.
	500,000 S.F.

PROJECT DATA:	CODE DATA:
SHEET NO. 1 OF 2	18.03 AC / 78,000 S.F.
PARCEL MAP NO. 35587	38.83 AC / 1,680,000 S.F.
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN	408 S.F.
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	80,000 S.F.
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	380,000 S.F.
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**ASSESSOR PARCEL NUMBER:**  
 A PORTION OF 189-040-007

**LEGAL DESCRIPTION:**  
 PARCEL 2 OF PARCEL MAP NO. 29913, AS PER MAP RECORDED IN BOOK 227, PAGES 87 AND 88, COUNTY OF RIVERSIDE, CALIFORNIA, AND BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 35587, THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO MERIDIAN, MAP IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

**LEGEND:**  
 POWER POLE  
 STREET LIGHT  
 FIRE HYDRANT  
 CATCH BASIN  
 TOP OF MANHOLE  
 TOP OF CURB  
 TOP OF DRIVE  
 TOP OF SIDEWALK  
 WATER MAIN  
 SANITARY SEWER  
 PROPERTY LINE  
 TYPE LANE  
 LANDSCAPE AREA  
 EXISTING FENCE  
 EXISTING DRIVE (SEE AS NOTED)  
 EXISTING SIDEWALK (SEE AS NOTED)  
 EXISTING CURB (SEE AS NOTED)  
 EXISTING DRIVE DRAIN (SEE AS NOTED)  
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PROJECT DATA:	CODE DATA:
SHEET NO. 1 OF 2	18.03 AC / 78,000 S.F.
PARCEL MAP NO. 35587	38.83 AC / 1,680,000 S.F.
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN	408 S.F.
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 A PORTION OF 189-040-007

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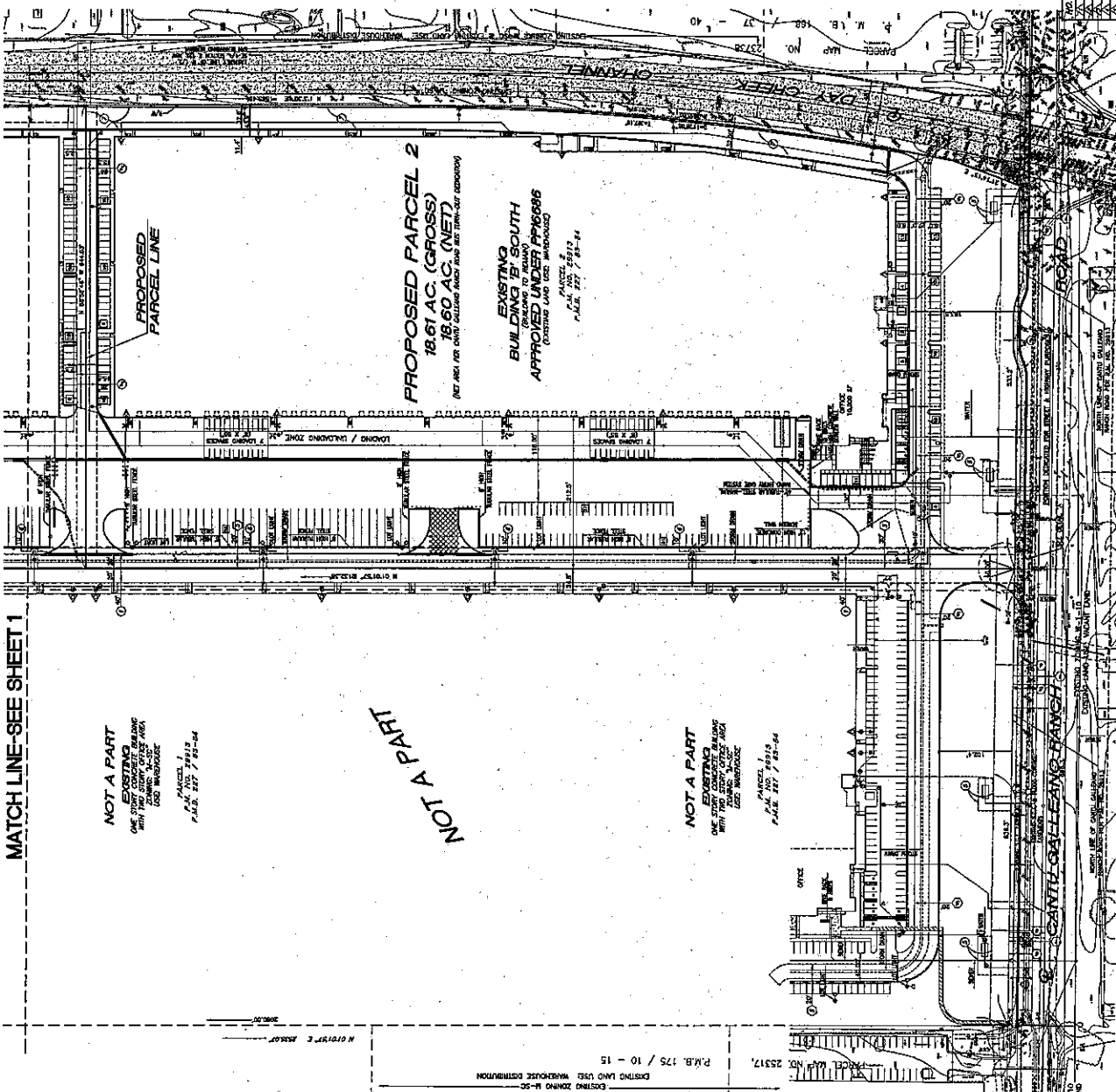
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 35587**  
 BEING A SUBDIVISION OF PARCELS 2 OF PARCELS 18, 19, 20, 21, 22, 23 AND 24 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 9 WEST, OF THE SAN GABRIEL MERIDIAN, THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 9 WEST, OF THE SAN GABRIEL MERIDIAN  
 IMPROVEMENT SCHEDULE 'E' SUBDIVISION

SHEET 2 OF 2

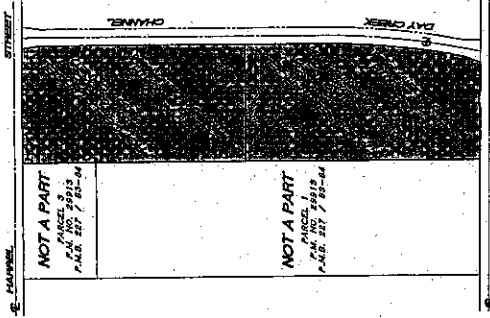
MATCH LINE-SEE SHEET 1



- EXISTING EASEMENT NOTES:**
1. ALL EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, APPROVED BY THE COUNTY OF RIVERSIDE, ARE SHOWN ON THIS MAP.
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- PROPOSED EASEMENT NOTES:**
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PROJECT DETAIL



APPLICANT / REPRESENTATIVE:  
**Thielsen Engineering, Inc.**  
 1000 W. 10th Street  
 Riverside, CA 92507  
 (951) 514-1111

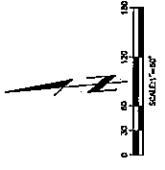
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 [Signature]  
 LICENSE NO. 10000

DATE PREPARED: 04/10/09

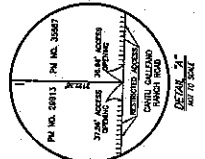
APPROVED BY THE DIRECTOR OF:

REVISIONS:

NO.	DATE	DESCRIPTION



- NOTES:**
1. PROPERTY ON WHICH THIS MAP IS OVERLAIN.
  2. ALL EASEMENTS FOR PUBLIC UTILITIES AND RECORDS, APPROVED BY THE COUNTY OF RIVERSIDE, ARE SHOWN ON THIS MAP.
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**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42125  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 35587  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Christian Hinojosa, Project Planner  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Industrial Developments Intl.  
**Applicant's Address:** 26632 Towne Center Drive, Suite 320; Foothill Ranch, CA 92610  
**Engineer's Name:** Thienes Engineering, Inc.  
**Engineer's Address:** 14349 Firestone Boulevard; La Mirada, CA 90638

**I. PROJECT INFORMATION**

**A. Project Description:**

**Tentative Parcel Map No. 35587** is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 36.94 Gross / 36.93 Net

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> 36.94 Gross	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A		<b>Sq. Ft.:</b> N/A	

**D. Assessor's Parcel No:** 156-340-057.

**E. Street References:** northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 6 West, Section 12

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan and urban development exists to the north, east, and west of the site. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the south, east, and west. Industrial and warehouse buildings, vacant land, and a flood control channel uses currently surround the project site. The south half of the project site has currently been constructed with a 409,998 square foot warehouse building. The rest of the project site is vacant. The topography of the area is relatively flat.

The project site is within the boundaries of Plot Plan No. 16686 (PP16686), Tentative Parcel Map No. 29913 (PM29913), Agricultural Preserve Case No. 845 (AG00845), Change of Zone No. 6549 (CZ06549), and Environmental Impact Report No. 437 (EIR00437) (SCH No. 2000121081). The EIR was certified (Resolution 2004-023) and the Plot Plan and Tentative Parcel Map were approved on April 13, 2004, the Agricultural Preserve Case (Resolution

2004-362) was certified on July 27, 2004, and the Change of Zone was adopted on September 28, 2004 by the Riverside County Board of Supervisors.

The proposed subdivision consists of 36.94 gross acres out of the 76.70 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the approved Plot Plan which proposed three (3) industrial warehouses (Buildings A, B, & C) and associated office space with a total building area of 1,714,576 square feet (Building B south with 409,998 square feet has been constructed within the boundaries of proposed Tentative Parcel Map No. 35587); the approved Tentative Parcel Map which subdivided the 76.70-acre site into three (3) industrial parcels; the certified Agricultural Preserve Case which disestablished Mira Loma Agricultural Preserve No. 17, and canceled the associated land conservation contract; and the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 20 Acre Minimum (A-2-20) to Manufacturing – Service Commercial (M-SC).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed subdivision meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) general plan land use designation. The proposed subdivision meets all other applicable land use policies, including the Mira Loma Warehouse/Distribution Center Policy Area. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for land use related impacts. Therefore, no new environmental documentation is required.
2. **Circulation:** The proposed subdivision has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed subdivision. The proposed subdivision meets all other applicable circulation policies of the General Plan. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for circulation related impacts. Therefore, no new environmental documentation is required.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project site. This subdivision will comply with all Multipurpose open space standards set forth in the Jurupa Area Plan. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for open space related impacts. Therefore, no new environmental documentation is required.
4. **Safety:** The proposed subdivision is within an area of moderate liquefaction potential. The proposed subdivision is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed subdivision has allowed for sufficient provision of emergency response services to the future users of the project. The proposed subdivision meets all other applicable Safety element policies. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for safety related impacts. Therefore, no new environmental documentation is required.
5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed subdivision meets all other

applicable General Plan Noise element policies. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for noise related impacts. Therefore, no new environmental documentation is required.

**6. Housing:** The proposed subdivision is a Schedule E parcel map for an approved industrial warehouse facility. The subdivision does not propose the creation of residential lots. The proposed subdivision could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for housing related impacts. Therefore, no new environmental documentation is required.

**7. Air Quality:** The proposed subdivision is in conformance with the Air Quality Element of the General Plan. The proposed subdivision meets all other applicable Air Quality element policies. Environmental Impact Report No. 437 has adequately analyzed Plot Plan No. 16686 and Tentative Parcel Map No. 29913 for air quality related impacts. Therefore, no new environmental documentation is required.

**B. General Plan Area Plan(s):** Jurupa Area Plan

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Mira Loma Warehouse/Distribution Center Policy Area

**G. Adjacent and Surrounding**

**1. Area Plan(s):** Jurupa

**2. Foundation Component(s):**

To the North: Community Development

To the South: Community Development

To the East: Community Development

To the West: Community Development

**3. Land Use Designation(s):**

To the North: Light Industrial

To the South: Medium Density Residential

To the East: Light Industrial

To the West: Light Industrial

**4. Policy Area(s):**

To the North: Mira Loma Warehouse/Distribution Center Policy Area

To the South: Business Park Policy Area

To the East: Mira Loma Warehouse/Distribution Center Policy Area

To the West: Mira Loma Warehouse/Distribution Center Policy Area

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** N/A

**2. Specific Plan Planning Area, and Policies, if any: N/A**

**I. Existing Zoning:** Manufacturing – Service Commercial (M-SC)

**J. Proposed Zoning, if any: N/A**

**K. Adjacent and Surrounding Zoning:**

To the North: Manufacturing – Service Commercial (M-SC)

To the South: One-Family Dwelling (R-1)

To the East: Manufacturing – Service Commercial (M-SC)

To the West: Manufacturing – Service Commercial (M-SC)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR (EIR00437) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier

EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

5/14/2009

Date

Christian Hinojosa, Project Planner

For Ron Goldman, Planning Director

Printed Name

## V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

### Earlier Analyses Used, if any:

RCLIS: Riverside County Land Information System database.

MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.

EIR00437: Environmental Impact Report No. 437

### Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Industrial Parcel Map No. 35587 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Industrial Parcel Map No. 35587, Amended No. 1 (Sheets 1-2), dated April 21, 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

RECOMMND

The land division hereby permitted is for a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes.

The proposed subdivision is located in the Community of Mira Loma of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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.

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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.

10. EVERY. 5                    MAP - BACKGROUND                    RECOMMND

The project site is within the boundaries of Plot Plan No. 16686 (PP16686), Tentative Parcel Map No. 29913 (PM29913), Agricultural Preserve Case No. 845 (AG00845), Change of Zone No. 6549 (CZ06549), and Environmental Impact Report No. 437 (EIR00437) (SCH No. 2000121081). The EIR was certified (Resolution 2004-023) and the Plot Plan and Tentative Parcel Map were approved on April 13, 2004, the Agricultural Preserve Case (Resolution 2004-362) was certified on July 27, 2004, and the Change of Zone was adopted on September 28, 2004 by the Riverside County Board of Supervisors.

The proposed subdivision consists of 36.94 gross acres out of the 76.70 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the approved Plot Plan which proposed three (3) industrial warehouses (Buildings A, B, & C) and associated office space with a total building area of 1,714,576 square feet (Building B south with 409,998 square feet has been constructed within the boundaries of proposed Tentative Parcel Map No. 35587); the approved Tentative Parcel Map which subdivided the 76.70-acre site into three (3) industrial parcels; the certified Agricultural Preserve Case which disestablished Mira Loma Agricultural Preserve No. 17, and canceled the associated land conservation contract; and the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 20 Acre Minimum (A-2-20) to Manufacturing - Service Commercial (M-SC).

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP - NO GRADING PERMITS                    RECOMMND

THIS MAP PROPOSES TO SUBDIVIDE FOR FINANCE PURPOSES ONLY. NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION.

PARCEL MAP Parcel Map #: PM35587

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSO WATER AND SEWER SERVICE

RECOMMND

This project is proposing Jurupa Community Services District (JCSO) 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 JCSO as well as all other applicable 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

RECOMMND

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

RECOMMND

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

RECOMMND

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 RPT 4/01/09

RECOMMND

Parcel Map No. 35587 is proposal for a Schedule E subdivision of 36.93 acres into two (2) industrial parcels for financing purposes. The site is located in the Jurupa area, north of Cantu Galleano Ranch Road, south of Harrel Street, and east of the Day Creek Channel.

The site is the District owned and maintained Day Creek

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 4/01/09 (cont.)

RECOMMND

Channel and Day Creek Line D (in Galena Street). Offsite storm runoff is conveyed by these facilities and therefore, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. Any grading should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances.

The development of this project would adversely impact water quality. Therefore, this development requires a project specific WQMP to be submitted to the District for review. The final WQMP must be approved by the District prior to issuance of building or grading permits. Developments requiring project specific WQMPs are required to submit a PRELIMINARY project specific WQMP along with the land-use application package. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval for any use within the parcel.

A note shall be placed on the ECS stating that "The development of this project could adversely impact water quality. To mitigate for these impacts, a preliminary project specific Water Quality Management Plan (WQMP) shall be submitted for review and approval prior to the issuance of permits. Information regarding the WQMP can be found at [www.floodcontrol.co.riverside.us](http://www.floodcontrol.co.riverside.us) under Programs and Services, Water Quality. All proposed mitigation measures shall be shown on the exhibit and/or WQMP. 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."

It should be noted that this parcel map is located within the limits of the Day Creek Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that this project is part of the Community Facilities District No. 1 (Mira Loma), and as such, is subject to special taxes levied by the District. These taxes are in excess of the Day Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt of the Day Creek ADP fees. To be exempt, the applicant shall provide the District

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/01/09 (cont.) (cont.) RECOMMND

with a letter from the CFD stating that the project is within the CFD boundaries and is exempt from the ADP fees.

10.FLOOD RI. 2 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, 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.

PLANNING DEPARTMENT

10.PLANNING. 1 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 resonable 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. 2 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 environemntal 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND (cont.)                    RECOMMND

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.

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. 3                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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. 4                    MAP - FEES FOR REVIEW                    RECOMMND

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. 6                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LANDSCAPE MAINTENANCE (cont.) RECOMMND

homeowners association, or any other successor-in-interest.

10.PLANNING. 9 MAP - 2ND DIST LS GUIDELINES RECOMMND

The land divider 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 and October 8, 2002.

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 12 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 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

PARCEL MAP Parcel Map #: PM35587

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10. GENERAL CONDITIONS

10.PLANNING. 15           MAP - ORD 810 OPN SPACE FEE (cont.)           RECOMMND  
                          ordinance shall be required.

10.PLANNING. 17           MAP - ORD NO. 659 (DIF)           RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and 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.

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. 18           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. 19           MAP - SUBMIT BUILDING PLANS           RECOMMND  
                          The developer shall cause building plans to be submitted to the TLMA- 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.

10.PLANNING. 20           MAP - WASTE MANAGEMENT LETTER           RECOMMND  
                          March 20, 2009  
                          The Riverside County Waste Management Department has reviewed the proposed project located north of Cantu Galleano Ranch Road, south of Harrel Street, and east of the Day Creek Channel, in the Jurupa Area Plan. This

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10. GENERAL CONDITIONS

10.PLANNING. 20                    MAP - WASTE MANAGEMENT LETTER (cont.)                    RECOMMND

project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
2. 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.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
4. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Any questions, please contact Mirtha Liedl, Planner from the Riverside County Waste Management Department Phone (951) 486-3284.

TRANS DEPARTMENT

10.TRANS. 1                    MAP - TS/EXEMPT                    RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2                    MAP - DRAINAGE 1                    RECOMMND

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

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10. GENERAL CONDITIONS

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

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                    RECOMMND

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 - NO ADD'L ON-SITE R-O-W                    RECOMMND

No additional on-site right-of-way shall be required on Harrel Street and Cantu Galleano Ranch Road since adequate right-of-way exists, per PM227/83-84.

10.TRANS. 5                    MAP - NO ADD'L ROAD IMPRVMENTS                    RECOMMND

No additional road improvements will be required at this time along Cantu Galleano Ranch Road and Harrel Street due to existing improvements.

10.TRANS. 7                    MAP - STD INTRO 3 (ORD 460/461)                    RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

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. 2                    MAP - EXPIRATION DATE                    RECOMMND

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

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.

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50. PRIOR TO MAP RECORDATION

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. 1                      MAP SUBMIT ECS &WQMP STATEMENT                      RECOMMND

The development of this project would adversely impact water quality. Therefore, this development requires a project specific WQMP to be submitted to the District for review. The final WQMP must be approved by the District prior to issuance of building or grading permits. Developments requiring project specific WQMPs are required to submit a PRELIMINARY project specific WQMP along with the land-use application package. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval for any use within the parcel.

A note shall be placed on the ECS stating that "The development of this project could adversely impact water quality. To mitigate for these impacts, a preliminary project specific Water Quality Management Plan (WQMP) shall be submitted for review and approval prior to the issuance of permits. Information regarding the WQMP can be found at [www.floodcontrol.co.riverside.us](http://www.floodcontrol.co.riverside.us) under Programs and Services, Water Quality. All proposed mitigation measures shall be shown on the exhibit and/or WQMP. 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."

50.FLOOD RI. 2                      MAP ADP FEES (CFD)                      RECOMMND

It should be noted that this parcel map is located within the limits of the Day Creek Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that this project is part of the Community Facilities District No. 1 (Mira Loma), and as such, is subject to special taxes levied by the District. These taxes are in excess of the Day Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                    MAP ADP FEES (CFD) (cont.)                    RECOMMND

such properties are fully exempt of the Day Creek ADP fees.  
To be exempt, the applicant shall provide the District  
with a letter from the CFD stating that the project is  
within the CFD boundaries and is exempt from the ADP fees.

50.FLOOD RI. 3                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

50.FLOOD RI. 4                    MAP SUBMIT PLANS                    RECOMMND

A copy of the improvement plans, grading plans, final map,  
environmental constraint sheet, BMP improvement plans, and  
any other necessary documentation along with supporting  
hydrologic and hydraulic calculations shall be submitted to  
the District for review. All submittals shall be date  
stamped by the engineer and include a completed Flood  
Control Deposit Based Fee Worksheet and the appropriate  
plan check fee deposit.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

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. 460.

50.PLANNING. 9                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                      MAP - SURVEYOR CHECK                      RECOMMND

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 35 feet of frontage measured at the front lot line.
- D. The total number of industrial lots on the final map shall be two (2) lots.

TRANS DEPARTMENT

50.TRANS. 6                              MAP - EASEMENT                              RECOMMND

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. 7                              MAP - ACCESS RESTRICTION                              RECOMMND

Lot access shall be restricted on Cantu Galleano Ranch and so noted on the final map, with the exception of one driveway access shown on this map.

50.TRANS. 15                              MAP - STREET LIGHT PLAN                              RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP - STREET LIGHTS-L&LMD                      RECOMMND

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. 18                      MAP - RIV. TRANSIT AUTHORITY                      RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 20                      MAP - UTILITY PLAN                      RECOMMND

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. 30                      MAP - TRAFFIC SIGNALS 2                      RECOMMND

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).

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 31                      MAP - STREET SWEEPING 2                      RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP- NO GRADING PERMITS                      RECOMMND

NO GRADING PERMTIS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP ADP FEES (CFD)                      RECOMMND

It should be noted that this parcel map is located within the limits of the Day Creek Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that this project is part of the Community Facilities District No. 1 (Mira Loma), and as such, is subject to special taxes levied by the District. These taxes are in excess of the Day Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt of the Day Creek ADP fees.

To be exempt, the applicant shall provide the District with a letter from the CFD stating that the project is within the CFD boundaries and is exempt from the ADP fees.

60.FLOOD RI. 2                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

60.FLOOD RI. 3                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                    MAP SUBMIT PLANS (cont.)                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR                    RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

60. PRIOR TO GRADING PRMT ISSUANCE

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

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly 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.

60.PLANNING. 6 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. 11 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. 12 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 ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES (CFD)

RECOMMND

It should be noted that this parcel map is located within the limits of the Day Creek Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that this project is part of the Community Facilities District No. 1 (Mira Loma), and as such, is subject to special taxes levied by the District. These taxes are in excess of the Day Creek ADP fee obligation. Therefore, pursuant to Section V.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt of the Day Creek ADP fees.

To be exempt, the applicant shall provide the District with a letter from the CFD stating that the project is within the CFD boundaries and is exempt from the ADP fees.

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - NO BUILDING PERMITS

RECOMMND

No building permits shall be attached to this Parcel Map. All building permits should be attached to Plot Plan No. 16686.

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE - HAZMAT BUS PLAN                   RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                   MAP IMPLEMENT WQMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1                   MAP - PALEO MONITORING REPORT                   RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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.

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

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&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure

PARCEL MAP Parcel Map #: PM35587

Parcel: 156-340-057

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                    MAP - E STREET LIGHTS INSTALL (cont.)                    RECOMMND

that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4                    MAP - UTILITY INSTALL                    RECOMMND

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. 8                    MAP - TRAFFIC SIGNAL 2                    RECOMMND

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. 9                    MAP - STREET SWEEPING 2                    RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 11                    MAP - R & B B D                    RECOMMND

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 "B" of the Mira Loma Road and Bridge Benefit District.

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

DATE: March 3, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor – Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Jurupa Area Recreation & Parks District  
2nd District Supervisor

2nd District Planning Commissioner  
Jurupa Unified School District  
Jurupa Community Service District  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center  
U.S. Postal Service (San Bernardino Office)

**TENTATIVE PARCEL MAP NO. 35587** – EA42125 – Applicant: IDI – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.93 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Tentative Parcel Map** is a Schedule E subdivision of 36.93 acres into two (2) industrial parcels for financing purposes. – APN(s): 156-340-024 and 156-340-025 – Related Cases: CZ06549, PM29913, PP16686, and EIR00437

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 26, 2009**. 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**.

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.*

March 20, 2009

Christian Hinojosa, Project Planner  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92592-1409

**RE: Tentative Parcel Map No. 35587 - Schedule E  
Divide 36.93 acres into two (2) industrial parcels**

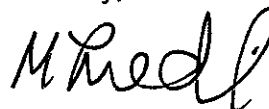
Dear Mr. Hinojosa:

The Riverside County Waste Management Department has reviewed the proposed project located north of Cantu Galleano Ranch Road, south of Harrel Street, and east of the Day Creek Channel, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

PD #76397

# LAND DEVELOPMENT COMMITTEE

PN 21 09

## INITIAL CASE TRANSMITTAL

### RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409

Riverside, CA 92502-1409

RECEIVED  
MAR 04 2009

DATE: February 27, 2009

BY: KB ENG

**TO:**

Riv. Co. Transportation Dept.  
 Riv. Co. Environmental Health Dept.  
 Riv. Co. Flood Control District  
 Riv. Co. Fire Department  
 Riv. Co. Dept. of Bldg. & Safety - Grading  
 Regional Parks & Open Space District.  
 Riv. Co. Environmental Programs Dept.  
 P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
 P.D. Archaeology Section-L. Mouriquand  
 Riv. Co. Surveyor - Dave Duda  
 Riverside Transit Agency  
 Riv. Co. Sheriff's Dept.  
 Riv. Co. Waste Management Dept.  
 Jurupa Area Recreation & Parks District  
 2nd District Supervisor

2nd District Planning Commissioner  
 Jurupa Unified School District  
 Jurupa Community Service District  
 Southern California Edison  
 Southern California Gas Co.  
 Eastern Information Center  
 U.S. Postal Service (San Bernardino Office)

**TENTATIVE PARCEL MAP NO. 35587** – EA42125 – Applicant: IDI – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.93 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Tentative Parcel Map is a Schedule E subdivision of 36.93 acres into two (2) industrial parcels for financing purposes. – APN(s): 156-340-024 and 156-340-025 – Related Cases: CZ06549, PM29913, PP16686, and EIR00437**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 26, 2009**. 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](mailto:chinojos@rctlma.org) / MAILSTOP# 1070.

COMMENTS: *As evidenced by the attached correspondence dated 12/29/06, Jurupa Community Services District has issued an availability letter and San Jo for the above referenced PP 110686. Should you need additional information please call.*

DATE: 3/4/09

SIGNATURE: Nickie Hamie

PLEASE PRINT NAME AND TITLE: Nickie Hamie Development Engineering

TELEPHONE: 951-688-7434 X141

*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.*



Kenneth J. McLaughlin, President  
Karthryn Bogart, Vice President  
R.M. "Cook" Barela, Director  
Paul E. Hamrick, Director  
James C. Huber, Director

December 27, 2006

IDI  
Ms. Andrea Arcilla  
18101 Von Karman Avenue  
Irvine, CA 92612

RE: PLOT PLAN 16686

Dear Ms. Arcilla:

The Jurupa Community Services District (District) will provide water and sewer service to the above referenced property. 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 16-inch diameter water line in Harrel Street and an existing 24-inch diameter water line in Cantu-Galleano Road. 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 sewer line in Cantu-Galleano Road. Gravity flow to the existing sewer line 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.

IDI

Re: Plot Plan 16686

December 27, 2006

Page 2

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.

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 that reads "Lydia Popow".

Lydia Popow

Development/Engineering Representative

2153 I. P.  
4203, Engineer

JURUPA COMMUNITY SERVICES DISTRICT  
INFORMATION FORM FOR LAND DEVELOPMENT'S  
REQUIRING WATER AND SEWER AVAILABILITY

**LAND DEVELOPMENT CATEGORY:**

Assessor's Parcel Map No. \_\_\_\_\_  
Mobilehome, R. V., T.T., Park Name \_\_\_\_\_  
Use Case No., PU, CU, P/P, etc. Plot Plan 16686  
Other SGD, GP of Lots, etc. \_\_\_\_\_

No. Parcels/Lots \_\_\_\_\_  
Total Acres 76.52  
Zoning \_\_\_\_\_  
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 = 128 GPM\* x 3 Builidngs = 384 GPM  
Daily Demand = (3000 GPD/AC) (76.52 AC) = 229,560 GPD = 159 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.  
\* From A.W.W.A. Design Specifications for a 2" meter.
  
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 ground water 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.  
No additional sources are required.
  
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.  
Offsite water improvements will not be needed.
  
  - b. At what point or points of the subdivision or development shall the off-site connect?  
Offsite connections will not occur.

- c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?  
An existing 16-inch diameter line fronts the development in Harrel Street and an existing 24-inch diameter line fronts the development in Cantu-Galleano Road. These lines will be available to the subject site. A fire flow test will be required to determine flow rates and residual pressure capabilities of this waterline. A comparison of this flow must be made to the Riverside County Fire Department requirements.
- 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:**

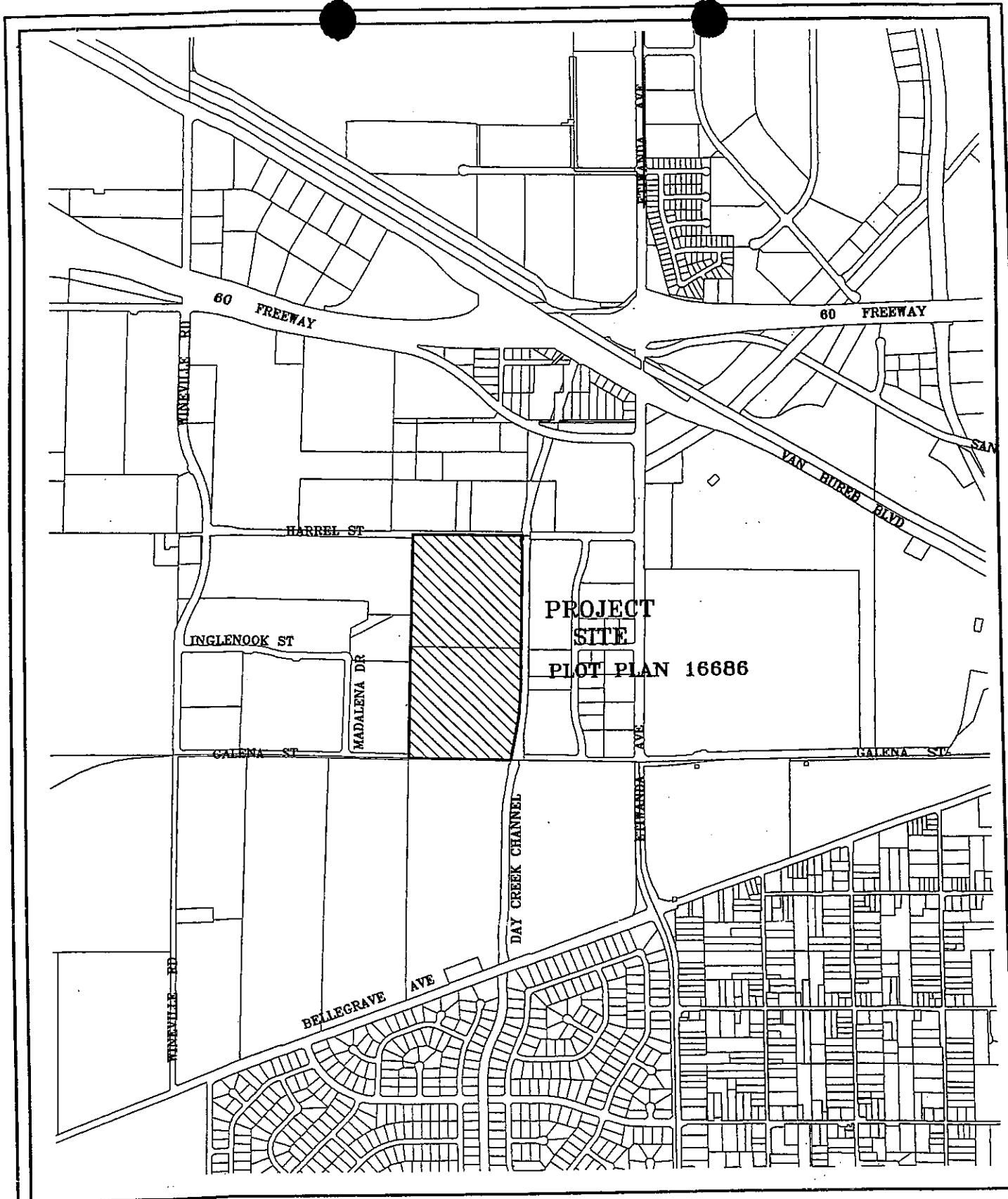
1. Estimate waste flow from the project (MGD).  
 $Q_{pk} = [(2000 \text{ GPD/AC}) (76.52 \text{ AC}) (3.0) / 1,000,000] = 0.459 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.  
The treatment facility will be the Orange County Sanitation District's Fountain Valley Plant via the Sari Line.
3. Does treatment facility have capacity for this development?  
Wastewater treatment plant capacity may have to be purchased or leased from the County Sanitation District through SAWPA. CSDOC would have to determine if they have available capacity for sale to SAWPA.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.  
An existing 12-inch diameter line fronts the development in Cantu-Galleano Road. 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?  
Offsite improvements will not be needed.
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?  
An existing 12-inch diameter line fronts the development in Cantu-Galleano Road. Gravity flow to the existing line is contingent upon final project grading. The existing line in Cantu-Galleano Road is 3/4 full at 1.0 MGD at a slope of 0.24% (District Standards specify that a 12-inch diameter line flowing 3/4 full is at design capacity).

**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?  
No. Reclaimed wastewater will not be available to the project.
  
2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?  
The District does not require the use of reclaimed water on areas of this project that may have use for it.


**REMARKS:** \_\_\_\_\_

SIGNATURE *Hyder Popow* DATE 12/27/06  
JURUPA COMMUNITY SERVICES DISTRICT



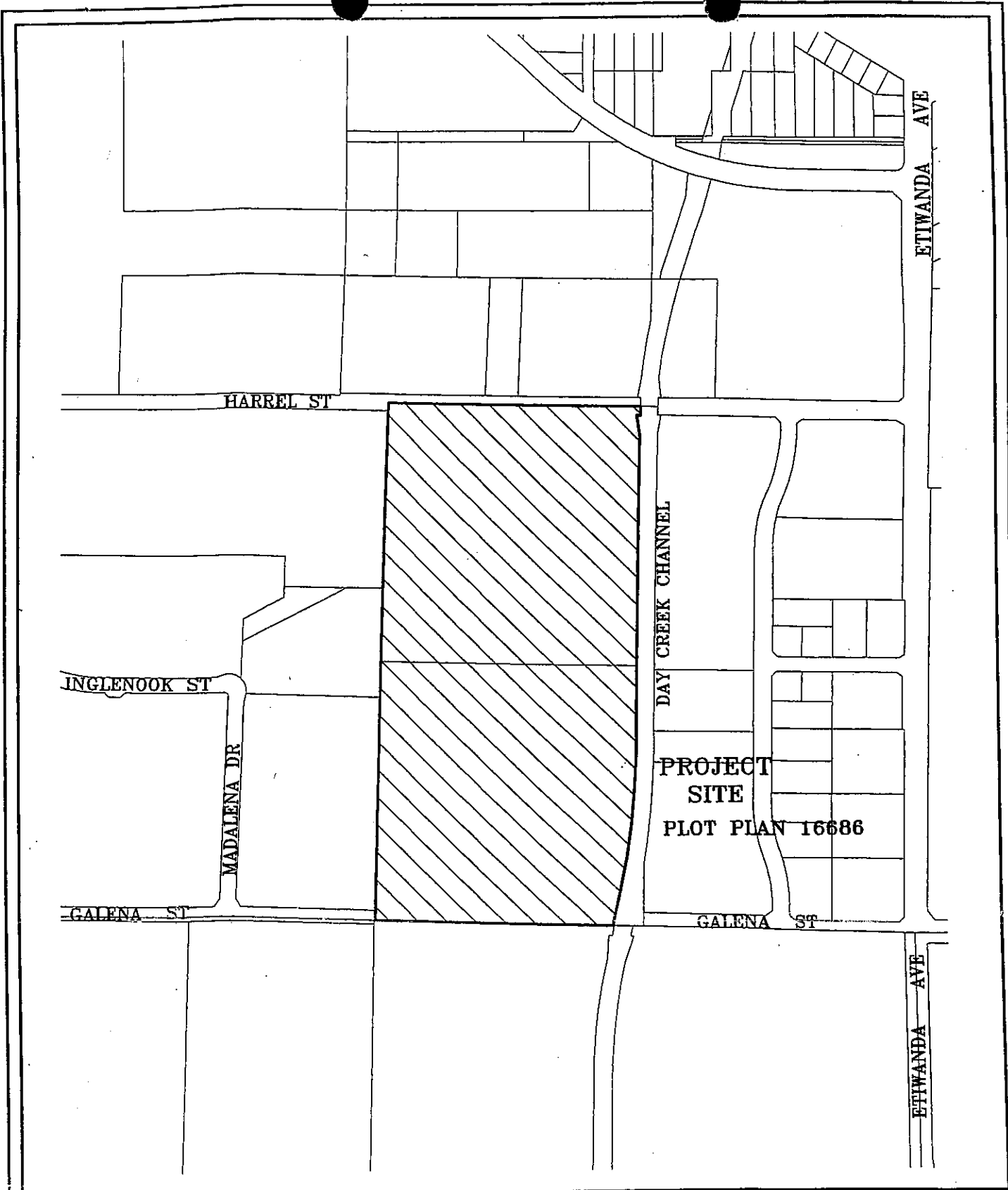
  
 COMMUNITY SERVICES DISTRICT


ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

  
 Not to Scale


Project Location

Jurupa Community Services District






**Jurupa**  
COMMUNITY SERVICES DISTRICT



**ALBERT A. WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



Not to Scale

Project Location

**Jurupa Community Services District**

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

DATE: February 27, 2009

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor - Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Jurupa Area Recreation & Parks District  
2nd District Supervisor

2nd District Planning Commissioner  
Jurupa Unified School District  
Jurupa Community Service District  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center  
U.S. Postal Service (San Bernardino Office)

**TENTATIVE PARCEL MAP NO. 35587** – EA42125 – Applicant: IDI – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.93 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Tentative Parcel Map** is a Schedule E subdivision of 36.93 acres into two (2) industrial parcels for financing purposes. – APN(s): 156-340-024 and 156-340-025 – Related Cases: CZ06549, PM29913, PP16686, and EIR00437

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 26, 2009**. 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](mailto:chinojos@rctlma.org) / MAILSTOP# 1070.

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 3/11/09

SIGNATURE: 

PLEASE PRINT NAME AND TITLE:

Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

*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.*

## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County** Planning Commission to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 35587** – No New Environmental Documentation Required – Applicant: Industrial Developments Intl. – Engineer/Representative: Thienes Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel – 36.94 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The tentative parcel map is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes – APN: 156-340-057. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 24, 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, at 951-955-2419 or e-mail [chinosos@rctlma.org](mailto:chinosos@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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**

I, VINNIE NGUYEN, certify that on 4/29/09

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

APN (s) or case numbers Pm 35587 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by*  
*Vinnie Nguyen*  
*EXP: 10-29-09*



APN: 156080023 ASMT: 156080023  
TCAM CORE PROP FUND OPERATING  
C/O DUANE HALE  
4675 MACARTHUR CT NO 1100  
NEWPORT BEACH CA 92660

APN: 156080032 ASMT: 156080032  
COSTCO WHOLESALE CORP  
C/O PROP TAX DEPT 432  
999 LAKE DR  
ISSAQUAH WA 98027

APN: 156090018 ASMT: 156090018  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 156090028 ASMT: 156090028  
JM PAZ CA  
C/O JOHN PAZ  
P O BOX 191  
BRIDGEPORT NJ 8014

APN: 156090031 ASMT: 156090031  
JURUPA COMMUNITY SERVICES DIST  
8621 JURUPA RD  
RIVERSIDE CA 92509

APN: 156090034 ASMT: 156090034  
ENGCO  
4701 WEST 2100 SOUTH  
WEST VALLEY CITY UT 84120

APN: 156090037 ASMT: 156090037  
ANGEL PEREZ ROSAS  
MARIA PEREZ  
13780 RANCHERO DR  
FONTANA CA 92337

APN: 156340042 ASMT: 156340042  
TEACHERS INS ANNUITY ASSN  
C/O NATIONAL TAX SEARCH  
303 E WACKER DR NO 850  
CHICAGO IL 60601

APN: 156340045 ASMT: 156340045  
SPP REAL ESTATE INC  
BEST BEST KRIEGER KEVIN T COLLINS  
P O BOX 1028  
RIVERSIDE CA 92502

APN: 156340047 ASMT: 156340047  
GUARDIAN LIFE INSURANCE CO OF AMERICA  
C/O DIRECTOR REAL ESTATE ASSET MGMT  
7 HANOVER SQ MD 20C  
NEW YORK NY 10004

APN: 156340056 ASMT: 156340056  
INDUSTRIAL PROP FUND VII  
3424 PEACHTREE NE NO 1500  
ATLANTA GA 30326

APN: 156350004 ASMT: 156350004  
DONALD P LEMONS  
DENETTE LEMONS  
11140 THURSTON LN  
MIRA LOMA CA. 91752

APN: 156350008 ASMT: 156350008  
WAYNE P VASZIL  
PATRICIA M VASZIL  
4468 PARKHURST ST  
MIRA LOMA CA. 91752

APN: 156350009 ASMT: 156350009  
DANIEL S BUCKLEY  
M PATRICIA BUCKLEY  
7260 WHISKEY CREEK  
CORONA CA 92881

APN: 156350010 ASMT: 156350010  
JEFFREY J HUTCHISON  
DEBORAH S HUTCHISON  
C/O SHOOK BLDG SYSTEMS  
4442 PARKHURST ST  
MIRA LOMA CA 91752

APN: 156350012 ASMT: 156350012  
HUGH W FITZELL  
SARAH J FITZELL  
21600 GOLD VALLEY RD  
PERRIS CA 92570

APN: 156350013 ASMT: 156350013  
CONTINENTAL PLUMBING INC  
11165 THURSTON LN  
MIRA LOMA CA 91752

APN: 156350019 ASMT: 156350019  
HJ & PE INV  
1415 LOWER PASEO LA CRESTA  
PALOS VERDES CA 90274

APN: 156350032 ASMT: 156350032  
SANTA ANA AND ELM  
219 GRANITE CT  
BOULDER CITY NV 89005

APN: 156350033 ASMT: 156350033  
SANTA ANA & ELM  
C/O DAVID FLOYD  
219 GRANITE CT  
BOULDER CITY NV 89005

APN: 156350048 ASMT: 156350048  
DCT 11180 RANCH  
C/O W JEFFREY JONES  
518 17TH ST 17TH FL  
DENVER CO 80202

APN: 156350052 ASMT: 156350052  
J W MITCHELL CO  
C/O TIM MITCHELL  
2 CORPORATE PARK NO 108  
IRVINE CA 92606

APN: 156350054 ASMT: 156350054  
ROBERT L MARTIN  
VIRGINIA L MARTIN  
855 POINTE VECCHIO CT  
UPLAND CA 91784

APN: 156350055 ASMT: 156350055  
OIRE CALIF  
C/O THOMSON TAX SOEDER  
2235 FARADAY AVE STE O  
CARLSBAD CA 92008

APN: 156350056 ASMT: 156350056  
ETIWANDA PARTNERSHIP  
C/O INV BUILDING GROUP  
4100 NEWPORT PL NO 750  
NEWPORT BEACH CA 92660

APN: 160060041 ASMT: 160060041  
PHARRIS MIRA LOMA  
C/O LYTLE DEV JOINT VENTURE  
180 N RIVERVIEW DR NO 260  
ANAHEIM HILLS CA 92808

APN: 160060051 ASMT: 160060051  
INDUSTRIAL DEV INTERNATIONAL INC  
STE 320  
26632 TOWNE CENTRE DR  
FOOTHILL RANCH CA 92610

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Growth Management,  
U.S. Postal Service  
P.O. Box 19001  
San Bernardino, CA 92423

Jurupa Area Recreation & Park District  
4810 Pedley Rd.  
Riverside, CA 92509

Jurupa Community Service District  
11201 Harrell St  
Mira Loma, CA 91752

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

APPLICANT:  
ALAN SHARP  
INDUSTRIAL DEVELOPMENT INTL.  
26632 TOWNE CENTER DR., SUITE 320  
FOOTHILL RANCH, CA 92610

ENGINEER:  
DUKE AGHAIAN, P.E.  
THIENES ENGINEERING, INC.  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CA 90638

OWNER:  
12071 BELLEGRAVE AVENUE, LLC  
3424 PEACHTREE ROAD NO. 1500  
ATLANTA, GA 30326

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA 42125, Tentative Parcel Map No. 35587  
*Project Title/Case Numbers*

Christian Hinojosa  
*County Contact Person*

(951) 955-0972  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Industrial Developments Intl.  
*Project Applicant*

26632 Towne Center Drive, Suite 320; Foothill Ranch, CA 92610  
*Address*

Northerly of Cantu Galleano Ranch Road, southerly of Harrel Street, and easterly of the Day Creek Channel  
*Project Location*

The Tentative Parcel Map is a Schedule 'E' subdivision of 36.94 gross (36.93 net) acres into two (2) industrial parcels for financing purposes. – APN: 156-340-057  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 24, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Although the project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR (EIR00437) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. (\$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

  
\_\_\_\_\_  
*Signature*

Project Planner \_\_\_\_\_  
*Title*

5/18/09 \_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42125 ZCFG05480 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0902185

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: IDI \$64.00  
paid by: MC 017116  
CALIFORNINA FISH AND GAME FOR EA42125  
paid towards: CFG05480 CALIF FISH & GAME: DOC FEE  
at parcel: 11400 HARRELL ST MIRA  
appl type: CFG3

By \_\_\_\_\_ Feb 18, 2009 08:44  
SBROSTRO posting date Feb 18, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

EA 38056/ PM29913

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401165

Lead Agency: COUNTY PLANNING Date: 09/30/2004

County Agency of Filing: Riverside Document No: 200401165

Project Title: EIR 437; CZ 6549; APC 845; PP 16686; PM 29913

Project Applicant Name: INDUSTRIAL DEVELOPMENT INTERNATIONAL INC. Phone Number:

Project Applicant Address: 18101 VON KARMAN AVE., STE. 120 IRVINE CA 92612

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<b>\$914.00</b>



Signature and title of person receiving payment: \_\_\_\_\_

Notes:



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

## NOTICE OF DETERMINATION

**TO:**  
 Office of Planning and Research (OPR)  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
 County Clerk  
County of Riverside

**FROM:**  
Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
 82-675 Highway 111, 2<sup>nd</sup> Floor  
Indio, CA 92201

**COUNTY CLERK**  
Riverside County Transportation and Land Management  
Neg. Declaration or Determination  
 4080 Lemon Street, 9th Floor  
P. O. Box 1090  
Riverside, CA 92502-1090  
P.R.C. 21152  
POSTED

SEP 30 2004  
NOV 01 2004  
Removed: \_\_\_\_\_ Dept.  
County of Riverside, State of California

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code;

EIR No. 437/EA 38056, Change of Zone No. 6549, Agricultural Preserve Case No. 845, Plot Plan No. 16686, and Parcel Map No. 29913

Project Title: Case Numbers

SCH #: 2000121081 SCH Contact: Terry Roberts (916) 445-0613. County of Riverside Contact: Mike Harrod (909) 955-1881

State Clearinghouse Number Contact Person Area Code/No./Ext.

Industrial Developments International Inc., Attn: Alan Sharp, 18101 Von Karman Avenue, Suite 120, Irvine, CA, 92612

Project Applicant/Property Owner and Address

The site is located north of and adjacent to Cantu Galleano Ranch Road (Gallena Street); south of and adjacent to Harrel Street; easterly of Wineville Avenue; and, west of and adjacent to Day Creek Channel in the Prado-Mira Loma area of Riverside County.

Project Location

The proposed project would construct three industrial warehouse buildings and associated office space on approximately 76.7 acres (gross). The project contains: 1,714,576 square feet of total building area, and includes the following: 1,676,676 square feet of warehouse; 37,900 square feet of office space; 895 car parking spaces; 30 truck loading spaces; 37 bike rack spaces; and 350,178 square feet of landscaping (10.85%).

Project Description

is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on SEP 28 2004, and has made the following determinations regarding that project:

1. The project  will,  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)  
 An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)  
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)  
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
3. Mitigation Measures  were,  were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations , was,  was not adopted for the project.
6. A de minimis finding  was,  was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

*Colinne Daley*  
Signature COLINNE DALEY

*Deputy Clerk of the Board*  
Title \_\_\_\_\_ Date \_\_\_\_\_

SEP 28 2004

FILED  
RIVERSIDE COUNTY

ORIGINAL

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY  Please charge deposit fee case #: EA CFG By <i>C. Kohler</i> C. Kohler Deputy SEP 30 2004 GARY L. ORSO
--	---

4/13/04 16.1 ORD# 348.4231

SEP 28 2004 2.21

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0319286

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(909) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(909) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: ALBERT A WEBB ASSOCIATES \$914.00  
paid by: CK 41553  
FISH & GAME FOR EIR00437 (PP16686/PM29913/CZ6549)  
paid towards: CFG02729 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ Oct 10, 2003 13:02  
EVGONZAL posting date Oct 10, 2003

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COPY 2-TLMA ADMIN

\* REPRINTED \*

4/13/04 16.1

SEP 28 2004 2.21