

Plot PLAN:TRANSMITTED Case #: PP22636

Parcel: 178-150-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop eight (8) industrial and manufacturing buildings, Rubidoux Development Industrial Park, with a total building area of 108,000 square feet with 72,000 square feet of storage space, 12,000 square feet of office space, 24,000 square feet of fabrication space, 56,371 square feet of landscaping area (20%) and 168 parking spaces on a 6.45 gross (6.04 net) acre site with a floor area ratio of 0.38 (Light Industrial requires a 0.25 - 0.60 floor area ratio). The project also proposes to improve 26th Street with curb and gutter to discharge onsite runoff to an existing catch basin at the intersection off Hall Avenue and 26th Street.

The project site is located in the Community of Belltown of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of 26th Street and easterly of Rubidoux Boulevard.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 22636. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22636 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

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

RECOMMND

APPROVED EXHIBIT B = Project Elevations (Sheets 1-16) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-9) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

APPROVED EXHIBIT G = Conceptual Grading Plan (Sheets 1-2) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-9) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-3) for Plot Plan No. 22636 Amended No. 3, dated July 23, 2008.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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- 10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND
Control & Water Conservation District.
- 10.BS GRADE. 10 USE - MINIMUM DRNAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.
- 10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".
- 10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND
Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.
- 10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND
All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.
- 10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.
- 10.BS GRADE. 15 USE - RETAINING WALLS RECOMMND
Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.
- 10.BS GRADE. 16 USE - CRIB/RETAIN'G WALLS RECOMMND
Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to

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10.BS GRADE. 16 USE - CRIB/RETAIN'G WALLS (cont.) RECOMMND

standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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

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

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

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permittee shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls may be evaluated by the Department of Building and Safety periodically to very compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more are required to keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site

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10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.)

RECOMMND

and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC compliance. All commodities stored, rack dimensions,

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10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE (cont.) RECOMMND

placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC , 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent

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10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 22636 is a proposal for an Industrial Park on a 6.5 acre in the Rubidoux area. The property is located east of Rubidoux Blvd and south of 26th St.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site naturally drains northeast to 26TH Street and then to the catch basin at the intersection of 26th Street and

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

RECOMMND

Hall Avenue.

The District will not require this project to mitigate for increased runoff as flows leaving the site will be discharged to an existing catch basin at the intersection off Hall Avenue and 26th Street which is considered an adequate outlet but mitigation for the water quality will be required. Since the catch basin is further down the road the District understands that the developer shall improve the 26th Street with curb and gutter on the south side to get credit for an adequate outlet.

The revised Water Quality Plan dated May 2008 was received and reviewed by the District.

The project proposes to mitigate the impacts to water quality with grassy swales along the eastern, western and northern boundary of the site. Onsite runoff is directed to these grassy swale which outlets to 26th Street.

This concept is acceptable to the District; however the grassy swales design and calculations may require modifications during final engineering. It should be noted that to determine the length of grassy swale the District recommends using the worksheet from the water quality manual.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

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

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown

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10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that

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10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT 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

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING. 2 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 2 USE - INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10. PLANNING. 3 USE - GEO 1862

RECOMMND

County Geologic Report (GEO) No. 1862, submitted for this project (PP22636 & PM35267), was prepared by NorCal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development - Located at the Southwest Corner of Rubidoux Boulevard and 26th Street, Belltown, in the County of Riverside, California", dated July 25, 2006. Additionally, NorCal Engineering and their consultant prepared the following responses:

1. "Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at Southwest Corner of Rubidoux Boulevard and 26th Street, Belltown, in the County of Riverside, California" dated August 30, 2007.

2. "Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at Southwest Corner of Rubidoux Boulevard and 26th Street, Belltown, in

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10. PLANNING. 3 USE - GEO 1862 (cont.)

RECOMMND

the County of Riverside, California" dated August 30, 2007.

3. "Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Southwest Corner of Rubidoux Boulevard and 26th Street, Belltown, County of Riverside, California" prepared by Andrew Stone, Engineering Geology and dated August 31, 2007.

4. "Second Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at Southwest Corner of Rubidoux Boulevard and 26th Street, Belltown, in the County of Riverside, California" dated September 14, 2007.

These reports are now included as part of GEO No. 1862.

GEO No 1862 concluded:

1. Based on literature research, aerial photo interpretation and site work performed, the consultant determined that no known active faults trend toward or across this site and therefore the potential for this site to be affected by surface fault rupture is considered low.

2. Based on the lack of groundwater in the borings advanced for this project and groundwater data collected from nearby water wells it was determined that the current and historic high groundwater levels in this area exceed 50 feet. Based on the depth to groundwater and the data indicating that the deeper site soils are relatively dense, it was concluded that the potential for this site to be affected by seismically induced liquefaction is low.

3. With the exception of groundshaking, the potential for this site to be affected by other secondary seismic hazards such as dynamic settlement, seismically induced landsliding or flooding and/or seiche/tsunami is considered low. The site should be expected to experience peak horizontal ground accelerations of about 0.42 g from a magnitude 6.6 earthquake along the San Jacinto (San Bernardino segment) fault which is about 6 miles away. This earthquake has a 10% probability of exceedence in 50 years.

GEO No 1862 recommended:

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10. PLANNING. 3 USE - GEO 1862 (cont.) (cont.)

RECOMMND

1. All vegetation, organics and other deleterious materials should be removed from the site prior to grading and properly disposed of offsite. All upper fill/disturbed soils, estimated at about 1 to 1 1/2 feet thick, shall be removed to expose native soils exhibiting an in-place relative compaction of at least 85% of the maximum dry density as determined by ASTM D-1557. The exposed approved surface should be scarified to a depth of 12 inches, brought to within 2% of optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D-1557 and verified by field density testing.

2. The loose near surface soils should be removed to such a depth as to provide a minimum of two feet of compacted fill beneath all footings and slabs. All fill soils should be cleaned of organics or any other deleterious materials, be placed in layers not exceeding six inches in thickness, moisture conditioned to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D-1557 and verified by field density testing.

3. All structures should be designed in accordance with the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 10 km from a UBC Type B seismic source and overlying a UBC Type Sd soil.

GEO No. 1862 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1862 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, Tentative Parcel Map No. 35267 shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 6 p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial uses: If number of workers cannot be determined:

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10.PLANNING. 10 USE - BASIS FOR PARKING (cont.) RECOMMND

1 space per 250 square feet of office area, PLUS 1 space per 500 square feet of fabrication area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 12,000 square feet of office area, 24,000 square feet of fabrication area and 72,000 square feet of storage area with a total building area of 108,000 square feet that requires 168 parking spaces. The project is providing a total of 168 parking spaces.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a

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10. GENERAL CONDITIONS

10. PLANNING. 22 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND

permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10. PLANNING. 23 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10. PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

A) 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above). Building design must be shown to reduce interior noise to at or below 45 Ldn for the office buildings along Rubidoux Blvd.

3. The applicant shall first pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists. Fill out the Industrial Hygiene's Acoustical Review Application Form.

10. PLANNING. 25 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of

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10. GENERAL CONDITIONS

10. PLANNING. 25 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10. PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

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

10. PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10. PLANNING. 29 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10. PLANNING. 35 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 40 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 41 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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10.PLANNING. 41 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 42 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 43 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

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10. GENERAL CONDITIONS

10. PLANNING. 45

USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 17, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located east of Rubidoux Boulevard and south of 26th Street, in the Jurupa Area Plan. It should be noted that the project is located approximately 300 feet easterly of the closed Belltown Landfill, a 15-acre facility which operated from 1956 to 1964 as a burn site for waste. The proposed project is also approximately 850 feet southeast of the closed West Riverside Landfill, a 72-acre facility which operated from 1965 to 1993. Groundwater and gas monitoring at the sites indicate that there are no groundwater or air quality issues stemming from the closed facilities.

In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety

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10. GENERAL CONDITIONS

10. PLANNING. 45 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Department through site inspection.

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951)

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND
486-3351.

TRANS DEPARTMENT

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR.

RECOMMND

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

60.BS GRADE. 6 USE-G2.14OFFSITE 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. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

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

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

RECOMMND

A recorded easement is required for off site drainage facilities.

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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. 10 USE IMPORT/EXPORT

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE 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. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 4 USE - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for monitoring services as recommended in the Paleontological Resources Assessment report prepared by Michael Brandman Associates, dated August 10, 2007, for this project. The developer shall submit a copy of a fully executed contract for these services including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit to the County Archaeologist a report of the results of the monitoring upon conclusion of monitoring activities. A pregrade meeting between the paleontologist and the excavation and grading contractor shall be required prior to commencing work. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 22636, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 18 USE - COA MET ONCE RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - conditions of approval for Plot Plan No. 22636 shall only be met once and not to be met again with Parcel Map No. 35267 and visa versa, if repeated conditions of approval occur.

60.PLANNING. 19 USE - REQD LAND COMPLIANCE RECOMMND

No grading permits shall be issued until Certificate of Compliance Nos. 6503 and 6504 have been approved and recorded by the Planning Department, or until Tentative Parcel Map No. 35267 has been surveyed and a FINAL MAP thereof prepared and approved by the County Transportation Department - Survey Division, whichever comes first, and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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

60.TRANS. 2 USE - OBTAIN L&LMD APPLICATION RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

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

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 6 USE CONSTRUCT CURB & GUTTER RECOMMND

The developer shall improve the 26th Street with curb and gutter on the south side to get credit for an adequate outlet.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Public Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS B and M.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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

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

80.PLANNING. 16 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 17, 2007, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 22636, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 25 USE - LANDSCAPE PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Jurupa Community Services District, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the Jurupa Community Services District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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. 27 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 28 USE - LC LNDSCP COMMN AREA MNT RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

80.PLANNING. 29 USE - SHERIFF LETTER RECOMMND

Prior to the issuance of a building permit, the Riverside County Planning Department shall verify compliance with the conditions contained in the Riverside County Sheriff letter dated April 13, 2007.

80.PLANNING. 30 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - TITLE 24 BLD EFF STNDARD (cont.)

RECOMMND

Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

TRANS DEPARTMENT

80.TRANS. 1 USE - GEOMETRICS

RECOMMND

The intersection of Rubidoux Boulevard (NS) at Project Driveway Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane and one shared through/right turn lane
Southbound: one through lane and one shared through/right turn lane
Eastbound: one shared left/through/right turn lane
Westbound: one shared left/through/right turn lane

NOTE: The project proponent shall install appropriate channelization and signage at the project driveway on Rubidoux Blvd. to facilitate right-in/right-out access only. Left turn access is prohibited at this driveway.

80.TRANS. 5 USE - R-O-W DEDICATION 1/SUR

RECOMMND

Sufficient public street right-of-way along Rubidoux Boulevard shall be conveyed for public use to provide for a 59 foot half-width right-of-way.

Sufficient public street right-of-way along 26th Street shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - STREETLIGHTS - L&LMD RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

80.TRANS. 12 USE - 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.

80.TRANS. 16 USE - STREETLIGHT PLAN 1 RECOMMND

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

80.TRANS. 17 USE - LANDSCAPING COMM/IND RECOMMND

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

Landscaping plans shall be designed within Rubidoux Boulevard and 26th Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement'

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 5 USE 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 USE - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) copies on CD of the Paleontology Monitoring report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of one hundred and sixty-eight (168) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 6 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of eight (8) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the local sheriff's office."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 13 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 18 USE - TRASH ENCLOSURES RECOMMND

Eight (8) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 17, 2007, summarized as follows:

1. Prior to final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the

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

RECOMMND

appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 22636 is calculated to be 6.04 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 22636 has been calculated to be 6.04 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

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90.PLANNING. 32 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 33 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 34 USE - SHERIFF LETTER RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Riverside County Planning Department shall verify compliance with the conditions contained in the Riverside County Sheriff letter dated April 13, 2007.

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the industrial park. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING (cont.) RECOMMND

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

TRANS DEPARTMENT

90.TRANS. 1 USE - 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 limit of construction 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35267 and "EDA" Project Coordinator Cathy Wampler at (951) 955-6803.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 7 USE - WRCOG TUMF RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 9 USE - STREETLIGHTS INSTALL

RECOMMND

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

Streetlight 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. 11 USE - UTILITY PLAN

RECOMMND

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

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90.TRANS. 12 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 13 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rubidoux Boulevard and 26th Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 14 USE - EXISTING MAINTAINED

RECOMMND

Rubidoux Boulevard along project boundary is a paved County maintained road and designated as a Major Highway and shall be improved with 38' AC pavement, 8" concrete curb and gutter, located 38 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59')

NOTE 1: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

NOTE 2: Driveways shall be constructed per Standard No. 207A, Ordinance 461.

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90.TRANS. 15 USE - PART-WIDTH

RECOMMND

26th Street along project boundary is a paved County maintained road and designated as Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side), 6" concrete curb and gutter and 6' sidewalk adjacent to the curb line within a 72' full-width dedicated right-of-way (39' on project side and 33' on opposite side) in accordance with County Standard No. 111.

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

2. Driveway shall be constructed per County Standard No. 207A, Ordinance 461.

90.TRANS. 16 USE - R-O-W DEDICATION/SUR

RECOMMND

Sufficient public street right-of-way along Rubidoux Boulevard shall be conveyed for public use to provide for a 59 foot half-width right-of-way.

Sufficient public street right-of-way along 26th Street shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

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

DATE: April 9, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Information Technology
Riv. Transit Agency
Riv. Sheriffs Department
Riv. Waste Management Dpt.

Jurupa Area Recreation & Parks Dist.
Riv. Airport Land Use Commission
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux CSD
SCE
Southern California Gas
Regional Water Quality Control Board
EIC
Sobobas Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

PLOT PLAN NO. 22636, AND TENTATIVE PARCEL MAP NO. 35267 – EA41306 – Applicant: Rigo Vasquez – Engineer/Representative: Hatem Sayed – Second Supervisorial District - Rubidoux Zoning District - Jarupa Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Easterly of Rubidoux Boulevard and Southerly of 26th Street – 6.5 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial - **REQUEST:** The Plot Plan proposes eight (8) R&D/Industrial buildings of 12,000 square feet each, for a total of 96,000 square feet of building area. The project includes 42,546 square feet of landscaping, 159 parking stalls, and 0.32 acres of dedicated right-of-way. Additionally, the Schedule E subdivision is of 6.5 gross acres into eight (8) lots for financing purposes. Parcel 1 is 33,254 square feet (gross), Parcel 2 is 30,084 square feet (gross), Parcel 3 is 32,075 square feet (gross), Parcel 4 is 27,982 square feet (gross), Parcel 5 is 32,056 square feet (gross), Parcel 6 is 28,063 square feet (gross), Parcel 7 is 40,857 square feet (gross), and Parcel 8 is 38,708 square feet (gross) for a total of 263,079 square feet (gross). - APN(s): 178-150-008, 178-150-009 - Related Cases: N/A - Concurrent Cases:N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 3, 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 **Brian Moore**, Project Planner, at (951) 955-2137 or email at bmoore@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.



December 16, 2010

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Plot Plan No. 22636

A noise study is required to address requirements for determining and mitigating from the Rubidoux development industrial park regarding noise impacts to the interior and to the surrounding area. A noise study will be required prior to pulling building permits for the Plot Plan.

Noise standards to be addressed:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels.

A) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above). Building design must be shown to reduce interior noise to at or below 45 Ldn for the office buildings along Rubidoux Blvd.

3. The applicant shall first pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists. Fill out the Industrial Hygiene's Acoustical Review Application Form.

Please contact Steven Hinde if you have any questions.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 17, 2007

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

RE: Plot Plan No. 22636

Proposal: The Plot Plan proposes to construct eight (8) R&D/Industrial buildings

APNs: 178-150-008, -009

Dear Mr. Moore:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located east of Rubidoux Boulevard and south of 26th Street, in the Jurupa Area Plan. It should be noted that the project is located approximately 300 feet easterly of the closed Belltown Landfill, a 15-acre facility which operated from 1956 to 1964 as a burn site for waste. The proposed project is also approximately 850 feet southeast of the closed West Riverside Landfill, a 72-acre facility which operated from 1965 to 1993. Groundwater and gas monitoring at the sites indicate that there are no groundwater or air quality issues stemming from the closed facilities.

In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Ryan Ross
Planner

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC - PO Box 1409
Riverside, CA 92502-1409
ATTN: Brian Moore, Project Planner

April 13, 2007

RE: Plot Plan No. 22636; Tentative Parcel Map No. 35267; EA No. 41306
APN: 178-150-008, 178-150-009; Related Cases: N/A; Concurrent Cases: N/A
Applicant: Rigo Vasquez; Engineer/Representative: Hatem Sayed
Project: 8 Industrial Building Complex

Dear Mr. Moore,

Thank you for the opportunity to comment on the above indicated request. The proposal includes the request to develop some 6.5 gross acres with eight industrial buildings of 12,000 square feet each, 42,546 square feet of landscaping, 159 parking stalls and subdivision of the indicated lots into eight separate parcels. The project is located within the Rubidoux Zoning District, Jurupa Area Plan and the 2nd Supervisorial District.

The Riverside County Sheriff's Department has identified several issues and concerns relative to law enforcement and public safety, which addresses requirements, recommendations and conditions for approval on the project.

Final and Post Construction:

1. Property Signs:

The entire project area shall post the following signs and tenant businesses shall enforce the civil laws for their respective leased premises.

- A. "No Trespassing & Loitering" signs shall be displayed prominently throughout the project area at all businesses (602 P.C.). These signs should be prominently displayed along the rear of the business locations to discourage loitering and vagrancy.
- B. Further recommendations may apply for signs which restrict Skateboard & Rollerblade devices and / or private property parking restrictions (Riverside County Ordinance, C.O. 792).

2. Lighting:

The project area must have an inclusive lighting plan conducted by professional firm. The installation of adequate lighting standards with the proper type light and lumens for the area will require review by the Sheriff's Department.

3. Convex Mirror(s):

Due to limited visibility, the installation of convex mirror type devices may be required to improve safety for the public and employees, to limit vehicular and pedestrian accidents, as well as, decrease premises liability. These devices may be appropriate at the corners of buildings, stairwells or blind spots.

4. Refuse Containment Areas:

According to the proposed plan, the building has a trash or refuse container with enclosed area. The metal door(s) to the containment area shall have a locking device. The doors should remain locked at all times, absent trash being discarded, which should preclude unlawful dumping at the site and / or homeless shelter problems.

5. Graffiti Resistant Surfaces, Walls and Monuments:

The property owner shall be required to maintain the property, as well as, the leased tenants with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.

The property owner or designated responsible party shall be familiar with C.O. 704.1, Amendment to the Riverside County Ordinance for the Abatement of Graffiti.

6. Address Numbering:

All the buildings shall have displayed address numerics of a size and contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). Further, the numerics for the separate buildings shall be displayed atop the roofs (minimum size 1' x 4') contrasting color from the roofline.

Construction Phases:

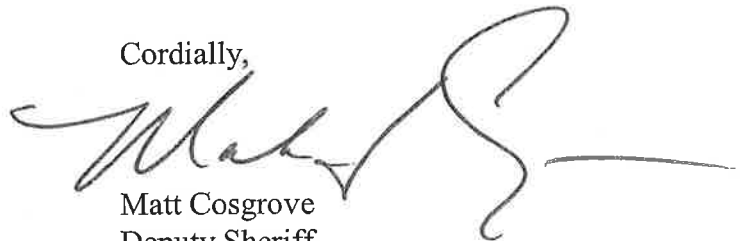
1. The construction site(s) for the various businesses should have respective material storage areas established and enclosed a six (6) foot chain link fence. This will minimize the theft of materials and / or equipment.
2. A list of the serial numbered property, equipment, and / or licensed vehicles should be maintained at both, the site (contractors office) and off-site to provide a back-up copy of the listed property. The inventory of these items would assist in the proper reporting to law enforcement should any theft occur.
3. The public and non-essential employees should be restricted in access to the construction site.
4. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and builders name, address and phone number should be posted at the work site.

The site should have a clearly designated point of contact, such as a trailer or office. Post the emergency and non-emergency numbers for the fire department, law enforcement and ambulance service within the local area. The address for the location(s) should be posted visibly from the street and posted near phones at the site. Any phones blocked for outgoing calls should not be blocked from calling 9-1-1.

5. Visibility into the construction site should not be intentionally hampered. Areas under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

Should the applicant, architect, planner or Land Development Committee have any questions regarding the above issues and conditions, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,



Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
CPTED Coordinator

cc: - RSO, Admin.
- JVS File

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

RECEIVED

DATE: April 9, 2007

APR 12 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Information Technology
Riv. Transit Agency
Riv. Sheriffs Department
Riv. Waste Management Dpt.

FACILITY PLANNING
Jurupa Area Recreation & Parks Dist.
Riv. Airport Land Use Commission
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux CSD
SCE
Southern California Gas
Regional Water Quality Control Board
EIC
Sobobas Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

PLOT PLAN NO. 22636, AND TENTATIVE PARCEL MAP NO. 35267 – EA41306 – Applicant: Rigo Vasquez – Engineer/Representative: Hatem Sayed – Second Supervisorial District - Rubidoux Zoning District - Jarupa Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Easterly of Rubidoux Boulevard and Southerly of 26th Street – 6.5 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial - **REQUEST:** The Plot Plan proposes eight (8) R&D/Industrial buildings of 12,000 square feet each, for a total of 96,000 square feet of building area. The project includes 42,546 square feet of landscaping, 159 parking stalls, and 0.32 acres of dedicated right-of-way. Additionally, the Schedule E subdivision is of 6.5 gross acres into eight (8) lots for financing purposes. Parcel 1 is 33,254 square feet (gross), Parcel 2 is 30,084 square feet (gross), Parcel 3 is 32,075 square feet (gross), Parcel 4 is 27,982 square feet (gross), Parcel 5 is 32,056 square feet (gross), Parcel 6 is 28,063 square feet (gross), Parcel 7 is 40,857 square feet (gross), and Parcel 8 is 38,708 square feet (gross) for a total of 263,079 square feet (gross). - APN(s): 178-150-008, 178-150-009 - Related Cases: N/A - Concurrent Cases:N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on May 3, 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 **Brian Moore**, Project Planner, at (951) 955-2137 or email at bmoore@RCTLMA.org / **MAILSTOP# 1070**.

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

DATE: 4/13/07

SIGNATURE: Shelia E. Carpenter

PLEASE PRINT NAME AND TITLE: Shelia E. Carpenter, Director of Centralized Support Services

TELEPHONE: 951.360.2777

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 COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Andrew Gonzalez, Planning Department
CC: Tina English, Lance Noland, John Field, Susan Swieca

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist 1

DATE: April 15, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Plot Plan 22636 Amd #2 [Construction of eight (8) industrial buildings- Rubidoux]

Site Visit: January 3, 2008

PROJECT DESCRIPTION AND LOCATION:

Plot Plan 22636, Amended No. 2 proposes to construct eight (8) industrial buildings in the community of Rubidoux. Currently vacant, the proposed project consists of 6.37 acres located at the southeast corner of Rubidoux Boulevard and 26th Street. The zoning for the proposed project is Industrial Park (I-P) and Manufacturing- Service Commercial (M-SC) and the land use designation is Light Industrial (CD: LI). Surrounding land uses include single-family residences to the south and west, vacant land to the east, and a market and mobile homes to the north. Surrounding zoning is exclusively M-SC zoning. Concurrent planning cases include Tentative Parcel Map 35267, Amended No. 2, a proposal to subdivide the project site into eight (8) separate parcels and Fast Track Case No. 2007-35.

REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Plot Plan 22636 Amd #2
April 15, 2008
Page 2

The proposed project looks attractive. It appears as if the applicant put a lot of thought into the aesthetics of the proposed structures and landscaping.

The Redevelopment Agency has no further comments/concerns regarding the proposed project at this time.



RIVERSIDE COUNTY
Economic Development Agency

Fast Track Authorization

Case No.: _____

FTA No. 2007-35

SUPERVISOR: John Tavaglione

SUPERVISORIAL DISTRICT: 2

Company/Developer: Rubidoux Industrial Park, LLC. Contact: Rigo Vazquez

Address: 890 E. Ontario Blvd., Ontario Ca. 91761

Phone: (909) 208-3403 Fax: (909) 460-2513 Email: Rvazquez@advancofire.com

Architectural Firm: Calculus, Inc. Contact: Jorge Castillo

Address: 2121 West Imperial Hwy., Suite 403, La Habra Ca. 90631

Phone: (562) 682-3620 Fax: (562) 684-0130 Email: CalculusInc@charter.net

Engineering Firm: Calculus, Inc. Contact: Jorge Castillo

Address: 2121 West Imperial Hwy., Suite 403, La Habra Ca. 90631

Phone: (562) 682-3620 Fax: (562) 684-0130 Email: CalculusInc@charter.net

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 178-150-008

Cross Streets/Address 26th St. and Rubidoux Blvd. Land Use Designation Light Industrial

Zoning I-P Site Acreage 6.37

Redevelopment Project Area/Sub-Area: Jurupa Valley Project Area

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 80 Wages per Hour \$10-25 Construction Jobs 60

Capital Investment \$8,000,000 Taxable Sales \$32,000,000 Bldg Size 96,000

Project Type Commercial Industrial Office Residential Other _____

Industrial Classification Manufacturing Commercial Classification N/A

Project Description:

Rubidoux industrial park proposes to develop eight industrial concrete tilt-up buildings at 12,000 sq. ft. each totaling 96,000 sq. ft.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Robin Zimpfer, Assistant County Executive Director/EDA

12-6-07
Date

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 22636 DATE SUBMITTED: 3/14/07

APPLICATION INFORMATION

Applicant's Name: Rigo VAZQUEZ E-Mail: RVAZQUEZ@ADVANCE FIRE.COM

Mailing Address: 615 S. OAKS AVE.
ONTARIO CA 91762
City State ZIP

Daytime Phone No: (909) 208-3403 Fax No: (909) 460-2513

Engineer/Representative's Name: HATEM SAYED E-Mail: hsayed@hfinc.com

Mailing Address: 9130 ANAHEIM STE 120
RANCHO CUCAMONGA CA 91730
City State ZIP

Daytime Phone No: (909) 919-7800 Fax No: (909) 919-7801

Property Owner's Name: RUBIDOUX INDUSTRIAL PARK, LLC E-Mail: RVAZQUEZ@ADVANCE FIRE.COM

Mailing Address: 176 W. BRYANT ST.
BLOOMINGTON CA 92316
City State ZIP

Daytime Phone No: (909) 208-3403 Fax No: (909) 460-2513

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Rigo Vazquez
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MICHAEL A. MADRID
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

RIGO B. VAZQUEZ
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 178.150.008 / 178.150.009

Section: 10 Township: TS2 Range: RSW

Approximate Gross Acreage: 6.5 AC

General location (street address, cross streets, etc.): North of 28TH ST., South of 26TH ST., East of HALL ST., West of RUBIDOUX BLVD.

Thomas Brothers map, edition year, page number, and coordinates: RIVERSIDE COUNTY PG. 645 GRID E-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

APPLICATION FOR LAND USE AND DEVELOPMENT

8 Industrial buildings, 8 parcels proposed,
Schedule E.

Related cases filed in conjunction with this request:

PAR-0095B

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: MS4CP

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: 58,800

Estimated amount of fill = cubic yards 20,270

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

Import _____ Export 38,530 Neither _____

What is the anticipated source/destination of the import/export?
Export will be transferred to Emerald Meadows Ranch PM 32971

What is the anticipated route of travel for transport of the soil material?
Rubidoux Blvd.

APPLICATION FOR LAND USE AND DEVELOPMENT

How many anticipated truckloads? 3,210 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 226,872 sq. ft.

Is the development proposal 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 development project area 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


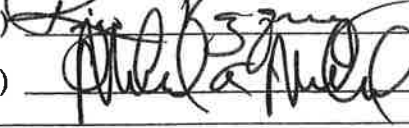
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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)  Date 12-21-06
Owner/Representative (2)  Date 12-21-06

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35267 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rigo VAZQUEZ E-Mail: RVAZQUEZ@ADVANCOFIRE.COM

Mailing Address: 615 S. OAKS AVE
ONTARIO, Ca 91762
City State ZIP

Daytime Phone No: (909) 208-3403 Fax No: (909) 460-2513

Engineer/Representative's Name: Hatem Sayed E-Mail: hsayed@hfine.com

Mailing Address: 9130 Anaheim pl., Ste. 120
Rancho Cucamonga, Ca 91730
City State ZIP

Daytime Phone No: (909) 919-7800 Fax No: (909) 919-7801

Property Owner's Name: Rubidoux Industrial Park^{LLC} E-Mail: RVAZQUEZ@ADVANCOFIRE.COM

Mailing Address: 176 W. Bryant St.
Bloomington, Ca 92316
City State ZIP

Daytime Phone No: (909) 208-3403 Fax No: (909) 460-2513

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Rigoberto VAZQUEZ
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Michael A. Madrid
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Rigo B. Vazquez
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 178-150-008 / 178-150-009

Section: 10 Township: T52 Range: R5W

Approximate Gross Acreage: 6.5 AC

General location (street address, cross streets, etc.): North of 28th St., South of 26th St., East of Hall St., West of Rubidoux Blvd.

Thomas Brothers map, edition year, page number, and coordinates: Riverside County Pg. 645, Grid E-7

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):

8 Industrial buildings, 8 parcels proposed,
Schedule E.

Related cases filed in conjunction with this request:

PAR-00958

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: MSHCP

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: 58,800

Estimated amount of fill = cubic yards 20,270

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

Import _____ Export 38,530 Neither _____

What is the anticipated source/destination of the import/export?
export will be transferred to Emerald Meadows Ranch PM 32971

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

Robidoux Blvd.

How many anticipated truckloads? 3,210 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 226,872 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

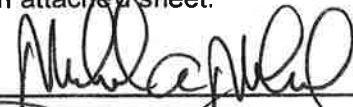
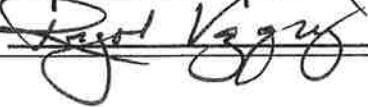
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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)  Date 12-21-06
Owner/Representative (2)  Date 12-21-06

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/21/2011,

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

APN (s) or case numbers Pm 35267/PP22636/FTA2007-35 for

Company or Individual's Name Planning Department,

Distance buffered 800'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

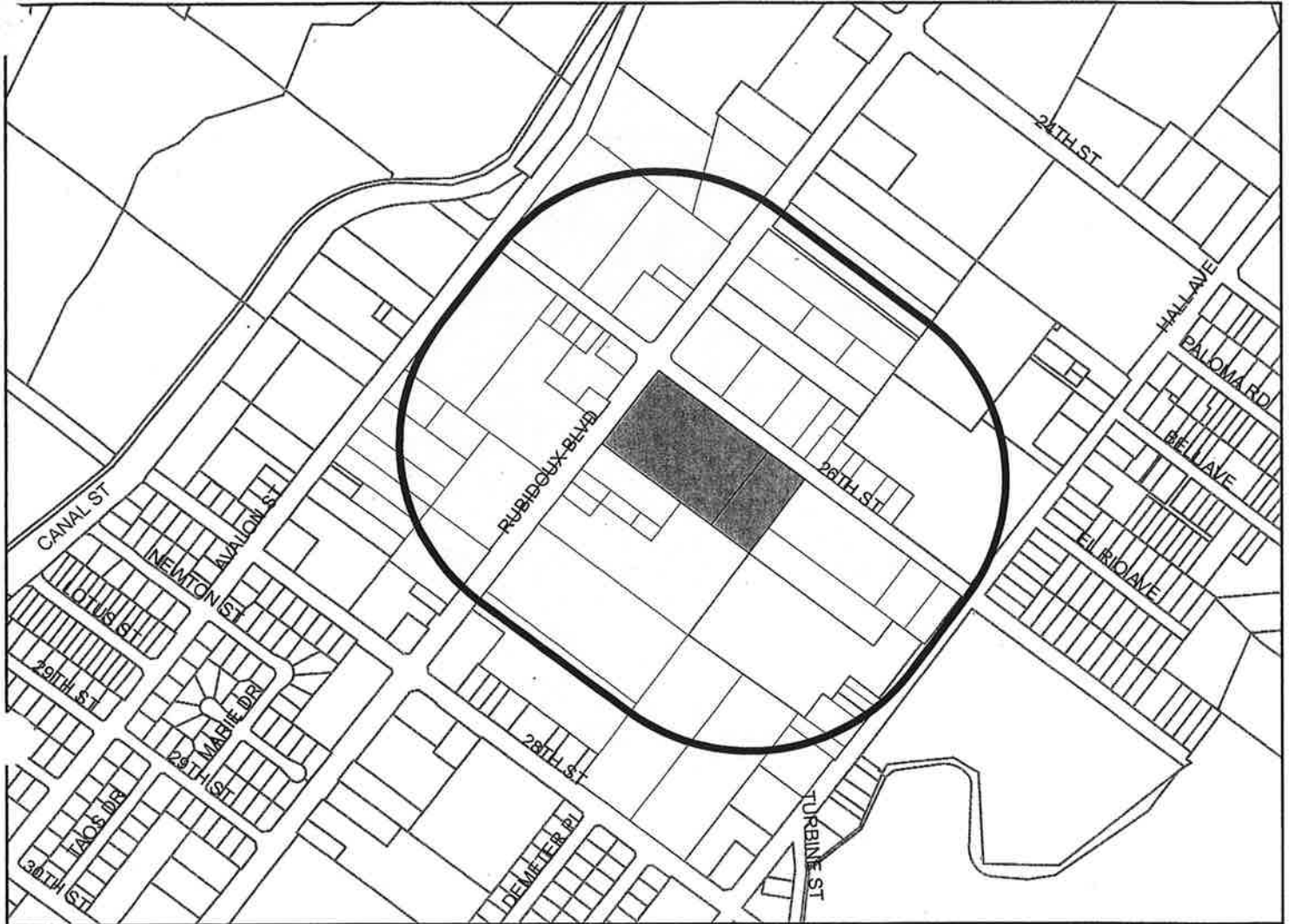
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by:
Vcafdvar
Exp: 9-21-11

800 feet buffer



Selected Parcels

178-160-001	178-090-009	178-230-008	178-140-012	178-102-013	178-090-002	178-230-014	178-140-020	178-230-001	178-230-005
178-230-006	178-140-008	178-140-009	178-090-004	178-230-019	178-140-018	178-140-010	178-230-016	178-140-013	178-102-006
178-230-015	178-230-009	178-222-010	178-140-002	178-140-005	178-140-006	178-102-003	178-102-001	178-102-004	178-102-002
178-150-006	178-230-013	178-140-016	178-140-015	178-140-014	178-140-017	178-150-004	178-150-005	178-160-004	178-102-011
178-140-011	178-230-012	178-102-010	178-102-012	178-090-005	178-150-003	178-160-003	178-101-004	178-160-002	178-102-009
178-160-005	178-150-009	178-150-008	178-140-021	178-090-007	178-230-002	178-150-001	178-150-002	178-150-007	178-140-007
178-090-003									



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



APN: 178160001, ASMT: 178160001
ADAN SALAZAR CASTILLO
0

APN: 178140020, ASMT: 178140020
BETON IND
1230 W 130TH ST
GARDENA CA 90247

APN: 178090009, ASMT: 178090009
ALEC COMMERCIAL PROP
2200 S YALE ST
SANTA ANA CA 92703

APN: 178230001, ASMT: 178230001
BETTY M CREASON
0

APN: 178230008, ASMT: 178230008
AMELIA LENOIR
3289 RUTHANN DR
RIVERSIDE CA 92509

APN: 178230006, ASMT: 178230006
CARLOS RAMIREZ RIOS, ETAL
C/O OLGA RIOS
3713 PINE AVE
EL MONTE CA 91731

APN: 178140012, ASMT: 178140012
ANTONIO OROZCO
0

APN: 178140009, ASMT: 178140009
CAROLA GILES
2418 W CALDWELL
COMPTON CA 90220

APN: 178102013, ASMT: 178102013
AWI PROP
2459 LEE AVE
SOUTH EL MONTE CA 91733

APN: 178090004, ASMT: 178090004
CATHEDRAL OF PRAISE
P O BOX 736
RIALTO CA 92377

APN: 178090002, ASMT: 178090002
BARRY W LOOP, ETAL
2542 AVALON ST
RIVERSIDE CA 92509

APN: 178230019, ASMT: 178230019
DANIEL M MCMAHON
27164 NUEVO RD
PERRIS CA 92571

APN: 178230014, ASMT: 178230014
BENEDICTO PEREZ, ETAL
1297 FELISA CT
RIVERSIDE CA 92509

APN: 178140010, ASMT: 178140010
DAVID W FREWING, ETAL
109 STONE CANYON RD
BOULDER CITY NV 89005



APN: 178230016, ASMT: 178230016
ELIZABETH VIRGINIA WILLIAMS
1234 MASSACHUSETTS
WASHINGTON DC 20005

APN: 178140006, ASMT: 178140006
JAMES A SMITH
645 S SANTA FE
SANTA ANA CA 92705

APN: 178140013, ASMT: 178140013
GILBERTO B VASQUEZ, ETAL
0

APN: 178102002, ASMT: 178102002
JOANNE C LEWIS
20325 STANFORD AVE
RIVERSIDE CA 92507

APN: 178102006, ASMT: 178102006
HARRIS G BRODERICK, ETAL
P O BOX 2040
LOMPOC CA 93436

APN: 178150006, ASMT: 178150006
JOHN ANKHASIRISAN, ETAL
911 SAND SPOLING
WHITTIER CA 90601

APN: 178230015, ASMT: 178230015
HECTOR RAMIREZ, ETAL
5490 26TH ST
RIVERSIDE CA 92509

APN: 178230013, ASMT: 178230013
JOSE RAMON SANCHEZ
0

APN: 178230009, ASMT: 178230009
ISAIAS FONSECA, ETAL
0

APN: 178140014, ASMT: 178140014
JOSEPH J ADAMS, ETAL
2625 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 178222010, ASMT: 178222010
J GUADALUPE GARCIA, ETAL
621 E SPRUCE ST
ONTARIO CA 91761

APN: 178150004, ASMT: 178150004
LARTHELL SIMS
0

APN: 178140002, ASMT: 178140002
JAMES A HOLLEY
2928 TAOS DR
RIVERSIDE CA 92509

APN: 178150005, ASMT: 178150005
LARTHELL SIMS
2670 RUBIDOUX BLV
RIVERSIDE CA 92509



APN: 178140011, ASMT: 178140011
MARIO MARTINEZ
0

APN: 178160005, ASMT: 178160005
RUBEN SANDOVAL
0

APN: 178230012, ASMT: 178230012
MAYER II LTD
STE 1
24564 HAWTHORNE BLVD
TORRANCE CA 90505

APN: 178150008, ASMT: 178150008
RUBIDOUX INDUSTRIAL PARK
890 E ONTARIO BLV
ONTARIO CA 91761

APN: 178102012, ASMT: 178102012
MONA ANN RODRIGUEZ, ETAL
67960 ONTINA RD
CATHEDRAL CITY CA 92234

APN: 178140021, ASMT: 178140021
SCELZI BROS
2772 S CHERRY AVE
FRESNO CA 93706

APN: 178150003, ASMT: 178150003
NICK KALAJ, ETAL
0

APN: 178090007, ASMT: 178090007
SIERRA PACIFIC ELECTRICAL CONTRACTING
0

APN: 178160003, ASMT: 178160003
PEDRE PARREIRA M TROVAO
18326 DEVLIN
ARTESIA CA 90701

APN: 178230002, ASMT: 178230002
SILVANO TORRES
10268 56TH ST
MIRA LOMA CA 91752

APN: 178101004, ASMT: 178101004
POUK & STEINLE INC
C/O BOB BRISCOE
0

APN: 178150002, ASMT: 178150002
STOCKDALE INV GROUP INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

APN: 178160002, ASMT: 178160002
RICHARD BUTTS
JNKNOWN 8/12/97
RECHECKED 11/18/2004 0

APN: 178150007, ASMT: 178150007
TIM SWIFT, ETAL
5001 VICTORIA AVE
RIVERSIDE CA 92506



APN: 178140007, ASMT: 178140007
WALTER BROWN, ETAL
0

APN: 178090003, ASMT: 178090003
YALE COMMERCIAL REAL ESTATE
2200 S YALE ST
SANTA ANA CA 92705

ATTN: Mr. Snyder
Community Services District,
City of Rubidoux
3700 Rubidoux Blvd.
Riverside, CA 92509-4525

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

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

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

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

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

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

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

Rachel Lopez
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 925190

Monique Carter
Economic Development Agency
Mail Stop # 1330

Applicant:
Rigoberto Vazquez Sr.
615 South Oaks Avenue
Ontario, CA 91762

Engineer:
Jorge A. Castillo, PE
Calculus Inc.
2121 W. Imperial Hwy. #403
La Habra, CA 90631

Owner:
Rubidoux Industrial Park LLC
Rigoberto Vazquez, Managing Partner
615 South Oaks Avenue
Ontario, CA 91762



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 4, 2011

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

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

RE: NOTICE OF PUBLIC HEARING: TPM 35267; PP 22636 (FTA 2007-35)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, April 6, 2011.**

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: Monday, April 04, 2011 9:17 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TPM 35267 PP 22636

Received for publication on April 6

Thank You!

enterprise media

Publisher of the Press-Enterprise

Maria G. Tinajero · Legal Advertising Department

1-800-880-0345 · Fax: 951-368-9018 · email: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
Additional days required for larger ad sizes

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, April 04, 2011 8:27 AM
To: PE Legals
Subject: FOR PUBLICATION: TPM 35267 PP 22636

Good morning!

Attached is a Notice of Public Hearing, for publication on Wednesday, April 6, 2011. 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.**



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 4, 2011

RIVERSIDE COUNTY RECORD
ATTN: LEGALS
P.O. BOX 3187
RIVERSIDE, CA 92519

E-MAIL: recordmde@aol.com
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: TPM 35267; PP 22636 (FTA 2007-35)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, April 6, 2011.**

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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: recordmde@aol.com
Sent: Monday, April 04, 2011 9:56 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: TPM 35267 PP 22636

Good Morning,
I have received the notice for publication.
Thanks and have a nice day
Mike

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

From: Gil, Cecilia <CCGIL@rcbos.org>
To: recordmde <recordmde@aol.com>
Sent: Mon, Apr 4, 2011 4:37 am
Subject: FOR PUBLICATION: TPM 35267 PP 22636



Good Morning!

Attached is a Notice of Public Hearing, for publication on Thursday, April 7, 2011. 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 TENTATIVE PARCEL MAP AND A FAST TRACK PLOT PLAN IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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 26, 2011 at 1:30 P.M.** to consider the application submitted by Rigoberto Vazquez Sr. – Jorge A. Castillo, P.E., on **Tentative Parcel Map No. 35267, Schedule E**, which proposes to subdivide 6.45 acres into eight (8) industrial parcels ranging in size from 0.64 to 0.94 acres; and, **Plot Plan No. 22636 (Fast Track No. 2007-35)**, which proposes to develop eight (8) industrial and manufacturing buildings with a total building area of 108,000 square feet with 72,000 square feet of storage space, 12,000 square feet of office space, 24,000 square feet of fabrication space (floor/area ratio of 0.38) and 168 parking spaces (“the project”). The project is located southerly of 26th Street and easterly of Rubidoux Boulevard in the Rubidoux Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41306**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: April 4, 2011

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 4, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

TPM 35267 and PP 22636 (FTA 2007-35)

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 26, 2011 @ 1:30 PM

SIGNATURE: *Mcgil* DATE: April 4, 2011
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrcrkrec.com]
Sent: Monday, April 04, 2011 9:10 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: TPM 35267 PP 22636

received and posted

From: Gil, Cecilia
Sent: Monday, April 04, 2011 8:29 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: TPM 35267 PP 22636

Good Morning!

Attached is a Notice of Public Hearing, for posting. 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.***

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 4, 2011, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

TPM 35267 and PP 22636 (FTA 2007-35)

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 26, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: April 4, 2011
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/21/2011,

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

APN (s) or case numbers Pm-35267/PP22636/FTA2007-35 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

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

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

NAME: Vinnie Nguyen

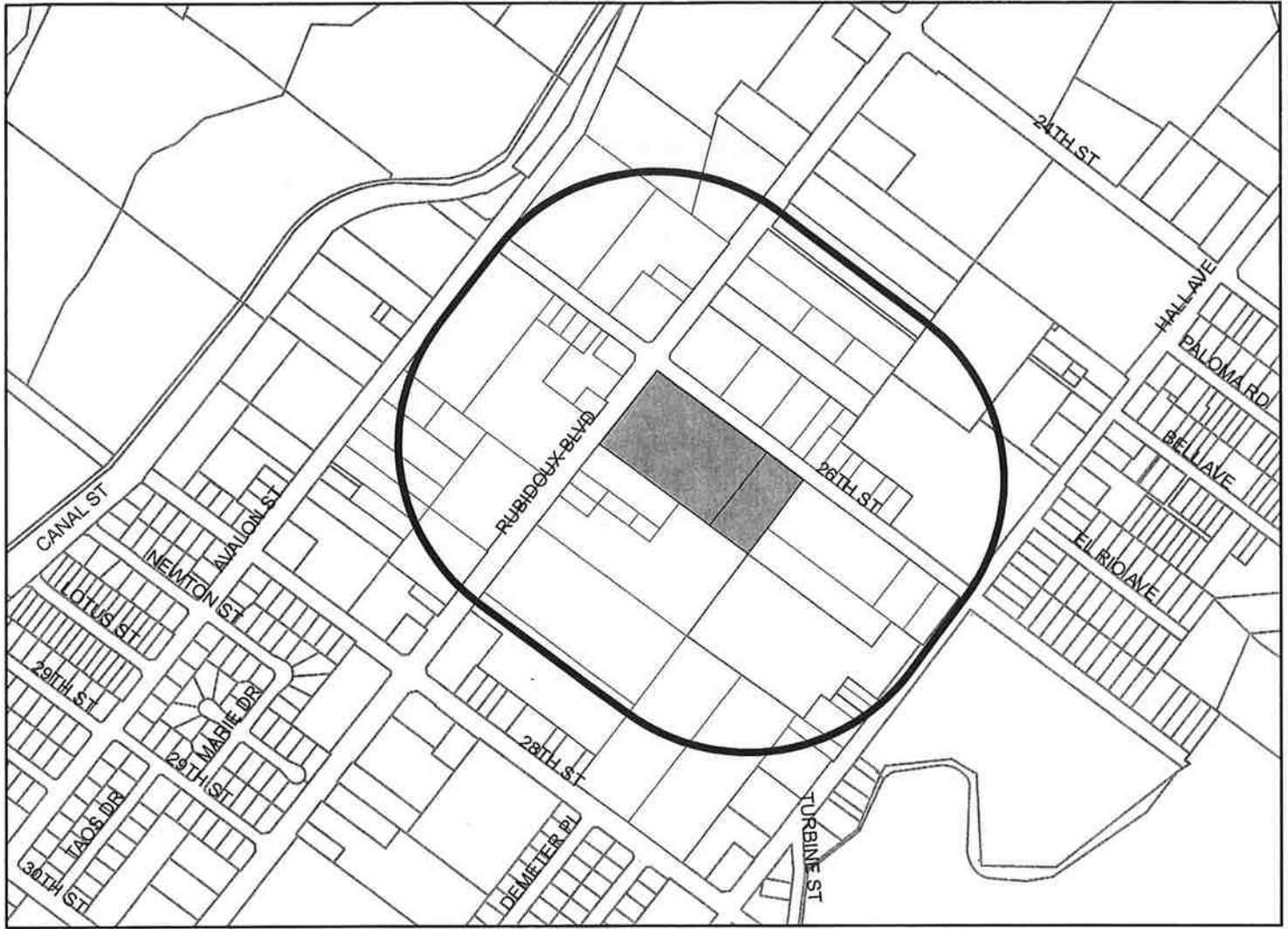
TITLE GIS Analyst

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

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

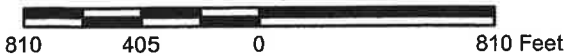
Checked by:
Vca [signature]
Exp: 9.21.11

800 feet buffer



Selected Parcels

178-160-001	178-090-009	178-230-008	178-140-012	178-102-013	178-090-002	178-230-014	178-140-020	178-230-001	178-230-005
178-230-006	178-140-008	178-140-009	178-090-004	178-230-019	178-140-018	178-140-010	178-230-016	178-140-013	178-102-006
178-230-015	178-230-009	178-222-010	178-140-002	178-140-005	178-140-006	178-102-003	178-102-001	178-102-004	178-102-002
178-150-006	178-230-013	178-140-016	178-140-015	178-140-014	178-140-017	178-150-004	178-150-005	178-160-004	178-102-011
178-140-011	178-230-012	178-102-010	178-102-012	178-090-005	178-150-003	178-160-003	178-101-004	178-160-002	178-102-009
178-160-005	178-150-009	178-150-008	178-140-021	178-090-007	178-230-002	178-150-001	178-150-002	178-150-007	178-140-007
178-090-003									



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

Labels for BOS

Applicant:

Rigoberto Vazquez Sr.
615 South Oaks Avenue
Ontario, CA 91762

Engineer:

Jorge A. Castillo, PE
Calculus Inc.
2121 W. Imperial Hwy. #403
La Habra, CA 90631

Owner:

Rubidoux Industrial Park LLC
Rigoberto Vazquez, Managing Partner
615 South Oaks Avenue
Ontario, CA 91762

Labels for Pinks

Applicant:

Rigoberto Vazquez Sr.
615 South Oaks Avenue
Ontario, CA 91762

Engineer:

Jorge A. Castillo, PE
Calculus Inc.
2121 W. Imperial Hwy. #403
La Habra, CA 90631

Owner:

Rubidoux Industrial Park LLC
Rigoberto Vazquez, Managing Partner
615 South Oaks Avenue
Ontario, CA 91762

TPM 35267 PP 22636

46



APN: 178160001, ASMT: 178160001
ADAN SALAZAR CASTILLO
0

APN: 178140020, ASMT: 178140020
BETON IND
1230 W 130TH ST
GARDENA CA 90247

APN: 178090009, ASMT: 178090009
ALEC COMMERCIAL PROP
2200 S YALE ST
SANTA ANA CA 92703

APN: 178230001, ASMT: 178230001
BETTY M CREASON
0

APN: 178230008, ASMT: 178230008
AMELIA LENOIR
3289 RUTHANN DR
RIVERSIDE CA 92509

APN: 178230006, ASMT: 178230006
CARLOS RAMIREZ RIOS, ETAL
C/O OLGA RIOS
3713 PINE AVE
EL MONTE CA 91731

APN: 178140012, ASMT: 178140012
ANTONIO OROZCO
0

APN: 178140009, ASMT: 178140009
CAROLA GILES
2418 W CALDWELL
COMPTON CA 90220

APN: 178102013, ASMT: 178102013
AWI PROP
2459 LEE AVE
SOUTH EL MONTE CA 91733

APN: 178090004, ASMT: 178090004
CATHEDRAL OF PRAISE
P O BOX 736
RIALTO CA 92377

APN: 178090002, ASMT: 178090002
BARRY W LOOP, ETAL
2542 AVALON ST
RIVERSIDE CA 92509

APN: 178230019, ASMT: 178230019
DANIEL M MCMAHON
27164 NUEVO RD
PERRIS CA 92571

APN: 178230014, ASMT: 178230014
BENEDICTO PEREZ, ETAL
3297 FELISA CT
RIVERSIDE CA 92509

APN: 178140010, ASMT: 178140010
DAVID W FREWING, ETAL
109 STONE CANYON RD
BOULDER CITY NV 89005



APN: 178230016, ASMT: 178230016
ELIZABETH VIRGINIA WILLIAMS
1234 MASSACHUSETTS
WASHINGTON DC 20005

APN: 178140006, ASMT: 178140006
JAMES A SMITH
645 S SANTA FE
SANTA ANA CA 92705

APN: 178140013, ASMT: 178140013
GILBERTO B VASQUEZ, ETAL
0

APN: 178102002, ASMT: 178102002
JOANNE C LEWIS
20325 STANFORD AVE
RIVERSIDE CA 92507

APN: 178102006, ASMT: 178102006
HARRIS G BRODERICK, ETAL
P O BOX 2040
LOMPOC CA 93436

APN: 178150006, ASMT: 178150006
JOHN ANKHASIRISAN, ETAL
911 SAND SPOLING
WHITTIER CA 90601

APN: 178230015, ASMT: 178230015
HECTOR RAMIREZ, ETAL
5490 26TH ST
RIVERSIDE CA 92509

APN: 178230013, ASMT: 178230013
JOSE RAMON SANCHEZ
0

APN: 178230009, ASMT: 178230009
ISAIAS FONSECA, ETAL
0

APN: 178140014, ASMT: 178140014
JOSEPH J ADAMS, ETAL
2625 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 178222010, ASMT: 178222010
J GUADALUPE GARCIA, ETAL
621 E SPRUCE ST
ONTARIO CA 91761

APN: 178150004, ASMT: 178150004
LARTHELL SIMS
0

APN: 178140002, ASMT: 178140002
JAMES A HOLLEY
2928 TAOS DR
RIVERSIDE CA 92509

APN: 178150005, ASMT: 178150005
LARTHELL SIMS
2670 RUBIDOUX BLV
RIVERSIDE CA 92509



APN: 178140011, ASMT: 178140011
MARIO MARTINEZ
0

APN: 178160005, ASMT: 178160005
RUBEN SANDOVAL
0

APN: 178230012, ASMT: 178230012
MAYER II LTD
STE 1
24564 HAWTHORNE BLVD
TORRANCE CA 90505

APN: 178150008, ASMT: 178150008
RUBIDOUX INDUSTRIAL PARK
890 E ONTARIO BLV
ONTARIO CA 91761

APN: 178102012, ASMT: 178102012
MONA ANN RODRIGUEZ, ETAL
67960 ONTINA RD
CATHEDRAL CITY CA 92234

APN: 178140021, ASMT: 178140021
SCELZI BROS
2772 S CHERRY AVE
FRESNO CA 93706

APN: 178150003, ASMT: 178150003
NICK KALAJ, ETAL
0

APN: 178090007, ASMT: 178090007
SIERRA PACIFIC ELECTRICAL CONTRACTING
0

APN: 178160003, ASMT: 178160003
PEDRE PARREIRA M TROVAO
18326 DEVLIN
ARTESIA CA 90701

APN: 178230002, ASMT: 178230002
SILVANO TORRES
10268 56TH ST
MIRA LOMA CA 91752

APN: 178101004, ASMT: 178101004
POUK & STEINLE INC
C/O BOB BRISCOE
0

APN: 178150002, ASMT: 178150002
STOCKDALE INV GROUP INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

APN: 178160002, ASMT: 178160002
RICHARD BUTTS
UNKNOWN 8/12/97
RECHECKED 11/18/2004 0

APN: 178150007, ASMT: 178150007
TIM SWIFT, ETAL
5001 VICTORIA AVE
RIVERSIDE CA 92506





APN: 178140007, ASMT: 178140007
WALTER BROWN, ETAL
0

APN: 178090003, ASMT: 178090003
YALE COMMERCIAL REAL ESTATE
2200 S YALE ST
SANTA ANA CA 92705



ATTN: Mr. Snyder
Community Services District,
City of Rubidoux
3590 Rubidoux Blvd.
Riverside, CA 92509-4525

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

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

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

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

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

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

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

Rachel Lopez
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 925190

Monique Carter
Economic Development Agency
Mail Stop # 1330

Applicant:
Rigoberto Vazquez Sr.
615 South Oaks Avenue
Ontario, CA 91762

Engineer:
Jorge A. Castillo, PE
Calculus Inc.
2121 W. Imperial Hwy. #403
La Habra, CA 90631

Owner:
Rubidoux Industrial Park LLC
Rigoberto Vazquez, Managing Partner
615 South Oaks Avenue
Ontario, CA 91762

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THE BUSINESS PRESS SoCal

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 RIVERSIDE, CA 92502-2209

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

⑧ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

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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.: PH - TPM 35267 PP 22636

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:

04-06-11

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

Date: Apr. 6, 2011
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10609405

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE PARCEL MAP AND A FAST TRACK PLOT PLAN IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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 26, 2011 at 1:30 P.M. to consider the application submitted by Rigoberto Vazquez Sr. - Jorge A. Castillo, P.E., on Tentative Parcel Map No. 35267, Schedule E, which proposes to subdivide 6.45 acres into eight (8) industrial parcels ranging in size from 0.64 to 0.94 acres; and, Plot Plan No. 22636 (Fast Track No. 2007-35), which proposes to develop eight (8) industrial and manufacturing buildings with a total building area of 108,000 square feet with 72,000 square feet of storage space, 12,000 square feet of office space, 24,000 square feet of fabrication space (floor/area ratio of 0.38) and 168 parking spaces ("the project"). The project is located southerly of 26th Street and easterly of Rubidoux Boulevard in the Rubidoux Zoning District - Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41306.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rcflma.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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: April 4, 2011
Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 4/6



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INVOICE

April 7, 2011

Riverside County
Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

Legal Advertising

Notice of Public Hearing

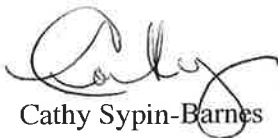
Your: TMP 35267, PP22636 (FTA 2007-35)
Our #0260

13.50 column inches x \$8.94 = \$120.69

Publish one (1) week: April 7, 2011

Amount Due: \$120.69

Thank You,


Cathy Sypin-Barnes

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Planning
16.1 of 04/26/11
TPM 35267

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

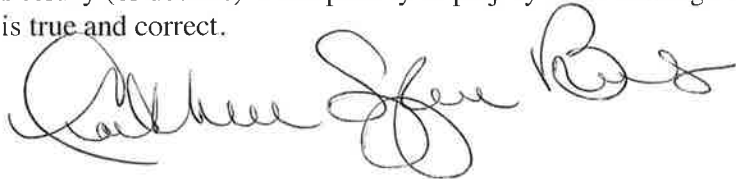
Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

April 7, 2011

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



Signature

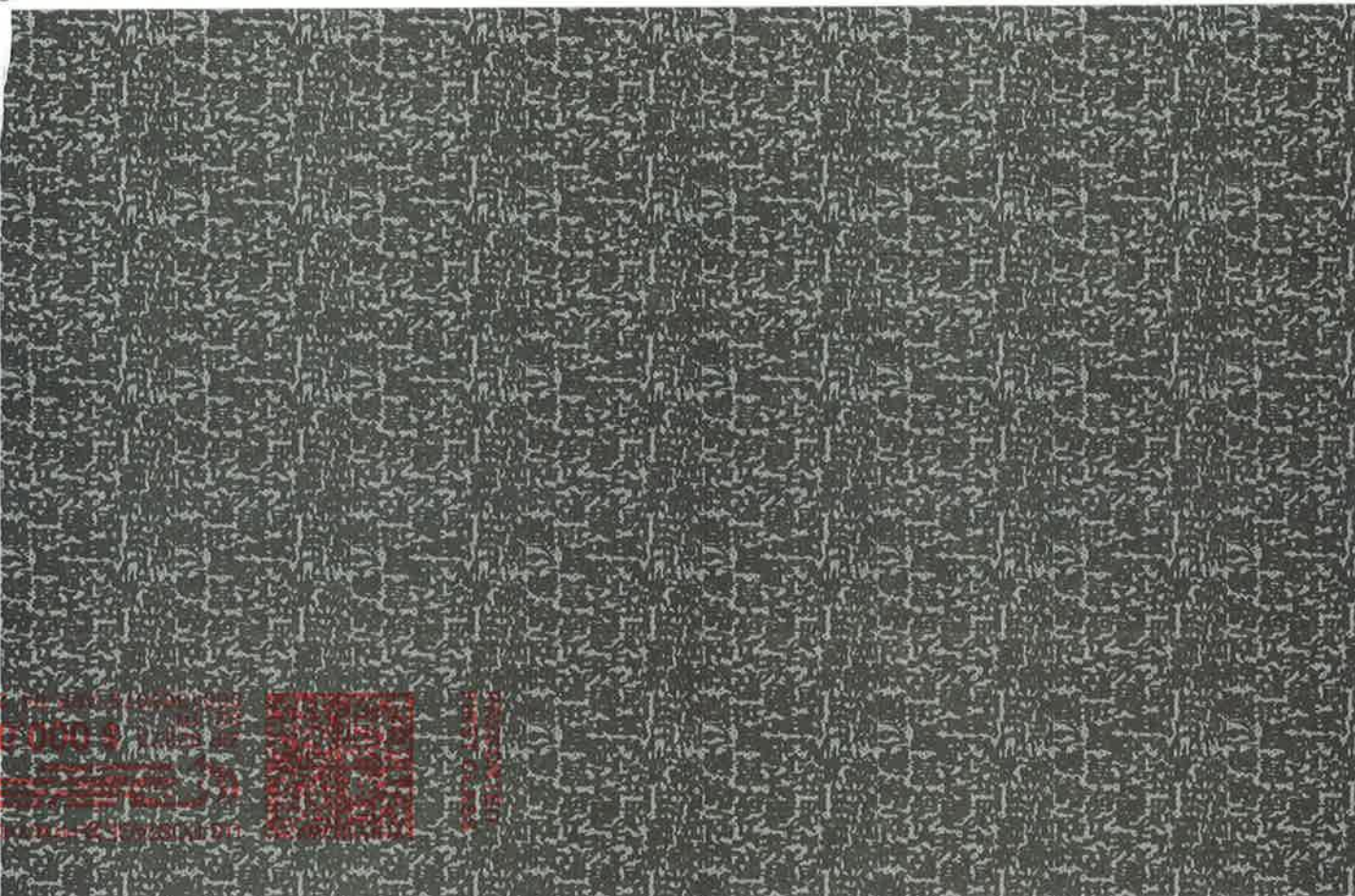
Dated: April 7, 2011
at Riverside, California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE PARCEL MAP AND A FAST TRACK PLOT PLAN IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
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 26, 2011 at 1:30 P.M.** to consider the application submitted by Rigoberto Vazquez Sr. - Jorge A. Castillo, P.E., on **Tentative Parcel Map No. 35267, Schedule E**, which proposes to subdivide 6.45 acres into eight (8) industrial parcels ranging in size from 0.64 to 0.94 acres; and, **Plot Plan No. 22636 (Fast Track No. 2007-35)**, which proposes to develop eight (8) industrial and manufacturing buildings with a total building area of 108,000 square feet with 72,000 square feet of storage space, 12,000 square feet of office space, 24,000 square feet of fabrication space (floor/area ratio of 0.38) and 168 parking spaces ("the project"). The project is located southerly of 26th Street and easterly of Rubidoux Boulevard in the Rubidoux Zoning District - Jurupa Area Plan, Second Supervisorial District. The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41306**. The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.
FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinojos@rcclma.org.

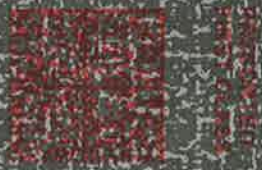
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board 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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147
Dated: April 4, 2011
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Pub: April 7, 2011 RCR0260



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
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1010

APN: 178160002, ASMT: 178160002
RICHARD BUTTS
UNKNOWN 8/12/97
RECHECKED 11/18/2004 0

PRESORTED
FIRST CLASS



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MONEY BOWLES
02-1R \$ 00.38²
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MAILED FROM ZIP CODE 92504

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CLERK / CLERK OF SUPERVISORS
2011 APR - 7 PM 12: 46



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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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FIRST CLASS



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FINEY BOWLES
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This may affect your property

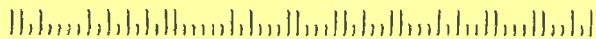
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UNABLE TO FORWARD/FOR REVIEW
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NO FORWARDING ORDER ON FILE
RETURN TO POSTMASTER
OF ORIGINAL ADDRESSEES FOR REVIEW
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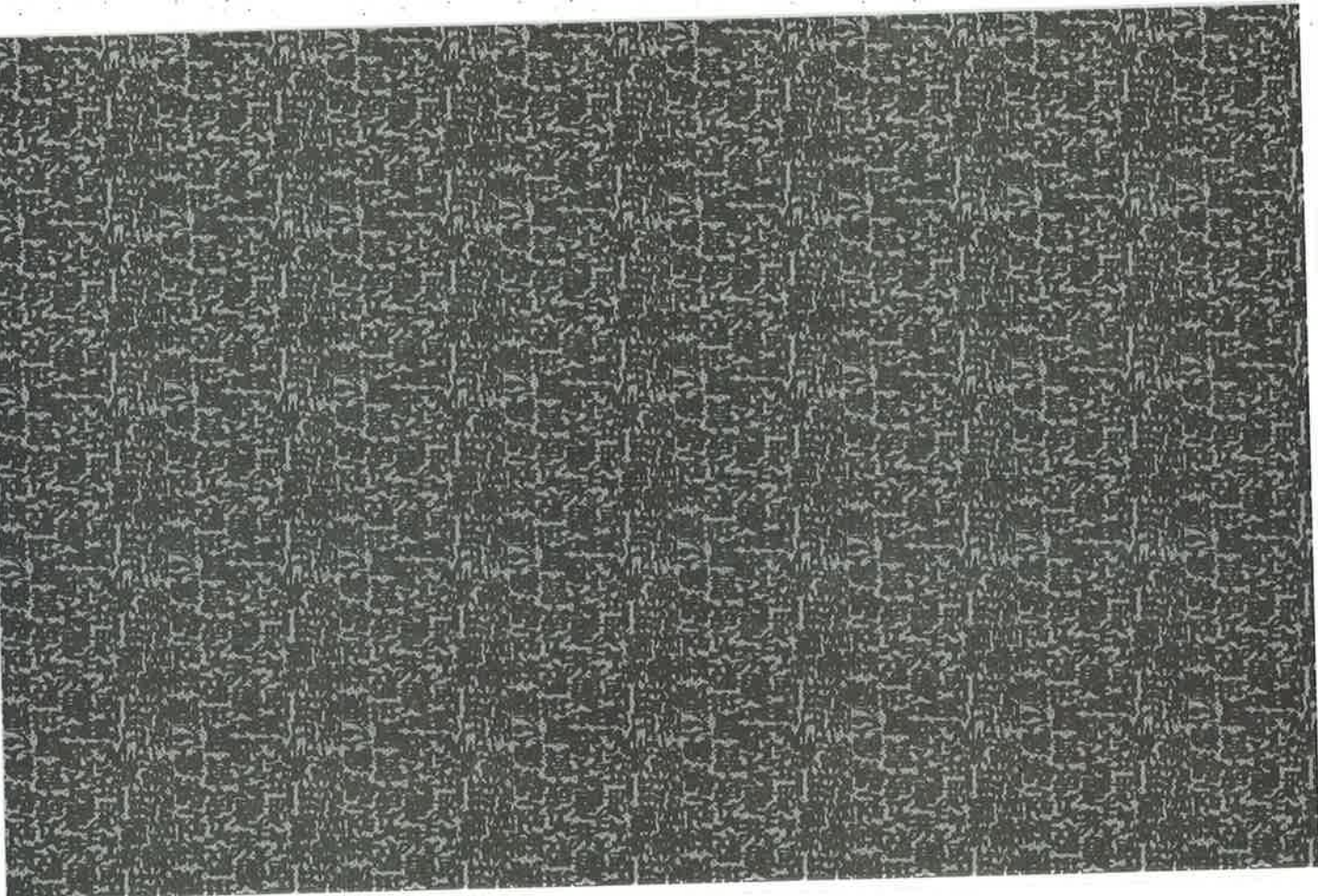
APN: 178150007, ASMT: 178150007
TIM SWIFT, ETAL
5001 VICTORIA AVE
RIVERSIDE CA 92506

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RIVERSIDE, CA

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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *1977-00170-09-41



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Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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

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Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

April 7, 2011

Kecia Harper-Ihem
Clerk of the Board
4080 Lemon St., 1st Floor, P.O. Box 1147
Riverside, CA 92502

RE: Tentative Parcel Map 35267, Plot Plan 22636

After reviewing the above referenced project, we have determined that it will have impacts to the Jurupa Area Recreation and Park District, and should be conditioned for the following:

- AB1600 – Contact JARPD to determine exact fees
- The project may be subject to annexation or formation of a maintenance CFD dependent on the review of the landscaping plans by the District

The Jurupa Area Recreation and Park District has Landscape Maintenance District (LMD) responsibilities for developments within our boundaries. If the developer is contemplating the use of a Landscape Maintenance District for any landscape maintenance or if they are required to form a CFD, they are required to be conditioned for the following:

- Submit any plans pertaining to landscaping.
- Submit any plans pertaining to public facilities (parks, trails, open space, etc.)
- Pay a \$1,000.00 plan-check fee, plus cost to JARPD.

This project does not appear to have an impact to the Class 1 Bike Path/Regional Trails, please contact Riverside county Regional Park and Open-Space District at 951-955-6998 to verify.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager

BRENDA REYNOLDS, Administrative Assistant

XC: JARPD Board of Directors
Dan Rodriguez, JARPD General Manager
Koppel & Gruber Public Finance
File

04/26/2011 16.1

General Manager
Dan Rodriguez

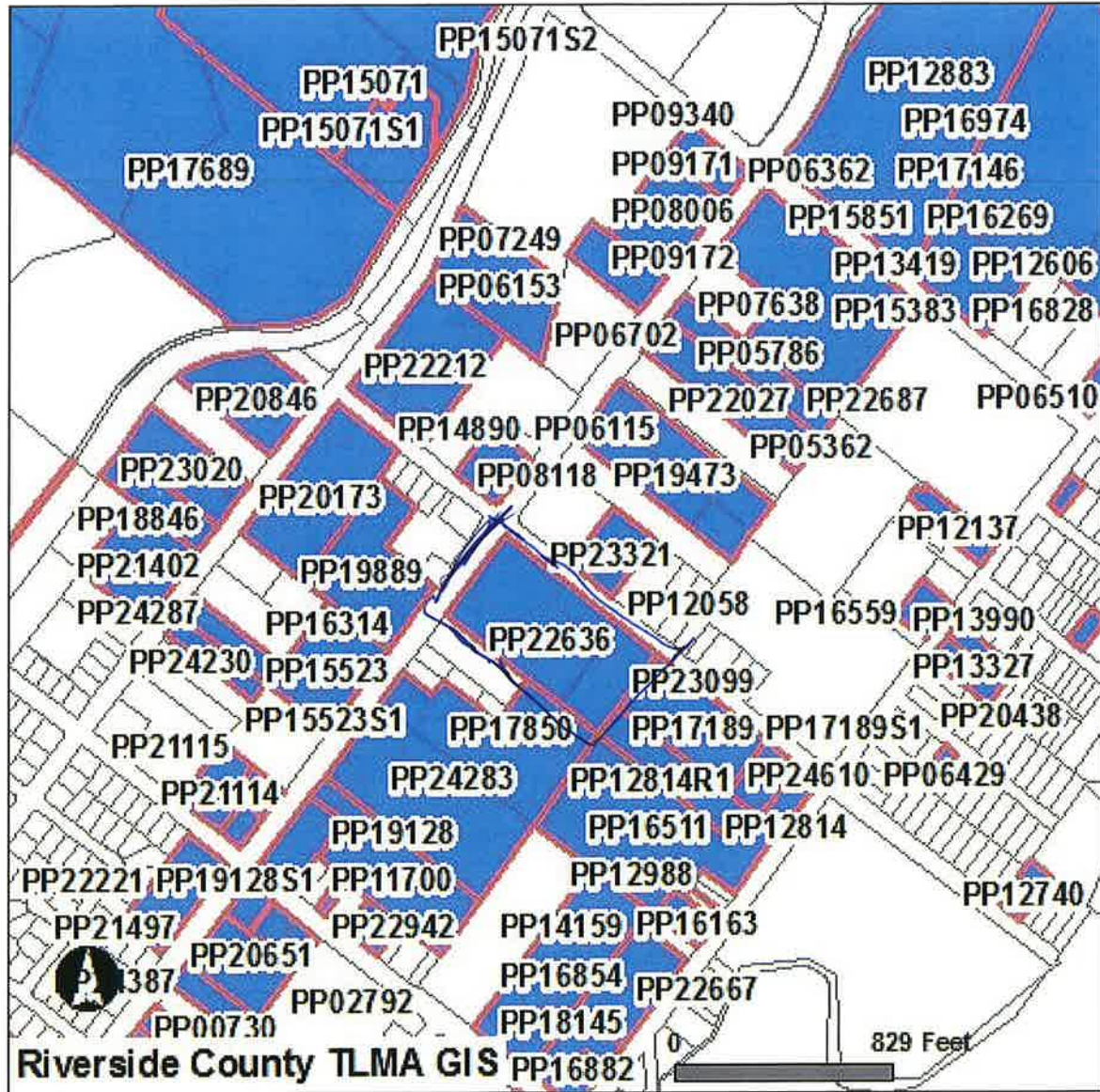
Office Manager
Emelyn Whittemore

Board of Directors

Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Richard Marcher

2011-4-106754

RIVERSIDE COUNTY GIS



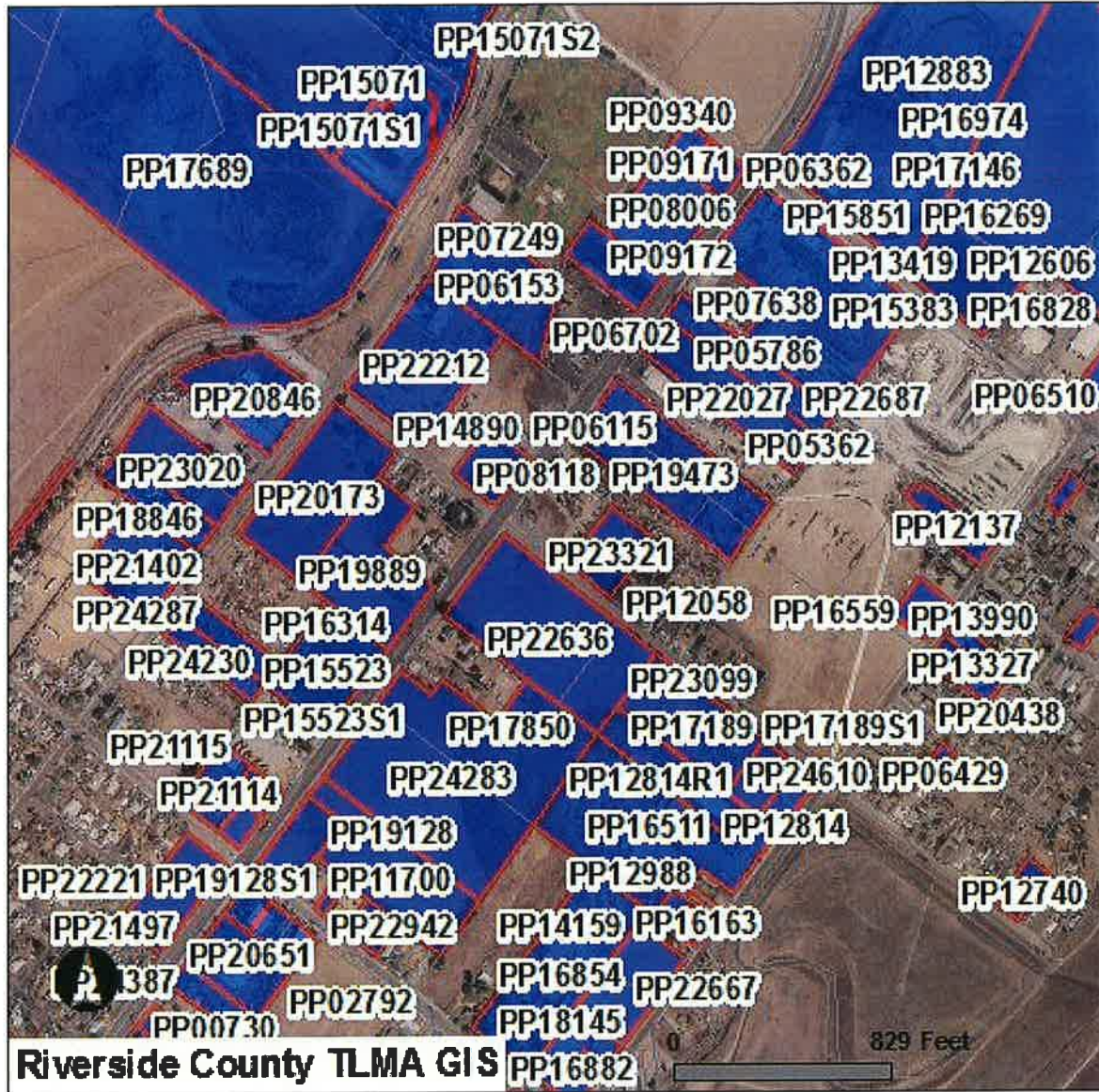
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RIVERSIDE COUNTY GIS



Selected parcel(s):
178-150-008 178-150-009

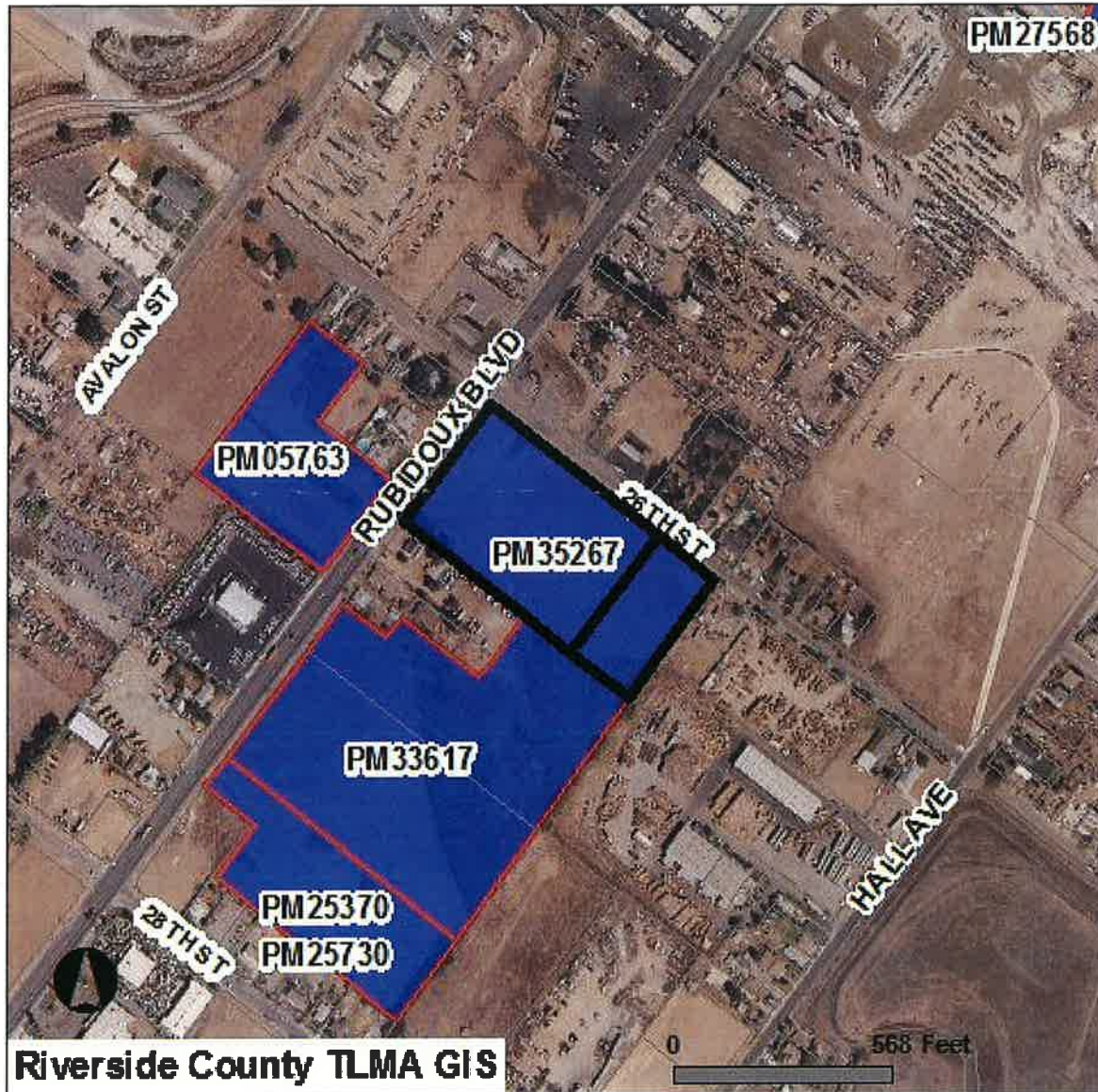
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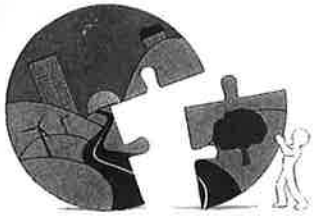
Selected parcel(s):
178-150-008 178-150-009

IMPORTANT

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Version 101221



Carolyn Syms Luna
Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: April 26, 2011

TO: The Honorable Board of Supervisors

FROM: The Planning Department

RE: **April 26, 2011 Board of Supervisors for Agenda Item No.: 16.1 on Tentative Parcel Map No. 35267 / Plot Plan No. 22636 (Fast Track No. 2007-35)**

1. The Planning Department wishes to recommend amending the following Conditions Of Approval (See attachment):
 - a. Tentative Parcel Map No. 35267:
10.EVERY.03 "MAP – HOLD HARMLESS" (Revised)
 - b. Plot Plan No. 22636:
10.EVERY.02 "USE – HOLD HARMLESS" (Revised)

Riverside Office • 4080 Lemon Street, 12th 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

04/25/11
14:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP22636

Parcel: 178-150-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

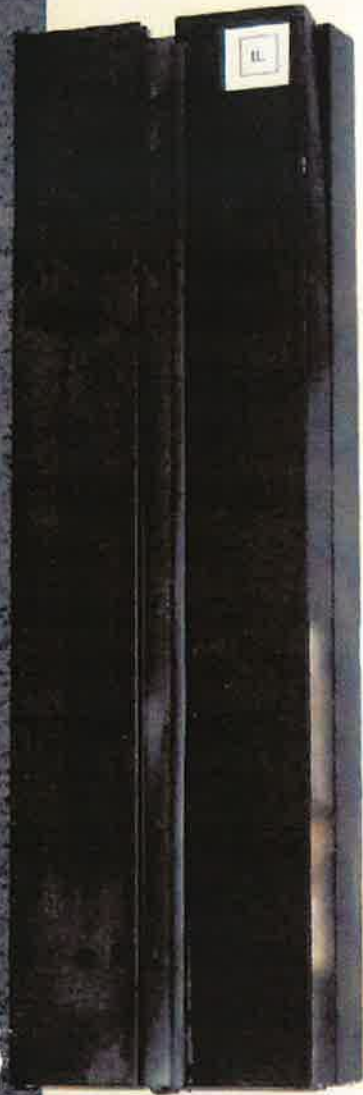
(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

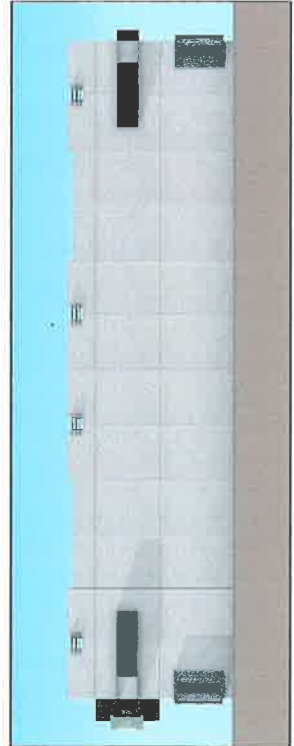
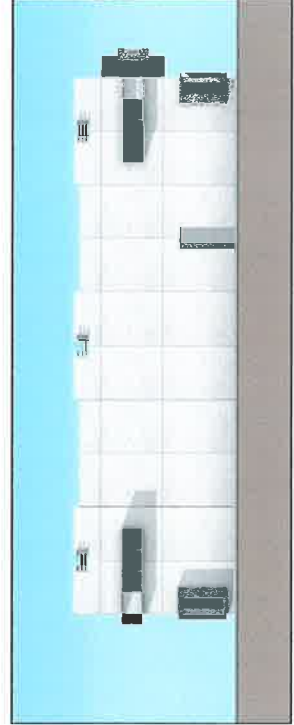
The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

LARGE MAP FILED WITH ITEM

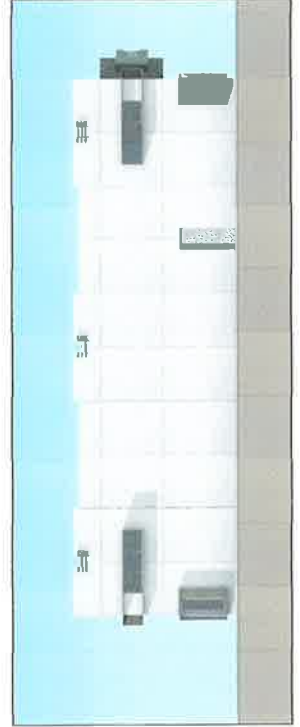
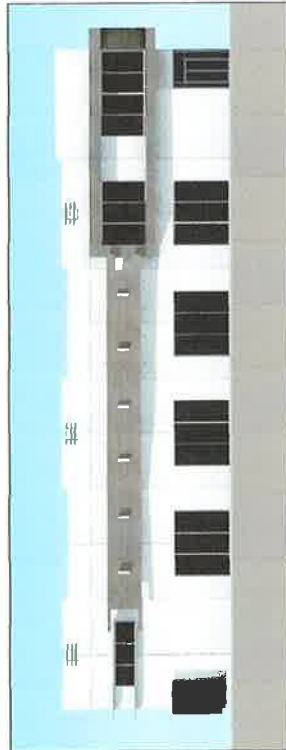
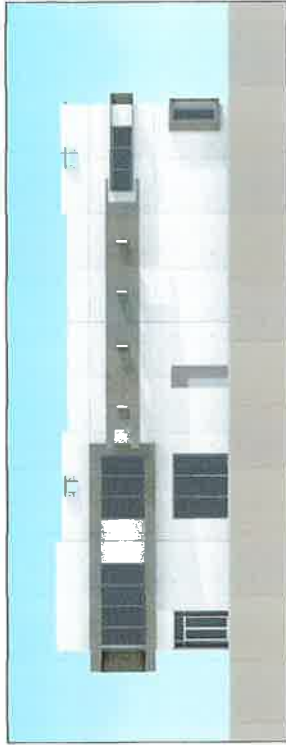


CASE #: PP22636, AMD. #3
EXHIBIT: M (Sheets 1-3)
DATED: 7/23/08
PLANNER: CHINOJOSA

112612011 1/21



RUBDOUX DEVELOPMENT INDUSTRIAL PARK
OFFICE - STORAGE - FABRICATION
2410 RUBDOUX BLVD.
RIVERSIDE, CA 92509



RUBIDOUX DEVELOPMENT INDUSTRIAL PARK
OFFICE - STORAGE - FABRICATION
2410 RUBIDOUX BLVD.
RIVERSIDE, CA 92509