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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Trautwein Road (NS) at:
Alessandro Boulevard (EW)

Mission Grove Parkway (NS) at:
Alessandro Boulevard (EW)

San Gorgonio Drive/Brown Street (NS) at:
Alessandro Boulevard (EW)

Sycamore Canyon Boulevard (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Southbound Ramps (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Northbound Ramps (NS) at:
Alessandro Boulevard (EW)

Project Access (NS) at:
Alessandro Boulevard (EW)

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

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

The traffic study for the proposed project indicates that at the intersection of Trautwein Road (NS) at Alessandro Boulevard (EW) the existing Level of Service is "F" in the morning peak hour. The proposed project will add traffic to this intersection in the City of Riverside and will thus have a cumulative traffic impact. The project applicant shall pay TUMF and traffic signal fees, which shall

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

constitute adequate mitigation for the cumulative traffic impact of the project at this intersection.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

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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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION

RECOMMND

The Environmental Constraint Sheet (ECS) map must be stamped by the Riverside County Surveyor with the following notes.

"As indicated in the document entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, the site is adjacent to biologically sensitive areas. No disturbances may occur west of Lot 3 and Lot 4 and south of Lot 6, as they are shown on PM35365 AMD #2 dated 10/08/08. Night lighting shall be directed away from these areas. Shielding shall be incorporated in project designs to ensure ambient lighting in these areas is not increased."

50.EPD. 2 MAP - ECS PREP

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#46-WATER PLANS (cont.) RECOMMND

shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

50.FLOOD RI. 2 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

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.

50.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 7 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners including the March Joint Powers Authority allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

50.FLOOD RI. 11 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 12 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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. 10 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

of the plan check review of the FINAL MAP.

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.

50.PLANNING. 13 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 15 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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 40 feet of frontage measured at the front lot line.

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - SURVEYOR CHECK (cont.)

RECOMMND

E. The total number of industrial lots on the final map shall be six (6).

50.PLANNING. 18 MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.PLANNING. 19 MAP*- CC&R RES POA COM. AREA

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19

MAP*- CC&R RES POA COM. AREA (cont.)

RECOMMND

approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on TENTATIVE MAP attached hereto, and shall not sell or transfer the 'common area'

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

San Gorgonio Drive/Brown Street (NS) at:
Alessandro Boulevard (EW) (signal modification)

with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department

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

50.TRANS. 2

MAP - TS/GEOMETRICS

RECOMMND

The intersection of San Gorgonio Drive/Brown Street and Alessandro Boulevard shall provide the following geometrics:

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

The intersection of I-215 Freeway Northbound Ramps and Alessandro Boulevard shall provide the following geometrics:

Northbound: Two left turn lanes, one right turn lane
Southbound: NA
Eastbound: One left turn lane, three through lanes
Westbound: Two through lanes, one shared through/right
turn lane

The intersection of the Project Access and Alessandro Boulevard shall provide the following geometrics:

Northbound: One right turn lane
Southbound: NA
Eastbound: Two through lanes, one shared through/right
turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - TS/GEOMETRICS (cont.)

RECOMMND

Westbound: Three through lanes

NOTE: Only right turns into and out of this driveway will be allowed.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

50.TRANS. 3 MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 4 MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - EASEMENT

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Alessandro Boulevard and so noted on the final map.

50.TRANS. 7 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10 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.

50.TRANS. 11 MAP - MAP.CORNER CUT-BACK I RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 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. 13 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations as outlined in their letter dated July 31, 2007.

50.TRANS. 15 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. 16 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - EXISTING MAINTAINED

RECOMMND

Alessandro Boulevard along project boundary is a paved County maintained road designated as an Urban Arterial and shall be improved with 8" concrete curb and gutter located 55' from centerline to curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 67 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/67') (Modified for parkway width from 21' to 12' and for sidewalk location against the curb.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.

2. Provide an island to prevent trucks from making a right turn on the eastbound of Alessandro onto "A" Street as approved by City and County of Riverside Fire Department.

3. Provide an island to prevent trucks from making a right turn on the eastbound of Alessandro Boulevard onto Brown Street. It shall be located 14' from curb return or as approved by City and County of Riverside Fire Department.

4. Provide an island to prevent trucks from making a left turn on the northbound of Brown Street onto Alessandro Boulevard. It shall be located 25' from curb return.

50.TRANS. 18

MAP - PART-WIDTH

RECOMMND

Brown Street along project boundary is designated as an Industrial Collector and shall be improved with 46' part-width along project boundary (28' on project side and 18' on opposite side) to 76' full-width AC pavement at Alessandro Boulevard, 8" concrete curb and gutter and 6' sidewalk adjacent to the curb line in accordance with County Standard No. 111 and the typical section on Amended No. 1 exhibit.

Gem Lane along project boundary is a paved County maintained road designated as a Local street and shall be improved with 32' part-width AC pavement (20' on project side and 12' on opposite side), and 6" concrete curb and gutter in accordance with County Standard No. 105. No

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50.TRANS. 18 MAP - PART-WIDTH (cont.) RECOMMND

sidewalk is required.

50.TRANS. 19 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).

50.TRANS. 20 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-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5

MAP IMPORT/EXPORT (cont.)

RECOMMND

from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1

- GRADING PLAN CHECK

RECOMMND

The area mapped as "Area 4" on Exhibit 7 of the report entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2

- BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

- MITIGATION

RECOMMND

As indicated in the document entitled "Determination of a Biologically Equivalent or Superior Preservation (DBESP) Alessandro Commerce Center (54.4 acres) APNs 297-080-007, -008, -009, and -010 County of Riverside, California" dated: February 6, 2008, the applicant shall purchase the equivalent of 0.64 acres of mitigation credits from the Santa Ana Watershed Association (SAWA) or other entity approved by the Environmental Programs Department. These credits shall mitigate, at a 3:1 ratio, 0.32 acres of impacts to Riparian/Riverine habitat.

FLOOD RI DEPARTMENT

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

60.FLOOD RI. 4

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 5

MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s) including the March Joint Powers Authority. Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP PHASING RECOMMND

If the project is built in phases, each phase shall
1) protected from the 1 in 100 year tributary storm flows.
2) shall provide the necessary water quality mitigation
feature.

60.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 8 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. 12 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land
divider/permit holder shall comply with the provisions of
iverside County Ordinance No. 663, which generally requires
the payment of the appropriate fee set forth in that
ordinance. The amount of the fee required to be paid may
vary depending upon a variety of factors, including the
type of development application submitted and the
applicability of any fee reduction or exemption provisions
contained in Riverside County Ordinance No. 663. Said fee
shall be calculated on the approved development project
which is anticipated to be 54.39 acres (gross) in
accordance with the TENTATIVE MAP. If the development is
subsequently revised, this acreage amount may be modified
in order to reflect the revised development project
acreage amount. In the event Riverside County Ordinance
No. 663 is rescinded, this condition will no longer be
applicable. However, should Riverside County Ordinance No.
663 be rescinded and superseded by a subsequent mitigation
fee ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 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. 14 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 17 MAP - SLOPE STABILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 19 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 23 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigation (9PD-A-4306) and information provided by the Morongo Band of Mission Indians and the Pechanga Band of Luiseno Indians, archaeological monitoring of all earth-disturbing activities, such as grading, shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

NOTE:

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

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

60.PLANNING. 24

GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of archaeological investigation (PD-A-4306) and information submitted by teh Morongo Band of Mission Indians and the Pechanga Band of Luiseno Indians, tribal monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Morongo Band of Mission Indians and the Pechanga Band of Luiseno Indians This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

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

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

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

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

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 GEN*- SPECIAL INTEREST MONITOR (cont.) (cont.RECOMMND

Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1 MAP - FENCING PLAN RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The western property line of Lot 3 and Lot 4 and the southern property line of Lot 6, as they are shown on PM35365 AMD #2 dated 10/08/08, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

80.EPD. 2 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP - BIO MONITOR REPORT (cont.) RECOMMND

may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

80.EPD. 3 MAP - UWIG CHECK RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MAP - UWIG CHECK (cont.)

RECOMMND

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FLOOD RI DEPARTMENT

80.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 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. 5

MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

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

80.PLANNING. 2

MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.) (cont.)

RECOMMND

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 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.

90.FLOOD RI. 5 MAP BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 4 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

San Gorgonio Drive/Brown Street (NS) at:
Alessandro Boulevard (EW) (signal modification)

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 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. 3 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. 4 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 that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 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.

RCEL MAP Parcel Map #: PM35365

Parcel: 297-080-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - GRAFFITI ABATEMENT 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 graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7 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. 8 MAP - STREET SWEEPING 2 RECOMMND

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

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: July 25, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pinchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks Dist.
CSA 152 c/o EDA
Riv. EDA-Fast Track
ALUC-John Guerin
City of Riv. Com. Dev. Dept. - Planning Division (9-12-07)

March Air Reserve Base
Supervisor Buster
Commissioner Roth
Moreno Valley Unified School Dist.
WMWD
SCE
Southern California Gas
Caltrans Dist. #8
Regional WQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
U.S. Postal Service
Pechanga Tribe of Luiseno Indians
Center for Community Action & Env. Justice
Morongo Tribe
Archeology
Landscape

PLOT PLAN NO. 22925 AND TENTATIVE PARCEL MAP NO. 35365 – FAST TRACK 2007-06 – EA41468 –
Applicant: Hogle-Ireland – Engineer/Representative: Rick Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of March Joint Powers Authority, Southerly of Alessandro Boulevard, Easterly of Gem Lane, and Westerly of Brown Street – 54.39 Acres Gross - Zoning: Industrial Park (I-P) - **REQUEST:** Plot Plan is a proposal for a Business Park development comprised of 8 buildings; four office buildings totaling 258,102 square feet, two industrial warehouse/distribution buildings of 201,776 square feet and 207,536 square feet, one retail building with 10,000 square feet of retail space, and one light industrial/multi-tenant building totaling 42,222 square feet. Parcel Map is a proposal to subdivide 4 lots into 6 lots. – APN(s): 297-080-007_008_009_010 – Concurrent Cases: PM35365, PP22925, CFG04826

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on August 16, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at chinojos@RCTLMA.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

December 21, 2007

Christian Hinojosa, Project Planner, Mailstop #1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: Parcel Map 35365 and related: Riverside Transit Agency (RTA) Comments

Thank you, Mr Hinojosa for the opportunity to review this Fast Track Parcel Map and related planning cases for this proposed 720,000 sq ft multi-use development located in unincorporated county area between the City of Riverside and the March Joint Powers Authority area on property south of Alessandro Blvd and west of the extension of San Gorgonio Dr. RTA staff would like to comment on the proposal.

The developer's architects and engineers have already consulted in advance with RTA regarding transit facilities relative to this project. As you can see on the plans a standard bus turnout is indicated along eastbound Alessandro adjacent to a stormwater detention basin. The placement (location) and configuration of the bus turnout is satisfactory to RTA. Our Route 20 buses currently stop 20 times a day at a nearby substandard, in-the-dirt bus stop by Gem Ln. The new turnout will be a vast improvement.

We appreciate the developer's efforts to work with the transit agency in advance. Therefore, RTA is pleased to give its "OK" for this project regarding transit issues.

The only other possible suggestion from RTA is that it would be more convenient for transit users if there were some more direct pathways leading from the buildings out the bus stop. Some of the routes through the parking lots onto sidewalks leading onto Alessandro are rather circuitous.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely, ~

A handwritten signature in black ink that reads "Michael McCoy". The signature is written in a cursive, flowing style.

Michael McCoy
Planner



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 1, 2007

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 22925 Fast Track 2007-06
Proposal: The Plot Plan proposes to construct a business park comprised of eight (8) buildings
APN: 297-080-007;-008;-009;-010

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Alessandro Boulevard, east of Gem Lane, and west of Brown Street, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to issuance of a building permit, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval.** At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
 - b) **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.**
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner

201-110-0000934

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 35365

DATE SUBMITTED: July 11, 2007

APPLICATION INFORMATION

Applicant's Name: Hogle-Ireland, Inc. - Pam Steele E-Mail: psteele@hogleireland.com

Mailing Address: 4280 Latham Street, Suite C
Riverside, CA 92501
City State ZIP

Daytime Phone No: (951) 787-9222 Fax No: (951) 781-6014

Engineer/Representative's Name: Rick Engineering - Robert Stockton E-Mail: rstockton@rickengineering.com

Mailing Address: 1223 University Ave., Suite 240
Riverside, CA 92507-3418
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Amstar/Kaliber, LLC E-Mail: cmr@reed-property.com Craig Reed

Mailing Address: 305 N. Harbor Blvd., Suite 325
Fullerton, CA 92832
City State ZIP

Daytime Phone No: (714) 738-8052 Fax No: (714) 489-2164

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1011 (03/29/06)

Indio Office · 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road Murrieta, California 92563 Fax (951) 600-6145

PP 22925 La 41468 CFC 04824

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

(See attached Project Description) Subdivide 4 lots into 6 lots

Related cases filed in conjunction with this request:

Fast Track Authorization No. 2007-06

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: See attached list

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Approximately 260,000 cubic yards

Estimated amount of fill = cubic yards: Approximately 250,000 cubic yards

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither Site will be balanced

What is the anticipated source/destination of the import/export?

Site will be balanced.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
Site will be balanced.

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,741,000 sq. ft.

~~If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No~~

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both? _____

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Pamela Steele* Date 7-11-07
Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/9/09,

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

APN (s) or case numbers Pm 35365 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

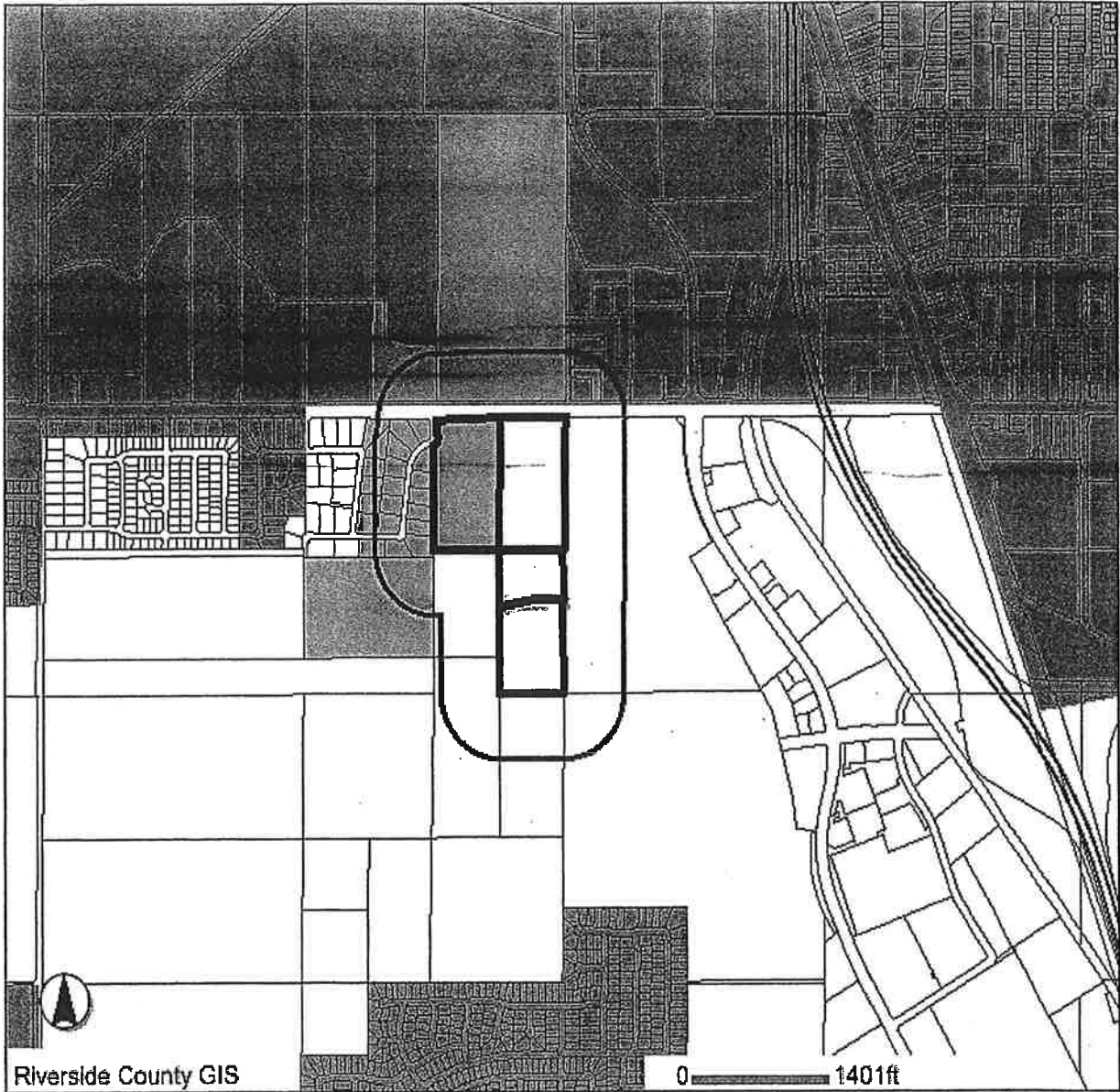
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 11/10/09
EXPIRES 5/9/10

600 feet buffer



Selected parcel(s):

- 263-060-021 263-060-032 263-250-064 297-061-005 297-061-006 297-061-007 297-061-008
- 297-061-009 297-061-010 297-061-011 297-061-012 297-063-001 297-063-002 297-072-001
- 297-072-002 297-072-003 297-072-004 297-072-005 297-073-001 297-073-002 297-073-003
- 297-073-004 297-073-005 297-073-006 297-080-004 297-080-007

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...11/9/2009



APN: 263060021 ASMT: 263060021
CORAC ALESSANDRO
C/O GARY EDWARDS
500 NEWPORT CENTER DR 630
NEWPORT BEACH CA 92660

APN: 263060032 ASMT: 263060032
GIBSON RIVERSIDE PROP
2410 YATES AVE
COMMERCE CA 90040

APN: 263250064 ASMT: 263250064
CHRISTIAN E SINGLETARY
RU ANNA SINGLETARY
2023 CHICAGO AVE NO B8
RIVERSIDE CA 92507

APN: 297061005 ASMT: 297061005
ALBERTO URENA
SOCRATES URENA
20620 AVENIDA HACIENDA
RIVERSIDE CA. 92508

APN: 297061006 ASMT: 297061006
ROBERT J GONZALES
LUPE R GONZALES
14050 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061007 ASMT: 297061007
MARILYN SUTTON
14080 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061008 ASMT: 297061008
BARRY Z ZIEGENFUS
BEATRIZ ZIEGENFUS
14110 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061009 ASMT: 297061009
JUDY L TARRIS KRUEGER
14075 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061010 ASMT: 297061010
ARLEN W IRVIN
14055 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061011 ASMT: 297061011
MARK T KOWALLIS
DIANNA T KOWALLIS
14035 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061012 ASMT: 297061012
RICARDO T ESPIRITU
14015 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297063001 ASMT: 297063001
JORGE GONZALEZ
EMILIA SANCHEZ
14040 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297063002 ASMT: 297063002
NATHANIEL WILLIAM CAMPBELL
14080 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072001 ASMT: 297072001
MICHAEL F VINSON
KAREN VINSON
P O BOX 51015
RIVERSIDE CA 92517



APN: 297072002 ASMT: 297072002
LOUIE M ALVARADO
OPHELIA ALVARADO
20630 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297072003 ASMT: 297072003
WAYNE D PAULSON
BECKY A PAULSON
14205 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072004 ASMT: 297072004
KIM VANTRAN
KIM TRINH THI CHAU
14135 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072005 ASMT: 297072005
NEIL H ODELL
CHRISTINE T ODELL
14105 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073001 ASMT: 297073001
HERM A ESPIRITU
17318 S BARNHILL AVE
CERRITOS CA 90703

APN: 297073002 ASMT: 297073002
RELPHA MELOCOTON
14140 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073003 ASMT: 297073003
PATRICIA LAURMAN
14212 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073004 ASMT: 297073004
JAMES THOMSON
LORI J THOMSON
20735 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297073005 ASMT: 297073005
GLEN H MCMULIN
DOLORES V MCMULIN
20685 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297073006 ASMT: 297073006
HSBC BANK USA
C/O MIDLAND MORTGAGE CO
999 N W GRAND BLV STE 100
OKLAHOMA CITY OK 73118

APN: 297080004 ASMT: 297080004
MARCH JOINT POWERS AUTHORITY
C/O ELLEN STEPHENS FINANCE MANAGER
23555 MEYER DR
RIVERSIDE CA 92518

APN: 297080007 ASMT: 297080007
AMSTAR KALIBER
C/O REED PROP GROUP INC
305 N HARBOR BLV STE 215
FULLERTON CA 92832

Supervisor Bob Buster
1st Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor John F. Tavaglione
2nd Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Jeff Stone
3rd Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Roy Wilson
4th Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Marion Ashley
5th Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

John Roth, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Snell, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Petty, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Jim Porras, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Jan Zupardo, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Snyder, Agricultural Commissioner
Agricultural Commissioner's Office
4080 Lemon Street, Room 19, Basement
Riverside, CA 92501

Chuck Strey, Senior Public Health Engineer
Riverside County Environmental Health Dept.
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Sam Gonzalez
Riverside County Building & Safety Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Warren D. Williams, Chief Engineer
Riverside County Flood Control District
1995 Market Street
Riverside, CA 92501

Carolyn Syms-Luna, Director
Environmental Programs Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Tracy Hobday, Fire Captain
Riverside County Fire Department
2300 Market Street
Riverside, CA 92501

Riverside County Health Agency
Office of Industrial Hygiene
Attn: Steven Uhlman
4065 County Circle Drive
Riverside, CA 92503-3410

Juan Perez, Deputy Director
County of Riverside Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Stanley Sniff, Sheriff
Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501

Riverside County Waste Management Dept.
14310 Frederick Street
Moreno Valley, CA 92553

Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858

Riverside County Clerk
Attention: M. Meyer
2724 Gateway Drive
Riverside, CA 92507

Riverside Transit Agency
Attn: Michael McCoy
1825 Third Street
Riverside, CA 92507-3416

Western Riverside Council of Governments
Attention: Rick Bishop, AICP
4080 Lemon Street, 3rd Floor, MS 1032
Riverside, CA 92501-3609

So. California Association of Governments
Eric H. Roth, Manager,
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

South Coast Air Quality Management District
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

CALTRANS District #8
Office of Forecasting/IGR/CEQA Review
464 W. Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Riverside-Corona Resource Conservation
District
4500 Glenwood Dr., Building A
Riverside, CA 92501



Southern California Agency
Bureau of Indian Affairs
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2154

Center for Community Action & Environmental
Justice
P.O. Box 33124
Riverside, CA 92519

Anne Mayer, Executive Director
Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
P.O. Box 12008
Riverside, CA 92502-2208

California Department of Fish and Game
Inland Desert/Eastern Sierra Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

U.S. Fish and Wildlife Service
Attn: CEQA Reviewer
6010 Hidden Valley Road
Carlsbad, CA 92011

San Bernardino Associated Governments
Attn: Deborah Robinson Barmack
1170 W. 3rd Street, 2nd Floor
San Bernardino, CA 92410-1715

San Bernardino County Transportation Dept
825 East Third Street
San Bernardino, CA 92415-1000

California Department of Food and Agriculture
1220 N Street
Sacramento, CA 95814

ATTN: Robert Martin
Morongo Band of Mission Indians
11581 Potrero Rd.
Banning, CA 92220-6946

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

Riverside County Farm Bureau, Inc.
21160 Box Springs Rd., Suite 102
Moreno Valley, CA 92557

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521-0418

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Kathleen Springer
San Bernardino County Museum: Development
Monitoring Commission
2024 Orange Tree Lane
Redlands, CA 92374-2850

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

Dan Silver, Executive Director
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

Regional Water Quality Control Board #8
CEQA Review
Santa Ana Basin Region
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Riverside County Airport Land Use Comm.
Attn: John Guerin
Riverside County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92501

County of Orange
Env. Planning Service Division
Attn: Tim Neely, Manager
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Santa Ana, CA 92702-4048

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Riverside/San Bernardino Chapter
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3392-A Durahart Street
Riverside, CA 92507

452nd MSG/CECC
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Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

CA. Department of Transportation
Division of Aeronautics
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Sacramento, CA 95814

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Chatsworth, 91311-6505

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San Bernardino Valley
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San Bernardino, CA 92423-0973

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: Crystal L. Marquez
911 Wilshire Blvd.
Los Angeles, CA 90017

California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504

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San Francisco, CA 94103-1628

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Riverside, CA 92507-9998

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Perris, CA 92570-1915

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Los Angeles, CA 90012-2944

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Sacramento, CA 95814

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801 K Street, MS 13-71
Sacramento, CA 95814-3500

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or Diane Jenkins, Principal Planner
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Community Development Department,
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Rancho Mirage, CA 92270

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San Bernardino, CA 92418

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Anaheim, CA 92805

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San Bernardino, CA 92415

Eric Gibson, Interim Director
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El Centro, CA 92243-2811

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20625 Villa Knoll
Perris, CA 92570

ATTN: Cindy Ferry
Lake Mathews Talks
16115 Rocky Bluff Rd.
Gavilan Hills, CA 92570-7471

ATTN: Borre Winckel
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

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County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501

ATTN: Assemblyman John J. Benoit
California State Assembly
64th District
1223 University Ave., Suite 230
Riverside, CA 92507

Senator Robert Dutton
California State Senate, 31st District
8577 Haven Avenue, Suite 210
Rancho Cucamonga, CA 91730

Assemblyman Kevin Jefferies
California State Assembly
66th District
41391 Kalmia Street, Suite 220
Murrieta, CA 92562

Representative Ken Calvert
California State Representatives
44th District
3400 Central Ave., Suite 200
Riverside, CA 92506

ATTN: Assemblyman Ray Haynes
California State Assembly
66th District
27555 Ynez Rd., Suite 205
Temecula, CA 92591

ATTN: Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., Suite 112
Palm Desert, CA 92260-2574

ATTN: Nadell Gayou
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Water Resources Control Board
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Sacramento, CA 95814-2828

ATTN: Art Cassel
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18350 Harley John Rd.
Lake Mathews, CA 92504-9648

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
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Lake Mathews, CA 92750

ATTN: Nancy Lacey
Greater Lake Mathews
Rural Trails Association
18605 Chickory Dr.
Lake Mathews, CA 92504

Mockingbird Canyon
Homeowners' Assoc.
P.O. Box 9088
Riverside, CA 92504

Public Utilities Department,
City of Riverside
3460 Orange St.
Riverside, CA 92501-2822

Residents Association of Greater Lake
Mathews
14176 Grande Vista Ave.
Lake Mathews, CA 92570-8820

ATTN: District Manager
Resource Conservation District,
Riverside-Corona
4500 Glenwood Dr., Building A
Riverside, CA 92501

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Riverside Water Company
3900 Main St.
Riverside, CA 92501

Riversiders for Reasonable Growth
7463 Dufferin Ave.
Riverside, CA 92504

West Riverside Canal Company
7141 Valley Way
Riverside, CA 92517-5286

*Office of Planning & Research
PO Box 3044
Sacramento CA
95812-3044*

City of Riverside Public Library - Main Library
Attn: Reference Librarian
3581 Mission Inn Avenue
Riverside, CA 92501

University of California Riverside
Tomas Rivera Library
Attn: Government Publications Dept.
3401 Watkins Drive
Riverside, CA 92521

Keith G. Owens, P.E.
Principal Engineer
Western Municipal Water District
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92517-5286

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Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Penny Newman
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San Dimas, CA 91773

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March ARB, CA 92518-2166

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25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

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Dancy
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Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Pechanga Indian Reservation Council
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Temecula, CA 93593

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or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

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Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
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Western Municipal Water District
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Riverside, CA 92508-2449

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Riverside, CA 92507

Eng-Rep:
Rick Engineering
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Riverside, CA 92507

Owner:
Amstar/Kaliber, LLC
305 N Harbor Blvd.
Fullerton, CA 92832



via email and federal express

Riverside County Board of Supervisors
c/o Clerk of the Board of Supervisors
4080 Lemon ST, 1st Floor
Riverside, CA. 92501
cob@rcbos.org

April 19, 2010

RE: Item 16.2, April 20, 2010 Board of Supervisors Hearing: Comments on Tentative Parcel Map # 35365, Fast Track # 2007-06 (EIR #510, Plot Plan #22925)

Honorable Chairman and Board Members:

These comments are submitted on behalf of the Center for Biological Diversity ("Center") on Tentative Parcel Map ("TPM" or "PARCEL MAP") # 35365, Fast Track # 2007-06. This PARCEL MAP relies upon the improperly certified Environmental Impact Report ("EIR") Number 510 which does not meet the legal standards required under state and federal law, in particular the California Environmental Quality Act and the Endangered Species Act. Because of the Parcel Maps' reliance upon an illegal and improper environmental review TPM # 35365 should be denied. As set forth more fully in comments submitted during environmental review there are many legal deficiencies regarding state and local laws that must be rectified. Below are issues outlined in previous comments and additional information to support those comments that the County must resolve prior to approving the PARCEL MAP.

I. THE PARCEL MAP FAILS TO CONFORM WITH THE SUBDIVISION MAP ACT

The PARCEL MAP and associated approvals must be denied because they fail to comply with the Subdivision Map Act. The Subdivision Map Act sets forth several prohibitions on the approval of a parcel map if it runs contrary to regulations set forth in the government code, several of which are violated by this PARCEL MAP.

The Subdivision Map Act prohibits approval of a tentative map if the map is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or is likely to cause serious public health problems. Government Code § 66474(e). In the present case the Project will result in numerous impacts causing substantial environmental

Arizona • California • Nevada • New Mexico • Alaska • Oregon • Illinois • Minnesota • Vermont • Washington, DC

16.2

2010-04-100078

II. THE PARCEL MAP AND EIR FAILS TO ADEQUATELY ANALYZE AND MITIGATE THE PROJECT'S IMPACTS

As discussed in previous comments the EIR fails to adequately analyze and disclose the Project's significant biological impacts. The EIR relies upon the Western Riverside Habitat Conservation Plan ("MSHCP") and Stephens' Kangaroo Rat ("SKR") Habitat Conservation Plan for mitigation of both direct and cumulative biological impacts related to this project. However, due to its flawed consistency analysis and failure to disclose significant impacts to biological resources the EIR must be rejected.

CEQA requires the EIR to include "the description of the physical environmental conditions in the vicinity of the project" with "[s]pecial emphasis placed on environmental resources that are rare or unique to that region." CEQA Guidelines 15125. Unfortunately, the EIR fails to describe the existing physical conditions of the March Stephens Kangaroo Rat Preserve and ignores the unique environmental resources it contains. Instead the EIR relies upon an improper hypothetical baseline conditions based on the "release of the March Air Base Management Area for development." (DEIR at 4.4-16). This disregards CEQA's requirement that the EIR include a proper baseline. Furthermore, as stated in previous comments the alleged trade out cannot be relied upon because it is contrary to law. Any resolution of the existing case *Center for Biological Diversity v. Bartel*, 09-cv-1864, has a direct bearing on the existing EIR and must be considered in order to properly analyze the existing environmental resources in the area. (CBD v. Bartel, Fifth Joint Motion To Extend Defendants' Time To Respond to Complaint by Thirty Days). Moreover, the County cannot arbitrarily describe mitigation for impacts to biological resources through reserve design, and rely upon that mitigation in an arbitrary fashion when conducting environmental review. (See County of Riverside, Perris Valley Line DEIR describing Sycamore Canyon-March Air Force Base Core Reserve). The County must consistently describe the existing environmental setting, environmental resources, and the mitigation of impacts to Projects it is proposing.

The EIR's description of the setting for its cumulative impacts analysis is fundamentally flawed because it fails to analyze the impacts of the Project in conjunction with impacts from all "past projects . . . current projects . . . and probable future projects" 14 C.C.R. §15065(a)(3). This failure leads to an underestimate of the likely cumulative impacts to the biological and water resources. Although CEQA generally allows the use of relevant plans or other environmental documents as a basis for a cumulative impacts analysis, 14 C.C.R. § 15130(b)(1)(B), courts have held that this method is only viable so long as the plans are up to date. Thus, the "[u]se of a planning document does not preclude challenge to the accuracy or sufficiency of [a] cumulative impacts analysis" when "the projections in the general plan or related planning document are inaccurate or outdated." *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1217 (quoting 1 Kostka & Zischke, CEQA Practice, § 13.39, p. 537). See also *Citizens to Preserve the Ojai v. County of Ventura* (1985) 176 Cal.App.3d 421 (holding an EIR's cumulative impacts analysis to be inadequate when it based its analysis on a county air quality plan that did not account for other, relevant projects with similar impacts); CEQA Guideline § 15064(h)(3).

EXHIBITS

CENTER FOR BIOLOGICAL DIVERSITY et al. v. Bartel, et al., Fifth Joint Motion To Extend Defendants' Time To Respond to Complaint by Thirty Days, filed April 15, 2010.

County of Riverside, Perris Valley Line DEIR, April 2010, pp. 4.4-6, Figure 4.4-2.

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8 Attorney for Plaintiff

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15 JEAN E. WILLIAMS, Section Chief
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17 United States Department of Justice
18 Environment & Natural Resources Division
19 Wildlife & Marine Resources Section
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29 Email: joanna.brinkman@usdoj.gov
30 Attorneys for Defendants

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF CALIFORNIA**

CENTER FOR BIOLOGICAL DIVERSITY,

NO. 09-cv-1864-JAH-POR

Plaintiff,

v.

**FIFTH JOINT MOTION TO
EXTEND DEFENDANTS' TIME
TO RESPOND TO COMPLAINT
BY THIRTY DAYS**

JIM BARTEL, et al

Defendants.

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10. On March 23, 2010, the Court granted the Fourth Joint Motion, giving Defendants until April 15, 2010, to file their answer.

11. Defendants' answer is currently due on April 15, 2010.

12. The parties have reached a settlement in principle and require additional time to finalize the settlement paperwork and prepare a joint motion for submittal to the Court.

13. The parties agree that a thirty day extension to finalize the settlement serves the parties' interests and those of the Court by allowing the parties to reach a satisfactory settlement of this litigation.

NOW, THEREFORE, the parties hereby Stipulate and Agree and request of the Court an Order stating as follows:

Defendants' Answer shall be extended for thirty days to Monday, May 17, 2010, for good cause shown, to allow the parties adequate time to finalize the settlement.

IT IS SO STIPULATED this 15th day of April, 2010.

s/ Jonathan Evans
Jonathan Evans (CA Bar No. 247376)
CENTER FOR BIOLOGICAL DIVERSITY
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JEAN E. WILLIAMS, Section Chief
s/ Bradley H. Oliphant
BRADLEY H. OLIPHANT, Trial Attorney
(CA Bar No. 216468)
U.S. Department of Justice
Wildlife & Marine Resources Section

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**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF CALIFORNIA**

CENTER FOR BIOLOGICAL DIVERSITY,

NO. 09-cv-1864-JAH-POR

Plaintiff,

CERTIFICATE OF SERVICE

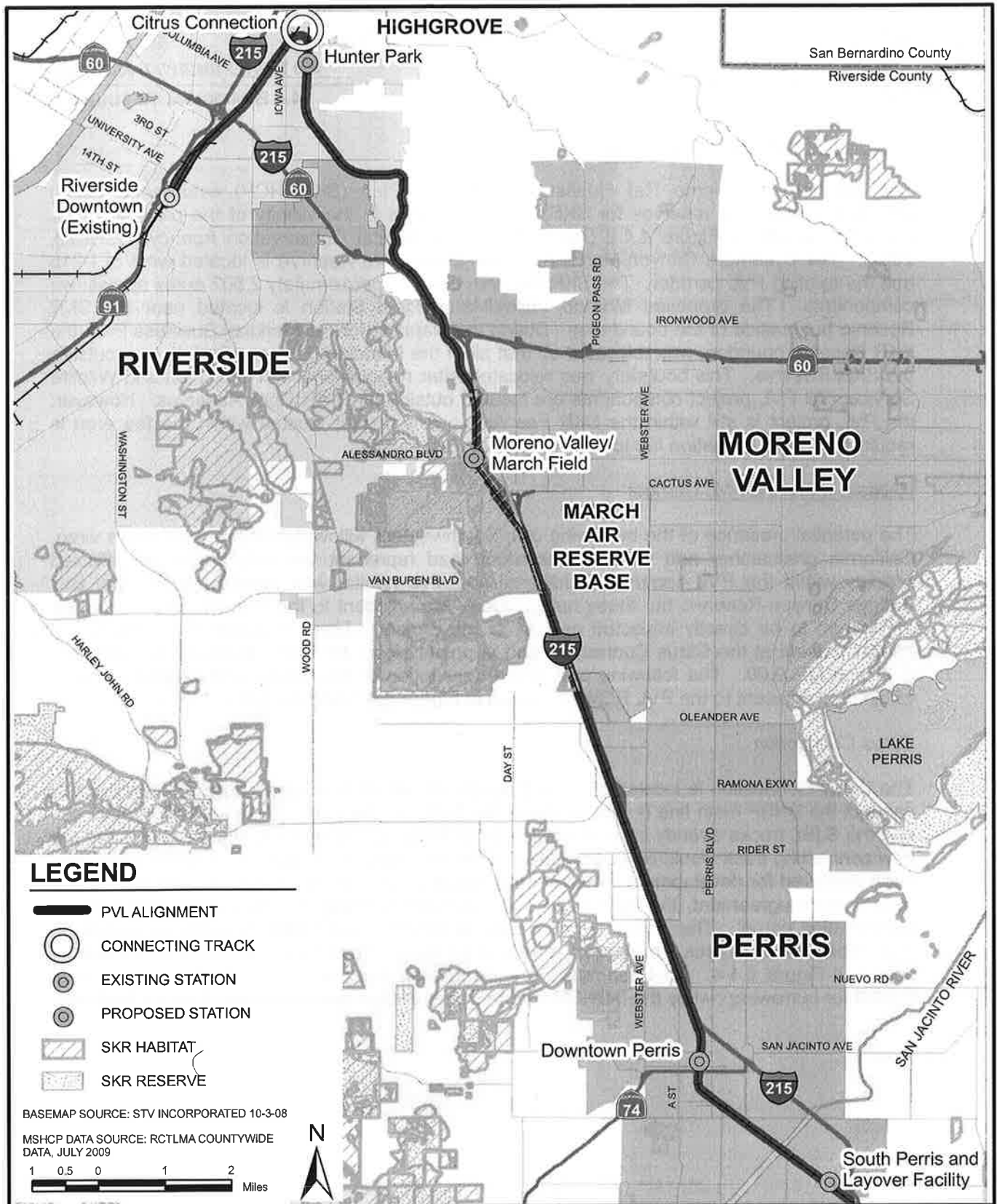
v.

JIM BARTEL, et al

Defendants.

I hereby certify that on April 15, 2010, I electronically filed the foregoing with the Clerk of the Court using the CM/ECF system, which will send notification of such to the attorneys of record.

s/ Joanna K. Brinkman
JOANNA K. BRINKMAN



PROJECT NO.	92666
DRAWN:	12/11/09
DRAWN BY:	JP
CHECKED BY:	RM
FILE NAME:	92666SKratEIR.MXD

**STEPHENS' KANGAROO RAT
HABITATS AND RESERVES**

ENVIRONMENTAL IMPACT REPORT
 RIVERSIDE COUNTY TRANSPORTATION COMMISSION
 PERRIS VALLEY LINE
 RIVERSIDE, CALIFORNIA

FIGURE
4.4-2

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

425B

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

CR

SUBJECT: Tentative Parcel Map No. 35365, Fast Track No. 2007-06
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

NONE - FAST TRACK CUP/PUP/PM

Please schedule on the April 20, 2010 BOS Agenda

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

Notice of Determination
Fish & Game Receipt (CFG5592)

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

Handwritten signature and date: 3-23-10

4/20/10 16.2



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 6, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: TENTATIVE PARCEL MAP NO. 35365
FTA 2007-06

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, April 8, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, April 06, 2010 9:38 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TPM 35365 FTA 2007-06

Received for publication on April 8

Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, April 06, 2010 9:16 AM
To: PE Legals
Subject: FOR PUBLICATION: TPM 35365 FTA 2007-06

Another Notice of Public Hearing, for publication on Thursday, April 8, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE PARCEL MAP IN THE MARCH ZONING AREA – LAKE MATHEWS / WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 20, 2010 at 1:30 P.M.** to consider the application submitted by Hogle-Ireland – Rick Engineering, on **Tentative Parcel Map No. 35365, Fast Track No. 2007-06, Schedule E**, which proposes to subdivide 54.39 gross acres into 6 industrial and commercial parcels (“the project”). The subdivision proposes the creation of reciprocal access agreements for ingress and egress. The project is located southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street in the March Zoning Area – Lake Mathews / Woodcrest Area Plan, First Supervisorial District.

The Planning Department has found that: **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 510** was certified on April 6, 2010 by the Riverside County Board of Supervisors; a mitigation monitoring report was adopted; the previous EIR analyzed all environmental impacts pursuant to applicable legal standards; and, none of the conditions described in California Code of Regulations Section 15162 exist.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BECKY BREWINGTON, PROJECT PLANNER, AT (951) 955-9076 OR EMAIL bbrewing@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147

Dated: April 6, 2010

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 6, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Parcel Map No. 35365 FTA 2007-06

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: April 20, 2010 @ 1:30 PM

SIGNATURE: _____ *Mcgil* _____ DATE: April 6, 2010
Cecilia Gil

Gil, Cecilia

From: Marshall, Tammie [tmarshal@asrclkrec.com]
Sent: Tuesday, April 06, 2010 10:25 AM
To: Gil, Cecilia; Meyer, Mary Ann
Subject: RE: FOR POSTING: TPM 35365 FTA 2007-06

Cecilia,

This project has also been rec'd and posted.

Thank you

Tammie

From: Gil, Cecilia
Sent: Tuesday, April 06, 2010 9:17 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: TPM 35365 FTA 2007-06

Another one for POSTING please....Thank you...Can you pls send confirmation?

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or
proceeding; that on April 6, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Parcel Map No. 35365 FTA 2007-06

to the parties listed in the attached labels, by depositing said copy with postage thereon
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,
92501.

Board Agenda Date: April 20, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: April 6, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/9/09,

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

APN (s) or case numbers Pm 35365 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

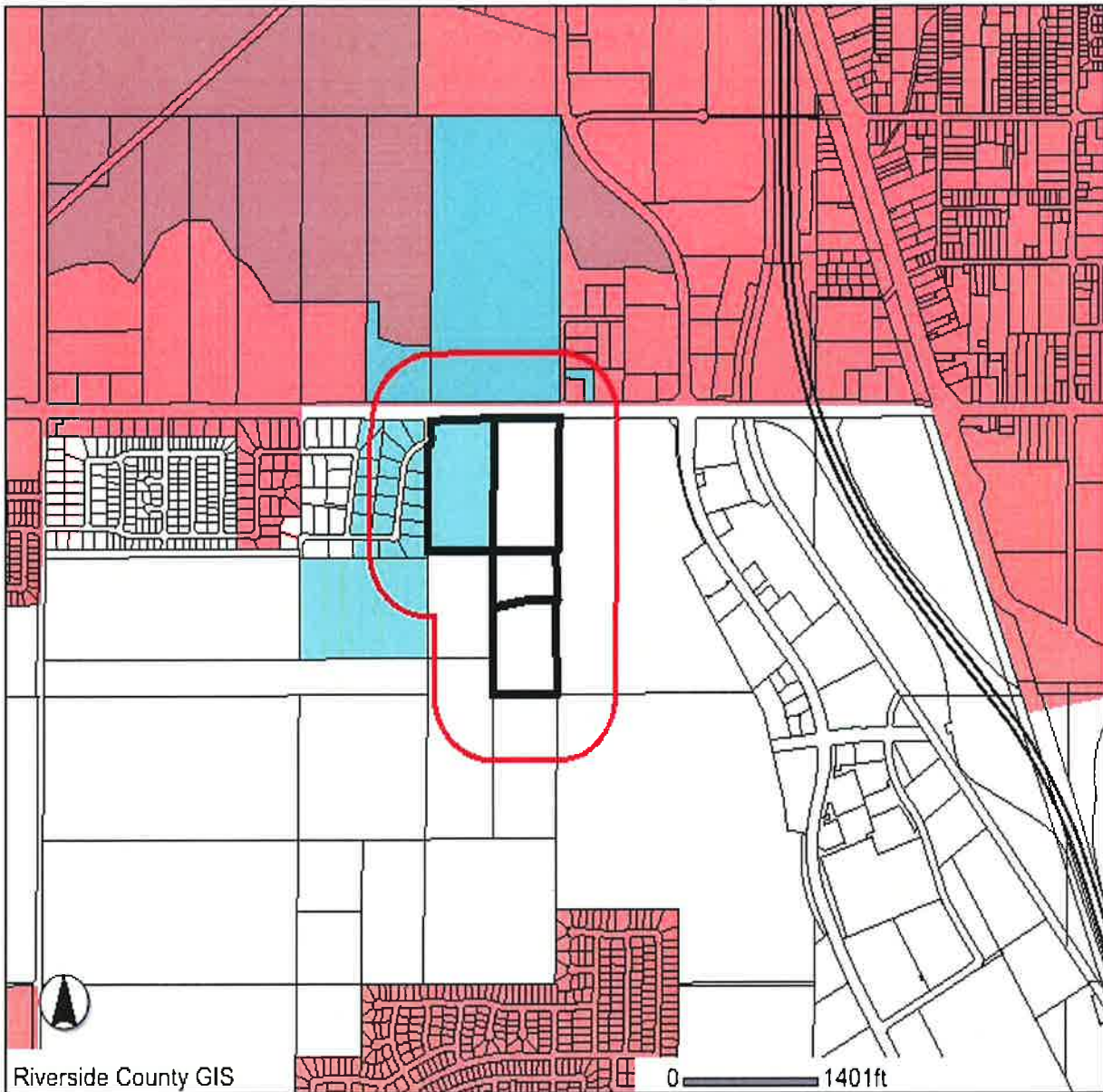
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 11/10/09 
EXPIRES 5/9/10

600 feet buffer



Selected parcel(s):

263-060-021 263-060-032 263-250-064 297-061-005 297-061-006 297-061-007 297-061-008
 297-061-009 297-061-010 297-061-011 297-061-012 297-063-001 297-063-002 297-072-001
 297-072-002 297-072-003 297-072-004 297-072-005 297-073-001 297-073-002 297-073-003
 297-073-004 297-073-005 297-073-006 297-080-004 297-080-007

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...11/9/2009



APN: 263060021 ASMT: 263060021
CORAC ALESSANDRO
C/O GARY EDWARDS
500 NEWPORT CENTER DR 630
NEWPORT BEACH CA 92660

APN: 263060032 ASMT: 263060032
GIBSON RIVERSIDE PROP
2410 YATES AVE
COMMERCE CA 90040

APN: 263250064 ASMT: 263250064
CHRISTIAN E SINGLETARY
RU ANNA SINGLETARY
2023 CHICAGO AVE NO B8
RIVERSIDE CA 92507

APN: 297061005 ASMT: 297061005
ALBERTO URENA
SOCRATES URENA
20620 AVENIDA HACIENDA
RIVERSIDE CA. 92508

APN: 297061006 ASMT: 297061006
ROBERT J GONZALES
LUPE R GONZALES
14050 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061007 ASMT: 297061007
MARILYN SUTTON
14080 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061008 ASMT: 297061008
BARRY Z ZIEGENFUS
BEATRIZ ZIEGENFUS
14110 AVENIDA LUNA
RIVERSIDE CA. 92508

APN: 297061009 ASMT: 297061009
JUDY L TARRIS KRUEGER
14075 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061010 ASMT: 297061010
ARLEN W IRVIN
14055 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061011 ASMT: 297061011
MARK T KOWALLIS
DIANNA T KOWALLIS
14035 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297061012 ASMT: 297061012
RICARDO T ESPIRITU
14015 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297063001 ASMT: 297063001
JORGE GONZALEZ
EMILIA SANCHEZ
14040 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297063002 ASMT: 297063002
NATHANIEL WILLIAM CAMPBELL
14080 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072001 ASMT: 297072001
MICHAEL F VINSON
KAREN VINSON
P O BOX 51015
RIVERSIDE CA 92517

TPM 35365

190



APN: 297072002 ASMT: 297072002
LOUIE M ALVARADO
OPHELIA ALVARADO
20630 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297072003 ASMT: 297072003
WAYNE D PAULSON
BECKY A PAULSON
14205 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072004 ASMT: 297072004
KIM VANTRAN
KIM TRINH THI CHAU
14135 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297072005 ASMT: 297072005
NEIL H ODELL
CHRISTINE T ODELL
14105 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073001 ASMT: 297073001
HERM A ESPIRITU
17318 S BARNHILL AVE
CERRITOS CA 90703

APN: 297073002 ASMT: 297073002
RELPHA MELOCOTON
14140 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073003 ASMT: 297073003
PATRICIA LAURMAN
14212 CAMINO DEL ORO
RIVERSIDE CA. 92508

APN: 297073004 ASMT: 297073004
JAMES THOMSON
LORI J THOMSON
20735 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297073005 ASMT: 297073005
GLEN H MCMULIN
DOLORES V MCMULIN
20685 CAMINO DEL SOL
RIVERSIDE CA. 92508

APN: 297073006 ASMT: 297073006
HSBC BANK USA
C/O MIDLAND MORTGAGE CO
999 N W GRAND BLV STE 100
OKLAHOMA CITY OK 73118

APN: 297080004 ASMT: 297080004
MARCH JOINT POWERS AUTHORITY
C/O ELLEN STEPHENS FINANCE MANAGER
23555 MEYER DR
RIVERSIDE CA 92518

APN: 297080007 ASMT: 297080007
AMSTAR KALIBER
C/O REED PROP GROUP INC
305 N HARBOR BLV STE 215
FULLERTON CA 92832

Supervisor Bob Buster
1st Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor John F. Tavaglione
2nd Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Jeff Stone
3rd Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Roy Wilson
4th Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Supervisor Marion Ashley
5th Supervisorial District
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

John Roth, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Snell, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Petty, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Jim Porras, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Jan Zuppardo, Planning Commissioner
c/o Sophia Nolasco, Planning Commission
Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501

John Snyder, Agricultural Commissioner
Agricultural Commissioner's Office
4080 Lemon Street, Room 19, Basement
Riverside, CA 92501

Chuck Strey, Senior Public Health Engineer
Riverside County Environmental Health Dept.
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Sam Gonzalez
Riverside County Building & Safety Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Warren D. Williams, Chief Engineer
Riverside County Flood Control District
1995 Market Street
Riverside, CA 92501

Carolyn Syms-Luna, Director
Environmental Programs Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Tracy Hobday, Fire Captain
Riverside County Fire Department
2300 Market Street
Riverside, CA 92501

Riverside County Health Agency
Office of Industrial Hygiene
Attn: Steven Uhlman
4065 County Circle Drive
Riverside, CA 92503-3410

Juan Perez, Deputy Director
County of Riverside Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Stanley Sniff, Sheriff
Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501

Riverside County Waste Management Dept.
14310 Frederick Street
Moreno Valley, CA 92553

Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858

Riverside County Clerk
Attention: M. Meyer
2724 Gateway Drive
Riverside, CA 92507

Riverside Transit Agency
Attn: Michael McCoy
1825 Third Street
Riverside, CA 92507-3416

Western Riverside Council of Governments
Attention: Rick Bishop, AICP
4080 Lemon Street, 3rd Floor. MS 1032
Riverside, CA 92501-3609

So. California Association of Governments
Eric H. Roth, Manager,
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

South Coast Air Quality Management District
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

CALTRANS District #8
Office of Forecasting/IGR/CEQA Review
464 W. Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Riverside-Corona Resource Conservation
District
4500 Glenwood Dr., Building A
Riverside, CA 92501

Southern California Agency
Bureau of Indian Affairs
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2154

Center for Community Action & Environmental
Justice
P.O. Box 33124
Riverside, CA 92519

Anne Mayer, Executive Director
Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
P.O. Box 12008
Riverside, CA 92502-2208

California Department of Fish and Game
Inland Desert/Eastern Sierra Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

U.S. Fish and Wildlife Service
Attn: CEQA Reviewer
6010 Hidden Valley Road
Carlsbad, CA 92011

San Bernardino Associated Governments
Attn: Deborah Robinson Barnack
1170 W. 3rd Street, 2nd Floor
San Bernardino, CA 92410-1715

San Bernardino County Transportation Dept
825 East Third Street
San Bernardino, CA 92415-1000

California Department of Food and Agriculture
1220 N Street
Sacramento, CA 95814

ATTN: Robert Martin
Morongo Band of Mission Indians
11581 Potrero Rd.
Banning, CA 92220-6946

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

Riverside County Farm Bureau, Inc.
21160 Box Springs Rd., Suite 102
Moreno Valley, CA 92557

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521-0418

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Kathleen Springer
San Bernardino County Museum: Development
Monitoring Commission
2024 Orange Tree Lane
Redlands, CA 92374-2850

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

Dan Silver, Executive Director
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

Regional Water Quality Control Board #8
CEQA Review
Santa Ana Basin Region
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Riverside County Airport Land Use Comm.
Attn: John Guerin
Riverside County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92501

County of Orange
Env. Planning Service Division
Attn: Tim Neely, Manager
P.O. Box 4048
Santa Ana, CA 92702-4048

Laura Y. Miranda
Deputy General Counsel
Pechanga Tribal Government
12705 Pechanga Road
Temecula, CA 92592

California Native Plant Society
Riverside/San Bernardino Chapter
Attn: Ms. Katie Barrows
53298 Avenida Montezuma
La Quinta, CA 92253

Riverside Co. Public Library System
3392-A Durahart Street
Riverside, CA 92507

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

CA. Department of Transportation
Division of Aeronautics
1120 N. Street, Room 3300
Sacramento, CA 95814

California Dept. of Toxic Substance Control
Attn: Ken Chiang
9211 Oakdale Avenue
Chatsworth, 91311-6505

Sierra Club, San Gorgonio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501

Federal Highway Administration,
U.S. Department of Transportation
650 Capitol Mall, Suite 4100
Sacramento, CA 95814

Larry Lapre'
Audubon Society,
San Bernardino Valley
P.O. Box 10973
San Bernardino, CA 92423-0973

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: Crystal L. Marquez
911 Wilshire Blvd.
Los Angeles, CA 90017

California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504

Center for Biological Diversity
1095 Market St., Ste. 511
San Francisco, CA 94103-1628

AIS Coordinator
Riverside District, U.S. Post Office
4150 Chicago Ave.
Riverside, CA 92507-9998

Cultural Resources Committee, Pechanga Band of
Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California State
Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

Metropolitan Water District of So. California
Attn: Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

California State Park & Recreation Commission
1416 9th Street
P.O. Box 942896
Sacramento, CA 95814

Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500

BNSF Railway Company
Attention: Robert E. Brenda
Director Industrial Development
740 East Carnegie Drive
San Bernardino, CA 92408

Alvord Unified School District
10365 Keller Ave.
Riverside, CA 92505-1349

Omnitrans
1700 West Fifth Street
San Bernardino, CA 92411

Robin Zimpfer, Asst. County Executive Officer
Riverside County Economic Development Agency
1325 Spruce Street, Suite 400
Riverside, CA 92507

George J. Spiliotis, Executive Officer
Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

City of Rialto
Planning Department
131 S. Willow Avenue
Rialto, CA 92376

Ernest Egger, Director of Planning
Community Development
City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223

Jennifer Wellman, Planning Director
City of Blythe
235 North Broadway
Blythe, CA 92225

Oscar Orci, Community Development Director
City of Banning
99 E. Ramsey Street
Banning, CA 92220-0090

Mario Suarez, City Planner
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

Leisa Lukes, City Planner
Planning Division, Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Gus Romo, Community Development Director
City of Calimesa, Planning Department
908 Park Avenue
Calimesa, CA 92320

Christine Kelly
Community Development Director
City of Chino Hills
2001 Grand Ave.
Chino Hills, CA 91709-4868

Carmen Manriquez, Community Development
Director
City of Coachella
1515 Sixth St.
Coachella, CA 92236

Charles E. Coe, AICP, Community Development
Director
City of Chino
13220 Central Ave.
Chino, CA 91710

Brad Robbins, Planning Director
Community Development Dept.,
City of Corona
400 South Vicentia Avenue
Corona, CA 92882

Larry Grafton, Planning Manager
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

David R. Zamora, Director
Community Development Department
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Gary L. Koontz
Community Development Director
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313-5295

Richard Masyczek, Planning Director
City of Hemet
445 E. Florida Avenue
Hemet, CA 92543

Don Williams, Director of Community Developme
Fontana City Hall
8353 Sierra Avenue
Fontana, CA 92335

Steve Copenhaver, Director of Community Dev.
City of Indio
100 Civic Center Mall
Indio, CA 92201

Rolfe Preisendanz, Community Development
Director
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

Corrie D. Kates, Community Development Director
City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210-7497

Deborah Woldruff, Community Development
Director
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

John Terell, Planning Official
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

Les Johnson, Planning Director
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247

James Daniels, Director of Community
Development
City of Norco
2870 Clark Ave.
Norco, CA 92860

Jerry L. Blum, Planning Director
City of Ontario
303 East "B" St.
Ontario, CA 91764

Mary Lanier, Planning Manager
City of Murrieta
26442 Beckman Ct.
Murrieta, CA 92562

Craig Ewing, Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Brad Eckhardt, Planning Manager
City of Perris
101 N. "D" Street
Perris, CA 92570-1998

Lauri Aylaian, Community Development &
Planning Director
City of Palm Desert
73-510 Fred Waring Dr.
Palm Desert, CA 92260

Jeffrey L. Shaw, Director
Community Development Department
City of Redlands
35 Cajon Street, Suite 20
Redlands, CA 92373

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Randy Bynder, Director
Community Development Department,
City of Rancho Mirage
69-825 Hwy. 111
Rancho Mirage, CA 92270

Asher Hartel, Director of Planning
City of San Jacinto
595 S. San Jacinto Avenue, Building A
San Jacinto, CA 92583

Debbie Ubnske, Director of Planning
City of Temecula
43200 Business Park Drive
P.O. Box 9033
Temecula, CA 92589-9033

Valerie C. Ross, Director
Development Services Department
City of San Bernardino
300 N. "D" Street, 3rd Floor
San Bernardino, CA 92418

Kurt Christiansen, Community Development
Director
City of Yorba Linda
4845 Casa Loma Avenue
Yorba Linda, CA 92885

John McMains, Community Development Director
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Sheri Vander Dussen, Planning Director
City of Anaheim
200 S. Anaheim Blvd.
Anaheim, CA 92805

City of Yuma Community Planning Division
One City Plaza
PO Box 13013
Yuma, Arizona 85366-3013

Bob Dawson, Planning Director
San Bernardino County
385 N. Arrowhead Ave.
San Bernardino, CA 92415

Eric Gibson, Interim Director
San Diego County Planning Department
5201 Ruffin Rd., Suite B
San Diego, CA 92123

Bryan Speegle, Director
Orange County Resources & Development
Management Department
300 N. Flower St.
Santa Ana, CA 92703-5000

Jurg Heuberger, AICP, Director
Imperial County Planning & Development Services
Department
801 Main St., Suite B-1
El Centro, CA 92243-2811

Scott Bernhart, Director
La Paz County Community Development
Department
1112 Joshua Ave., Suite 202
Parker, AZ 85344

Growth Management,
U.S. Postal Service
P.O. Box 9998
Riverside, CA 92507-9998

ATTN: Dick Encinas
Lake Mathews Estates
Community Assoc.
20625 Villa Knoll
Perris, CA 92570

ATTN: Cindy Ferry
Lake Mathews Talks
16115 Rocky Bluff Rd.
Gavilan Hills, CA 92570-7471

ATTN: Borre Winckel
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

Larry Parrish, County Executive Officer
County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501

ATTN: Assemblyman John J. Benoit
California State Assembly
64th District
1223 University Ave., Suite 230
Riverside, CA 92507

Senator Robert Dutton
California State Senate, 31st District
8577 Haven Avenue, Suite 210
Rancho Cucamonga, CA 91730

Assemblyman Kevin Jefferies
California State Assembly
66th District
41391 Kalmia Street, Suite 220
Murrieta, CA 92562

Representative Ken Calvert
California State Representatives
44th District
3400 Central Ave., Suite 200
Riverside, CA 92506

ATTN: Assemblyman Ray Haynes
California State Assembly
66th District
27555 Ynez Rd., Suite 205
Temecula, CA 92591

ATTN: Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., Suite 112
Palm Desert, CA 92260-2574

ATTN: Nadell Gayou
California State
Water Resources Control Board
1001 I St.
Sacramento, CA 95814-2828

ATTN: Art Cassel
Community Association of
Lake Mathews
18350 Harley John Rd.
Lake Mathews, CA 92504-9648

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

ATTN: Nancy Lacey
Greater Lake Mathews
Rural Trails Association
18605 Chickory Dr.
Lake Mathews, CA 92504

Mockingbird Canyon
Homeowners' Assoc.
P.O. Box 9088
Riverside, CA 92504

Public Utilities Department,
City of Riverside
3460 Orange St.
Riverside, CA 92501-2822

Residents Association of Greater Lake
Mathews
14176 Grande Vista Ave.
Lake Mathews, CA 92570-8820

ATTN: District Manager
Resource Conservation District,
Riverside-Corona
4500 Glenwood Dr., Building A
Riverside, CA 92501

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Riverside Water Company
3900 Main St.
Riverside, CA 92501

Riversiders for Reasonable Growth
7463 Dufferin Ave.
Riverside, CA 92504

West Riverside Canal Company
7141 Valley Way
Riverside, CA 92517-5286

*Office of Planning & Research
PO Box 3044
Sacramento CA
95812-3044*

City of Riverside Public Library - Main Library
Attn: Reference Librarian
3581 Mission Inn Avenue
Riverside, CA 92501

University of California Riverside
Tomas Rivera Library
Attn: Government Publications Dept.
3401 Watkins Drive
Riverside, CA 92521

Keith G. Owens, P.E.
Principal Engineer
Western Municipal Water District
P.O. Box 5286, Riverside, CA
92517-5286

Pam Steele
Hogle-Ireland, Inc.
1500 Iowa Street, Suite 110
Riverside, CA 92507

Craig M. Reed
Amstar/Kaliber, LLC
305 N. Harbor Boulevard, Suite 325
Fullerton, CA 92832

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

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

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

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Applicant:
Hogle-Ireland, Inc.
1500 Iowa St., Ste. 110
Riverside, CA 92507

Eng-Rep:
Rick Engineering
12230 University Ave., Ste 240
Riverside, CA 92507

Owner:
Amstar/Kaliber, LLC
305 N Harbor Blvd.
Fullerton, CA 92832

⑨ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD | ② ADVERTISING/CLIENT NAME

04/08/10 - 04/08/10 | BOARD OF SUPERVISORS
 ⑤ BILLING DATE | FOR BILLING INFORMATION CALL

⑩ PAGE NO

04/08/10 | (951) 368-9713
 ③ TOTAL AMOUNT DUE | ④ UNAPPLIED AMOUNT

TERMS OF PAYMENT 1

227.50

Due Upon Receipt

⑥ BILLED ACCOUNT NAME AND ADDRESS

⑦ BILLED ACCOUNT NUMBER | REP NO

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

045202

LE04

Statement #: 56534103 Amount Paid \$ _____ Your Check # _____

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⑪ DATE	⑫ REFERENCE	⑬ ⑭ ⑮ DESCRIPTION OTHER COMMENTS/CHARGES	⑯ ⑰ SAU SIZE ⑱ BILLED UNITS	⑲ RATE	⑳ GROSS AMOUNT	㉑ NET AMOUNT
04/08	4174751 C0	TPM 35365 FTA 2007-06 Class : 10 Ctext Ad# 10224102 Placed By : Cecilia Gil	175 L	1.30		227.50

Planning
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 190 pt = 2 hrs
 TPM 35365


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⑳ CURRENT NET AMOUNT DUE	㉒ 30 DAYS	㉓ 60 DAYS	㉔ OVER 90 DAYS	㉕ UNAPPLIED AMOUNT	㉖ PLEASE PAY THIS AMOUNT
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 * UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

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	① BILLING PERIOD	② BILLED ACCOUNT NUMBER	③ ADVERTISER/CLIENT NUMBER	④ ADVERTISER/CLIENT NAME
56534103	04/08/10 - 04/08/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: TPM 35365 FTA 2007-06

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04-08-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Apr. 8, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10224102

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE PARCEL MAP IN THE MARCH ZONING AREA - LAKE MATHEWS / WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, April 20, 2010 at 1:30 P.M. to consider the application submitted by Hogle-Ireland - Rick Engineering, on Tentative Parcel Map No. 35365, Fast Track No. 2007-06, Schedule E, which proposes to subdivide 54.39 gross acres into 6 industrial and commercial parcels ("the project"). The subdivision proposes the creation of reciprocal access agreements for ingress and egress. The project is located southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street in the March Zoning Area - Lake Mathews / Woodcrest Area Plan, First Supervisorial District.

The Planning Department has found that: **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because ENVIRONMENTAL IMPACT REPORT NO. 510 was certified on April 6, 2010 by the Riverside County Board of Supervisors; a mitigation monitoring report was adopted; the previous EIR analyzed all environmental impacts pursuant to applicable legal standards; and, none of the conditions described in California Code of Regulations Section 15162 exist.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BECKY BREWINGTON, PROJECT PLANNER, AT (951) 955-9076 OR EMAIL bbrewing@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the pub-

lic hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147

Dated: April 6, 2010
Kecla Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 4/8



Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
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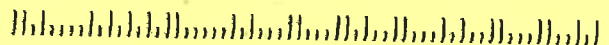
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Mary Lanier, Planning Manager
 City of Murrieta
 26442 B
 Murrieta

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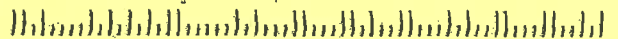
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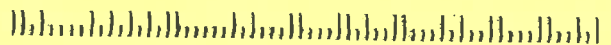
ATTN: Assemblyman Ray Haynes
 California State Assembly
 66th Dis
 27555 Ynez Rd
 Temecula, CA

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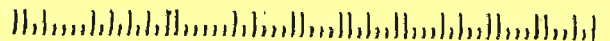
Laura Y. Miranda
 Deputy General Counsel
 Pechanga Tribal
 12705 Pechanga
 Temecula, CA

NIXIE 923 DE 1 00 04/08/10

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ATTN: Assemblyman John J. Benoit
 California State Assembly

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 Rive

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 ASSEMBLYMAN JOHN J. BENOIT
 5223 CANYON CREST DR STE 380
 RIVERSIDE CA 92507-6324

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San Francisco, CA 94103-1628

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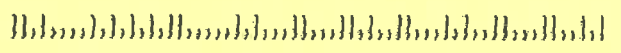
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Keith G. Owens, P.E.
 Principal Engineer
 Western Municipal Water District
 P.O. Box 5286, Riverside, CA
 92517-5286

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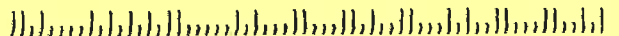
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ATTN: Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., Suite 112
Palm Desert

NIXIE 923 DC 1 00 04/10/10

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Sam Alhadeff

Address: 41607 MARQUARDT RD # 103
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92591

Phone #: 957 7193640

Date: 4/20 **Agenda #** 1602

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**
APPROVAL

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

Large map filed with item