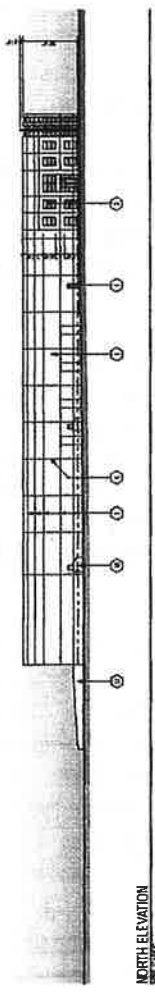
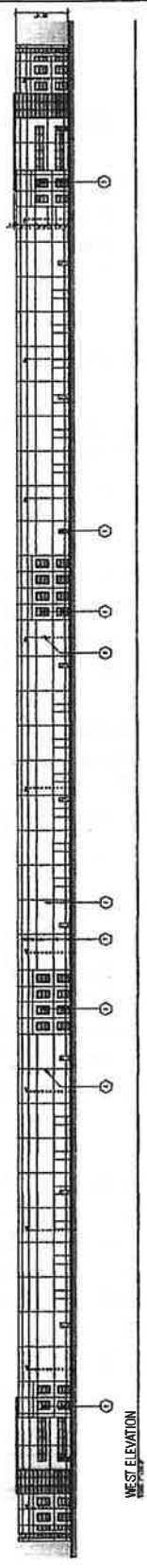


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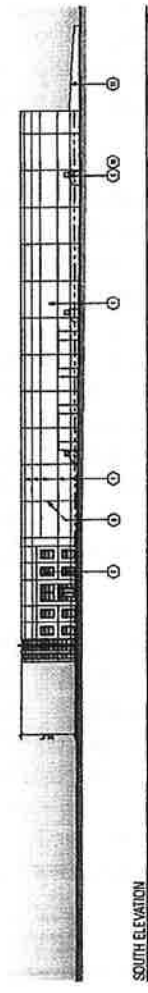
- REVISIONS**
- 1. NORTH ELEVATION - REVISIONS
 - 2. WEST ELEVATION - REVISIONS
 - 3. SOUTH ELEVATION - REVISIONS
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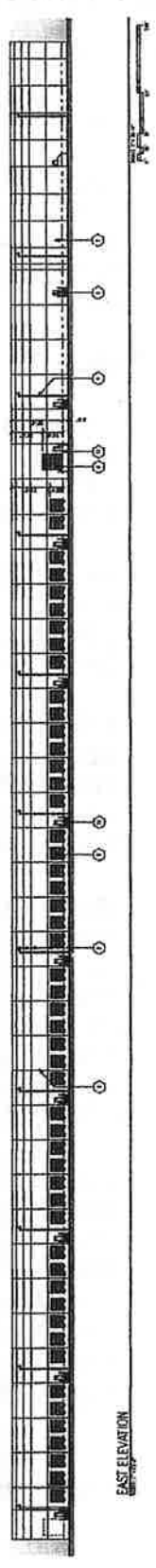
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DULLES DRIVE
WAREHOUSE & OFFICE
FACILITY
PLOT PLAN 17788
AMENDMENT NO. 1

LAND OWNER
MILLARD RECREATION SERVICES
4110 S. 17TH STREET
CONTRACT NUMBER 07-01-01
2007-01-01

APPLICANT
PMA CITY OF ANN ARBOR
1331 N. HAWTHORNE AVE. SUITE 200
ANN ARBOR, MI 48106-1500
CONTACT: CONRAD BOY
973-241-0337
CONTRACT NO. 07-01-01

NO.	DATE	DESCRIPTION
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2	07-01-01	ISSUED FOR PERMITTING
3	07-01-01	ISSUED FOR PERMITTING
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 257 parking spaces and 51 loading docks on a 20.48 gross acre site.

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.

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10. GENERAL CONDITIONS

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. 17788 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS (cont.) RECOMMND

to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - 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. 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. 14 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. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

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 oderly 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

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10. GENERAL CONDITIONS

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

RECOMMND

permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

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 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, 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 Article 81, 2001 Edition and NFPA 13, 1999 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 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not 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 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 or manual operated, minimum 24 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

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10. GENERAL CONDITIONS

10.FIRE. 9 USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

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. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 17788 is a proposal to construct a warehouse building on a 20.5-acre parcel in the Mira Loma area. The property is located on the east side of Dulles Drive, approximately 700 feet south of Philadelphia Avenue. This project falls within parcels 8, 9, and 10 of underlying Parcel Map 26365.

The site lies just west of the existing San Sevaïne Channel, which is currently owned and maintained by the District. The recent construction of this channel has provided this site with protection from offsite storm runoff from the northeast. Therefore the project site is subject to nuisance nature local runoff, and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage to the proposed buildings. New construction should comply with all applicable ordinances.

The applicant's engineer has proposed to drain the property to the existing Dulles Drive Storm Drain which would serve this project as an adequate outlet so that mitigation for increased runoff would not be required. The Tentative Map Exhibit shows onsite storm drain connected to the back of the catch basin this is unacceptable, the onsite storm drain shall be connected directly to the District's storm drain.

10.FLOOD RI. 2 XXU-DRAIN TO STREET

RECOMMND

The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET (cont.) RECOMMND

Additional emergency escape shall also be provided.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

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. 2 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. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be fully hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The project shall use energy efficient outdoor lighting.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

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10. GENERAL CONDITIONS

10. PLANNING. 7 USE - BASIS FOR PARKING (cont.) RECOMMND

The project is proposing 8,000 square feet of office area and 418,212 square feet of warehouse area with a total building area of 426,212 square feet that requires 241 parking spaces. The project is providing a total of 257 parking spaces.

10. PLANNING. 8 USE - PERMIT SIGNS SEPARATELY 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. 9 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. 17 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. 19 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 permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10. PLANNING. 20 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25 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. 26 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

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - CEASED OPERATIONS (cont.)

RECOMMND

become null and void.

10.PLANNING. 28 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. 29 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. 33 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 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. 34 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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES (cont.) RECOMMND

shall take precedence.

10.PLANNING. 35 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. 36 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 22, 2002, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

Any questions, please contact Ryan Ross, Planner from the
Riverside County Waste Management Department Phone (951)
486-3351

10.PLANNING. 37 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.

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND RECOM' D

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their 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 the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - INADVERTENT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more 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 resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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 preservation or mitigation measures.

10.PLANNING. 40

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;

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 41 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 18, 2002.

10.PLANNING. 42 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 43 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce all truck idling time (including off-road equipment used during construction or operation) to a maximum of three (3) minutes within the site.

10.PLANNING. 45 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10.PLANNING. 46 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

10.PLANNING. 47 USE - SCAQMD FUNDING PROGRAMS RECOMMND

The developer shall require future tenants to apply in good faith for funding for the replacement or retrofit of trucks, and shall actually utilize any received funding for the implementation of the replacement or retrofit of trucks, through programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (<http://www.aqmd.gov>).

10.PLANNING. 48 USE - SIX INCHES OF FREEBOARD RECOMMND

All trucks hauling dirt, sand, soil, or other loose materials shall maintain at least six inches of freeboard space from the top of the container.

10.PLANNING. 49 USE - PREFERENTIAL PARKING RECOMMND

Preferential parking shall be provided for EV, hybrid, and CNG vehicles.

10.PLANNING. 50 USE - LEED CERTIFIED BUILDING RECOMMND

The project shall comply with the requirements for a LEED Certified building, in accordance with the edition of the USGBC New Construction (NC) Reference Manual in effect at

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10.PLANNING. 50 USE - LEED CERTIFIED BUILDING (cont.) RECOMMND

time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

10.PLANNING. 51 USE - PV POWER GENERATION SYST RECOMMND

Plot Plan No. 17788 shall incorporate features that permit the installation of a photovoltaic (PV) power generation system. This requirement shall include the up-grade of building structural, electrical & roofing systems as determined to support an approximate 1 Megawatt PV system. The applicant, land owner, developer and/or any successor-in-interest of this facility shall submit the project to Southern California Edison, the local electrical utility provider, for inclusion into either the "Utility Owned Generation" (UOG) or "Independent Power Producer" (IPP) program, through which the leasing of the rooftop and the actual installation of solar panels by SCE could occur. It is understood that the Utility Company will have the final word on whether the building will be included in the program.

10.PLANNING. 52 USE - DIESEL MINIMIZATION PLAN RECOMMND

The developer/owner of the project shall establish a diesel minimization plan by requiring 100 percent of the semi, tractor-trailer trucks (gross vehicle weight rating greater than 26,000 lbs.) onsite to meet or exceed 2007 truck standards pursuant to California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. In the event higher truck standards are required by future applicable regulations, the developer/owner of the project shall meet those higher truck standards. A daily log of all semi, tractor-trailer trucks (GVWR greater than 26,000 lbs) that enter the site shall be established, which include license plates, engine model year, retrofit technology if applicable, and engine family name. The daily log shall be kept on site for inspection by the County, or governing agency, during business hours. The developer/owner shall submit a signed copy of a quarterly report of the inspection logs to the County of Riverside or governing agency.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Dulles Drive since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 6 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 Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - TS/CONDITIONS 1

RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS 1 (cont.)

RECOMMND

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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

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

10.TRANS. 8 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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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.

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. 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. 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. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE BMP - FILTRATION

RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 17788, 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. 13 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 14 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND
Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 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 80.TRANS.7 and 90.TRANS.8.

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

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. 1 USE -WATER/SEWER WILL SERVE RECOMMND
A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of

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80. PRIOR TO BLDG PRMT ISSUANCE

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

submittal.

THE APPLICATION SHALL ALSO HAVE A LETTER OF CLEARANCE FROM THE STATE FOOD AND DRUG THAT INSPECTIONS WILL OCCUR WITHIN THE REFRIGERATOR WAREHOUSE.

80.E HEALTH. 2 USE - HAZMAT RISK RECOMMND

The business must provide a California Accidental Release Plan (Cal-ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. Cal-ARP format requires completion prior to occupancy. Cal-ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Bob Lehmann for requirements of the Cal-ARP at (951) 766-6524.

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 MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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.

PLANNING DEPARTMENT

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.

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. 10 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show 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.

Chain-link fencing is not permitted. Fencing shall be wrought-iron or similar material.

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80.PLANNING. 10 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 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. A minimum of six spaces shall be provided.

80.PLANNING. 13 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. 18 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 17788, 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. 24 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 22, 2002, 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

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80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

80.PLANNING. 25 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be 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.

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

RECOMMND

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

)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.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 - PV POWER GENERATION SYST RECOMMND

Plot Plan No. 17788 shall incorporate features that permit the installation of a photovoltaic (PV) power generation system. This requirement shall include the up-grade of building structural, electrical & roofing systems as determined to support an approximate 1 Megawatt PV system. The applicant, land owner, developer and/or any successor-in-interest of this facility shall submit the project to Southern California Edison, the local electrical utility provider, for inclusion into either the "Utility Owned Generation" (UOG) or "Independent Power Producer" (IPP) program, through which the leasing of the rooftop and the actual installation of solar panels by SCE could occur. It is understood that the Utility Company will have the final word on whether the building will be included in the program.

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 20.48 acres.

80.TRANS. 5 USE - TS/DESIGN RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

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80.TRANS. 5 USE - TS/DESIGN (cont.) RECOMMND

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

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

80.TRANS. 6 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

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

80.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance

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80.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767 and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Dulles Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

80.TRANS. 8 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Dulles Drive 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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

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

materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

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

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

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

Install a complete fire sprinkler system per NFPA 13 1999 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

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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 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 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's 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. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred fifty-seven (257) parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

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90.PLANNING. 3 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

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. 4 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."

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. 6 USE - LOADING SPACES RECOMMND

A minimum of fifty-one (51) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

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90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) 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. All bicycle racks shall be weather-protected.

90.PLANNING. 11 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. 12 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. 16 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is 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 shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening 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

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90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) RECOMMND

for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 26 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 22, 2002, summarized as follows:

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

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

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

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

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90.PLANNING. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

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

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

90.PLANNING. 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 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. 17788 is calculated to be 18.73 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 project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial

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

RECOMMND

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. 17788 has been calculated to be 18.73 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 - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 34 USE - 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

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90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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. 35 USE - DIESEL MINIMIZATION PLAN

RECOMMND

The developer/owner of the project shall prepare a template for a daily log sheet which shall be submitted to the Planning Department for review and approval prior to the issuance of occupancy permits. The plan shall adhere to the requirements as indicated in Condition Of Approval No. 10.PLANNING.52.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION

RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 2 USE - SIDEWALK IMP

NOTAPPLY

The project proponent shall revise the existing street improvement plan P/P 869-FF for Dulles Drive to show the addition of a 6' curb face sidewalk and access ramps.

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90.TRANS. 3 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.

90.TRANS. 6 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals on Dulles Drive shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of Dulles Drive. See Plan and Profile file number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 7 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation

06/07/11
16:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

should include the following:

- (1) Landscaping along Duller Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

90.TRANS. 9 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 Dulles Drive.

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. 10 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.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **April 10, 2002**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety- Mark Berg
Riv. Co. Sheriff's Dept.
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell
Union for River Greenbelt-Ray Johnson

Jurupa Unified School Dist.
Jurupa Recreation and Parks Dist.
Jurupa Community Services Dist.
So. Calif. Edison Co.
So. Calif. Gas Co.
Pacific Bell
Caltrans Dist. #8
U.S. Postal Service/S.B.
Calif. Dept. of Fish and Game
Center for Community Action & Env. Justice

PLOT PLAN NO. 17788 - EA No. 38633 - Applicant: Millard Refrigerated Services - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - District Zoning Prado-Mira Loma - Located east of Etiwanda Avenue, south of Philadelphia Avenue - 20.48 acres - M-M zone - **REQUEST:** This is an application to construct a 426,000+ square foot refrigerated warehouse. The project will be constructed in one phase. There will be just over 11,000 square feet of office space on two floors. The project will have parking for 322 private vehicles and 102,765 square feet of landscaping. Schedule: N/A - APN: 156-360-014 - Related Cases: PP 15767, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **May 10, 2002**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Michael Freitas**, Project Planner, at (909) 955-3258.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Robert A. Nelson, General Manager-Chief Engineer

April 22, 2002

Michael Freitas, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 17788

Proposal: To construct a 426,000 square foot refrigerated warehouse; including 11,000 square feet of office space, parking area for 322 vehicles and 102,765 square feet of landscaping

Dear Mr. Freitas:

The Riverside County Waste Management Department has reviewed the proposed project located east of Dulles Drive and Etiwanda Avenue, south of Philadelphia Avenue, north of Highway 60, in the Prado-Mira Loma Zoning District. The project has the potential to impact landfill capacity during the construction phase of the business, and from the generation of solid waste upon operation of the commercial use.

The project site is required to have its own area for recyclables collection and loading (as per State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991). Please apply the following standard conditions upon approval of the proposed project:

1. **Prior to building permit issuance for the proposed refrigerated warehouse 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.
2. **Prior to building final inspection of the proposed refrigerated warehouse 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.

In addition, the project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Lastly, hazardous materials are not accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Mirtha Purkart, Planner III



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

May 4, 2005

KCT Consultants, Inc.
4344 Latham Street, Suite #200
Riverside, CA 92501

Dear KCT Consultants, Inc.:

RE: MSHCP Compliance Letter
Assessor's Parcel Number(s): 156-360-014
Case Number: PP17788

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning this letter, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Chad Young
Ecological Resources Specialist

CY

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 or x 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Michael Freitas, Project Planner

April 18, 2002

RE: PP No. 17788, EA No. 38633
APN: 156-360-014, Related Cases: PP 15767 (1st LDC)
Applicant: Millard Refrigerated Services, Engineer: KCT Consultants, Inc.

Dear Mr. Freitas,

Thank you for the opportunity to comment on the proposed construction of a commercial building at the above location within the Prado / Mira Loma Zoning District. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas:

During periods of non-use, interior and roll-up type doors should be secured with a heavy duty interior locking device(s) to provide an additional deterrent to forced entry, as well as, any exterior locking mechanism. Recommend a security alarm system for the location, provide the service vendor with a point of contact and a responder in the event of activation. During operational hours, the management should institute some control measures for access and egress to the employee work areas, tools rooms, loading areas, office areas, etc... The proper use of security measures (i.e. CCTV - closed circuit TV and video) may discourage future loss of business equipment and / or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to the roof should preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of the existing plan. The use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures, fencelines, walls or buildings, and not should they be planted in a manner which will obstruct observation both, into and out of the premises.

2. Construction Site:

Prior to construction on any structure or project site, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and / or equipment.

It is recommended that a list of serial and / or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas.

Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Jurupa Valley Station Community Resources Unit.

The developer and builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises. All lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend metal halide or low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare). A professional light survey should be conducted for the site plan. The Riverside County Sheriff's Department requests a review of the exterior illumination plan prior to final approval.

2. Graffiti Issues:

Any changes to the surface of walls, fences, buildings, logo monuments, etc... should include graffiti resistant protection either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Business Numbering:

The property address should be prominently displayed to the business front, visible from the street and the approach by either direction. The selection of adequate size numbering and contrasting color from the building façade will assist in emergency responses by the fire department, ambulance service and/or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numeric) be placed atop the roof of the main administrative building. The application of the address numbers assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (1 x 4 ft.) and contrasting in color against the rooftop.

4. Knox System:

The property plans indicate several points for access and egress. The plan does not indicate the proposed installation of any type of gate(s). Should the determination be made to install such security gate devices, the premises may be required to install double switch (Model # 3503), Knox Box Rapid Entry system per the Riverside County Fire and the Riverside County Sheriff's Department.

The required authorization forms for ordering with the Knox Company may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Sub-station, 7477 Mission Blvd., Riverside, CA. (909) 955-2612 or 2600.

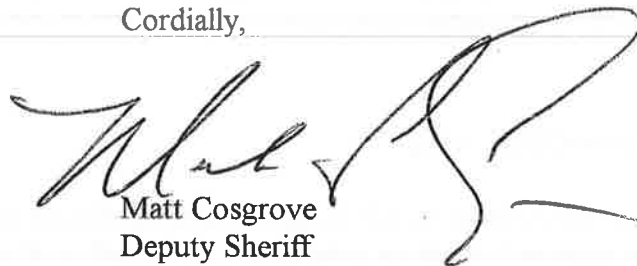
The forms required from Riverside County Fire may be obtained on the 2d Floor, County Administrative Center, 4080 Lemon St., Riverside, CA..

5. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter and landscaping design demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering" signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

Prior to the issuance of building permits, the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and / or diagrams for proper review. Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (909) 955-2612 or Sergeant Dave Wilson.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a large, stylized flourish extending to the right.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

DEPARTMENT OF TRANSPORTATION**DISTRICT 8**

34 W Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400
PHONE (909) 383-6327
FAX (909) 383-6890



July 9, 2002

08-Riv-60-R1.933

Mr. Michael Freitas
Riverside County Planning Department
9th Floor, CAC
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Freitas:

Plot Plan No. 17788, Refrigerated Warehouse, Millard Refrigerated Services, Applicant

We have received the Land Development Committee notification of pending Initial Case Acceptance of the above noted project. This project proposes to construct 426,000 square feet of refrigerated warehouse with 320 parking spaces and 102,765 square feet of landscaping on 20.48 acres of vacant land. The property is located north of State Route 60, south of Philadelphia Avenue and east of Dulles Drive.

Because the project site does not immediately abut existing SR 60 right of way, we do not expect project approval and development to result in direct impact to nearby State transportation facilities. However, our concern with "cumulative" traffic impacts resulting from continued growth in this area remains particularly with respect to truck traffic. Due to the magnitude of this project, we recommend a traffic impact study be conducted to address traffic impact mitigation measures relevant to the growth of related uses in the area. When available, please forward a copy of TIA for our review and files.

Thank you for providing us this opportunity to review and to offer our comments concerning this project. If you have any questions regarding this letter, please contact Mr. Kee T. Ooi at (909) 383-4149 for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Grimes", written over a horizontal line.

for: LINDA GRIMES, Chief
Office of Forecasting/IGR-CEQA Review
Transportation Planning Division



Michael V. Del Santo
515 South Flower Street, 31st Floor
Los Angeles, CA 90071

May 24, 2011

Supervisor John Tavaglione
c/o Mr. John Field, Chief of Staff
Riverside County Supervisor, Second District
4080 Lemon Street
Post Office Box 1646
Riverside, CA 92502-1646

Subject: **Request for Continuance to be Re-heard June 7, 2011** on Plot Plan 17788 (Mira Loma Commerce Center)
SEC Dulles Drive and Inland Drive, Mira Loma (

Dear John:

On behalf of SP4 Dulles LP, as owners of the real property referenced above, we respectfully request that the scheduled Continuance to July 12 of the Public Hearing be re-heard on June 7, 2011 approving Plot Plan 17788 as originally presented with the additional condition that applicant/owner shall agree to the following new Condition of Approval:

The developer/owner of the project shall establish a diesel minimization plan by requiring 100 percent of the semi, tractor-trailer trucks (gross vehicle weight rating greater than 26,000 lbs.) onsite to meet or exceed 2007 truck standards pursuant to California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. A daily log of all semi, tractor-trailer trucks (GVWR greater than 26,000 lbs) that enter the site shall be established, which include license plates, engine model year, retrofit technology if applicable, and engine family name. The daily log shall be kept on site for inspection by the County, or governing agency, during business hours. The developer/owner shall submit a signed copy of a quarterly report of the inspection logs to the County of Riverside or governing agency. The terms of this condition will be terminated upon the earlier of January 1, 2021 or termination by the governing agency.

Please call me at your earliest convenience to discuss and confirm the inclusion of this item on the June 7 Board Agenda. We sincerely appreciate your consideration John.

Sincerely,

Mike Del Santo
Vice President
SP4 Dulles LP

213-683-4281

Cc: Mr. Roger Prend
Mr. Matt Webb



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

PAID

APPLICATION FOR APPEAL

DATE: 4-14-11
AMOUNT: 6,002.95
REC'D BY: [Signature]

DATE SUBMITTED: April 14, 2011

Appeal of application case No(s): Plot Plan 17788

List all concurrent applications

Name of Advisory Agency: Planning Commission

Date of the decision or action: April 6, 2011

Appellant's Name: Michael Del Santo, SP 4 Dulles LP

E-Mail: mdelsanto@cbreinvestors.com

Mailing Address: SP4 Dulles LP, 515 S. Flower Street, 31st Floor

Los Angeles CA 90071

City

State

ZIP

Daytime Phone No: (213) 683-4200

Fax No: (213) 683-4336

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR APPEAL

<ul style="list-style-type: none">• Land Division (Tentative Tract Map or Tentative Parcel Map)• Revised Tentative Map• Minor Change to Tentative Map• Extension of Time for Land Division (not vesting map)	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none">• Extension of Time for Vesting Tentative Map	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none">• General Plan or Specific Plan Consistency Determination• Temporary Outdoor Event	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none">• Environmental Impact Report	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none">• Plot Plan• Second Unit Permit• Temporary Use Permits• Accessory WECS	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none">• Letter of Substantial Conformance for Specific Plan	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none">• Revised Permit	Same appeal deadline as for original permit.
<ul style="list-style-type: none">• Certificate of Compliance• Tree Removal Permit	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none">• Revocation of Variances and Permits	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

This is an appeal of the Planning Commission's decision to deny approval of Plot Plan 17788. Plot Plan 17788 should be approved for the following reasons: the site is consistent with the General Plan land use designation and zoning; the site is infill within the existing Mira Loma Commerce Center and is surrounded by compatible uses; loading activities for Plot Plan 17788 are greater than 600 feet from the nearest residences (Draft EIR p. 4.11-17) and the site is approximately 500 feet or more away from existing residential uses and is separated by existing industrial (non-residential) uses and a flood control channel; the applicant has been responsive to and agreed to numerous conditions of approval added during the five public hearings since October 2010 that address air quality concerns. Finally, the maximum unmitigated health risk at sensitive receptors nearest to Plot Plan 17788 disclosed in Draft Environmental Impact Report (EIR) No. 450 is 4.7 in one million, below the South Coast Air Quality Management District threshold of significance of 10 excess cases of cancer per one million people (Draft EIR, Figure 4.3-5 and Table 4.3-U)

Use additional sheets if necessary

Michael Del Santo, representing SP 4 Dulles, LP

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

Michael V. Del Santo
Asst. Vice President

4/13/11

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

**PLANNING COMMISSION
MINUTE ORDER APRIL 6, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 1.2: APPEAL OF ADOPTION OF PLANNING DIRECTOR'S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) (Legislative)

II. PROJECT DESCRIPTION

The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041.

III. MEETING SUMMARY

The following staff presented the subject proposal:

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

The Following spoke in favor of the Appeal of the subject proposal.

Rachel Lopez 65599 Lucretia Mira Loma

Stephen Anderson neighbor 11378 Pena Way Mira Loma 91752

**PLANNING COMMISSION
MINUTE ORDER APRIL 6, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

Francisco Donez interested party USEPA 600 Wilshire Blvd Ste. 1460 Los Angeles CA 91711

There were no speakers in neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION
The Planning Commission:

A. by a vote of 4-1 Comm. Porras Nay

ADOPTED RESOLUTION NO. 2011-004 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450, which has been completed in compliance with CEQA Guidelines; and,

DENIED the APPEAL in part and APPROVED PLOT PLAN NOS. 16979, 18875, 18876, 18877 and 18879, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

B. by a vote of 3-2 Comm. Petty & Zupppardo Nay

UPHELD the APPEAL in part and DENIED PLOT PLAN NO. 17788, based upon the findings incorporated in the staff report.

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER MARCH 23, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 3.3: APPEAL OF ADOPTION OF PLANNING DIRECTOR'S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P)

II PROJECT DESCRIPTION

The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041.

MEETING SUMMARY

The following staff presented the subject proposal:

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

The following person(s) spoke in favour of the subject proposal:

**PLANNING COMMISSION
MINUTE ORDER MARCH 23, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

Roger Prend, Applicant's Rep, 3788 McCray St. Riverside CA 92506 951-686-1070
Charity Schiller Applicant's Rep 951-826-8223
Tsukasa Nakao, Applicant
Dave Drake Applicant's Rep 949-477-4700
Rachel Lopez Interested Party 6599 Lucretia Ave. Mira Loma CA 91752
Rosa Vielmás Interested Party 5122 Rutile St. Riverside CA 92509 951-681-2531
Charles Lanathoua, neighbor 10940 Iberia St. Mira Loma CA 91752 951-685-0865
Deborah Terkelson neighbour 10909 Windsor Pl. Mira Loma CA 91752 909-609-4869
Sheheryar Kaoosji Interested Party 16730 Arrow Blvd. Ste. B Fontana CA 92335
Penny Newman Appellant 951-360-8451
Josie Gayton 5575 Beach St. Riverside, CA 92509 951-261-4334
Raquel Contreras 8438 Donna Way Riverside CA 92509 951-681-6228
Stella G. Portillo neighbour 10928 Lansford St. Mira Loma CA 91752
Susana Negrete neighbour
Sylvia Betancourt interested party CCAEJ

The following person(s) spoke in opposition of the subject proposal.

Ray Johnson, Appellant 26785 Camino Seco Temecula CA 92590
Betty Anderson Interested Party 11378 Pena Way Mira Loma CA 91752 951-360-8723
Laura Roughton Interested Party Jurupa Valley

The following person(s) spoke in neutral position of the subject proposal.

Eliza Laws Respondent, 3788 McCray St. Riverside CA 92506 951-686-1070
Sonya Hooker Albert A Webb 3788 McCray St
Ian MacMillan SCAQMD Other interested Party

**CONTROVERSIAL ISSUES
NONE**

VII. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of:

**CONTINUED TO APRIL 6, 2011 VOTED (5-0) TENTATIVELY CERTIFY EIR450
VOTED (4-1) COMM. PORRAS VOTED NAY; TENTATIVELY DENY THE APPEAL &
TENTATIVELY APPROVED PP16979 VOTED (4-1) COMM. PORRAS VOTED NAY;
TENTATIVELY DENY THE APPEAL & TENTATIVELY APPROVED 18875 VOTED (4-
1) COMM. PORRAS VOTED NAY; TENTATIVELY APPROVED PP18876 AND DENY
APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY; TENTATIVELY
DENY PP17788 & APPROVE THE APPEAL VOTED (3-2) COMM. PETTY &
ZUPPARDO; TENTATIVELY APPROVE PP18877 & DENY APPEAL VOTED (3-2)
COMM. ROTH & PORRAS BOTH VOTED NAY; TENTATIVELY APPROVE PP18879
& DENY APPEAL VOTED (3-2) COMM. ROTH & PORRAS BOTH VOTED NAY**

VIII. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.5: APPEAL OF ADOPTION OF DIRECTOR'S HEARING RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) (Legislative)

PROJECT DESCRIPTION

- II. The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041. (Continued from December 1, 2010)

III.

MEETING SUMMARY

The following staff presented the subject proposal:

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

The following person(s) spoke in favor of the subject proposal:

David Drake, Applicant, 4 Park Plaza Irvine, CA 949-400-6065

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

Charity Schiller, Applicant's Rep., 951-826-8223

The following person(s) spoke neutral of the subject proposal.

Roger Prend, Applicant's Rep., 3788 McCray St. Riverside, CA 92506 951-686-1070

Ian MacMillan, Interested Party AQMD (nothing more provided)

Cathy Perring, 3788 McCray Riverside 686-1070

Eliza Laws, McCray St. Riverside 686-1070

Charles Lanathoua, neighbor 10940 Iberio St. Mira Loma 91752

Josie Gaytan, Interested Party, 3654 Scenic Dr. Riverside 92509 951 261-4334

The following speakers spoke in opposition of the subject proposal.

Raymond Johnson, Appellant, 26785 Camino Seco Temecula 92590 951-506-9925

Rachel Lopez, Interested Party, 6599 Lucretia Ave. Mira Loma 91752

Rosa Ma Viemas, Interested Party, 5122 Rutile St. Riverside CA 92509 951-681-2531

Raquel Contreras 8438 Donna Way Riverside 92509 951-681-6228

Susana Negrete CCAEJ

Sylvia Betancourt CCAEJ

Stella G. Portillo, Neighbor, 10928 Lansford St. Mira Loma 91752

Graciela Larios, Interested party, Riverside 92509 graciela.larios@yahoo.com

CONTROVERSIAL ISSUES

NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0:

CONTINUED TO MARCH 23, 2011

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 4.5: APPEAL OF ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P). (Legislative)**

PROJECT DESCRIPTION

The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,690 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041.

II. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following person(s) spoke in favour of the subject proposal:

Charity Schiller, Applicant's Rep. 951-826-8223

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

David Drake, Applicant's Rep. 4 Park Plaza Ste. 700, Irvine CA 92614
Roger Prend, Applicant's Rep.

The following person(s) spoke in opposition of the subject proposal.
Raymond Johnson, The Appellant
Rosa Ma Vielmas, 5122 Rutile St. Riverside, CA 92509 951-681-2531
Sylvia Betancourt, P.O. Box 33124 Riverside, CA 92519 951-360-8451
Rachel Lopez, 6599 Lucretia Ave. Mira Loma, CA 91752
Stella G. Portillo 10928 Lansford St. Mira Loma, CA 91752

The following person(s) spoke in neutral position of the subject proposal.
Sonya Hooker, Albert A. Webb Assoc. 3788 McCray St. Riverside, CA 92506
Ian MacMillan AQMD

III. CONTROVERSIAL ISSUES
NONE

IV. PLANNING COMMISSION ACTION
The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

CONTINUED TO FEBRUARY 16, 2011

V. CD
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER PP/7788/EA 38633
FAST TRACK 98-34

A. APPLICATION INFORMATION

1. Applicant's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137
CITY STATE ZIP
Telephone No.: (402) 896-6600 (8am - 5pm)

2. Owner's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137
CITY STATE ZIP
Telephone No.: (402) 896-6600 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC. ATTN: DON EDISON

Mailing Address: 4344 LATHAM STREET, SUITE 200
Telephone No.: (909) 341-8940 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. 6/6/01)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: Daniel M. Egar Date 3-16-02

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign)

(Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 156-360-014

2. Section: 4 Township: 2S Range: 6 WEST

3. Approximate Gross Acreage: 20.47 ACRES

4. General Location: (street address, cross streets) North of: HWY 60

South of: PHILADELPHIA East of: DULLES DR. West of: CHARDONEY WAY

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

BEING PARCELS 8, 9 AND 10 OF PARCEL MAP 26365, PARCEL MAP BOOK 172, PAGES 36 - 41, RECORDS OF RIVERSIDE COUNTY, CA.
(CERTIFICATE OF LOT LINE ADJUSTMENT NO. 3757, RECORDS 10-05-94 INSTRUMENT NO. 386182)

PROJECT INFORMATION:

1. Proposal (Describe Project): 426,212 S.F. INDUSTRIAL REFRIGERATION WAREHOUSE
ON A 20.47 ACRE SITE.

2. Related cases filed in conjunction with this request: NONE

3. Is there a previous application filed on the same site? Yes ☒ No ☐

If yes, Case Number: 15767 (Parcel Map, Zone Change, etc.)

Environmental Assessment (E.A.) No. (If known): 37526 E.I.R. No. (If applicable):

4. 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 or miles.

5. Is sewer service available at the site? Yes ☒ No ☐

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

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes ☐ No ☒

7. How much grading is proposed for the project size?

Amount of cut = cubic yards _____ Amount of fill = cubic yards _____

8. Does the project need to import or export dirt? Import ☐ Export ☐ Neither ☒

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 892,109 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:

Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

☐ Yes ☐ No ☐ N/A

If yes, do you intend to dedicate land or pay fees, or a combination of both?

☐ Dedicate Land ☐ Pay Fees ☐ Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

☒ Yes ☐ No

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

Check answer

☒ a. Santa Ana River ☐ c. Santa Margarita River
☐ b. San Jacinto River ☐ d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, 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 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. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1) *Shirlene A. Nelson-Risher* Date *4/2/02*
Planning-Project Manager, KCT Consultants, Inc.

Owner/
Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING and INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

APPEAL OF ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The appellant requests an appeal of the Planning Director's decision of approval issued on October 18, 2010. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 (Legislative)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	December 1, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-0972 or e-mail chingios@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of

public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Christian Hinojosa, P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – Intent to Certify an Environmental Impact Report – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. (Quasi-Judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	October 4, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 ST FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org or go to the County Planning Department's Planning Director's agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 517, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Director will consider the proposed project, and the final environmental impact report, at the public hearing.

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Christian Hinojosa P.O. Box 1409, Riverside, CA 92502-1409

NOTICIA DE UNA REUNION PUBLICA

Y

INTENTO DE CERTIFICAR REPORTE DE IMPACTO AMBIENTAL

Se ha programado una **REUNION PUBLICA**, conforme al Condado de Riverside Land Use Ordinance No. 348, delante del **DIRECTOR DE PLANEACION** del **CONDADO DE RIVERSIDE** para considerar los siguientes proyectos:

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 Y 18879 – Intento de Certificar Reporte de Impacto Ambiental – Aspirante: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. y OC Real Estate Management LLC – Ingeniero: William Simpson & Assoc., Inc. y KCT Consultants, Inc. – Segundo Distrito Supervisorial – Distrito Zona Prado-Mira Loma – Plan del Area de Jurupa: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Localización: norte de State Highway 60, sur de Philadelphia Avenue, este de Etiwanda Avenue y oeste de Grapevine Street – 65.05 Acres - Zona: Manufacturing-Medium (M-M) y Industrial Park (I-P) – **PETICIÓN:** El Reporte de Impacto Ambiental (**Environmental Impact Report**) analiza las consecuencias para el medio ambiente potenciales de Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 y 18879. **Plot Plan No. 16979** propone desarrollar 200,731 pies cuadrados para un edificio industrial con 190,731 pies cuadrados de bodega, 10,000 pies cuadrados de oficina y espacio de entresuelo, 52,810 pies cuadrados de área de ajardina (11%), 256 espacios de estacionamiento y 29 embarcaderos en 11.01 acres. **Plot Plan No. 17788** propone desarrollar 426,212 pies cuadrados para un edificio industrial con 418,212 pies cuadrados de bodega, 8,000 pies cuadrados de oficina, 106,980 pies cuadrados de área de ajardina (12%), 257 espacios de estacionamiento y 51 embarcaderos en 20.48 acres. **Plot Plan No. 18875** propone desarrollar 104,210 pies cuadrados para un edificio industrial con 93,350 pies cuadrados de bodega, 10,860 pies cuadrados de oficina y espacio de entresuelo, 41,699 pies cuadrados de área de ajardina (16%), 96 espacios de estacionamiento y 18 embarcaderos en 5.99 acres. **Plot Plan No. 18876** propone desarrollar 12 edificios industriales con un total de 97,010 pies cuadrados con 83,810 pies cuadrados de almacenaje, 13,200 pies cuadrados de oficina, 42,948 pies cuadrados de área de ajardina (15%) y 243 espacios de estacionamiento en 6.83 acres. **Plot Plan No. 18877** propone desarrollar 8 edificios industriales con un total de 144,594 pies cuadrados con 92,094 pies cuadrados de almacenaje, 52,500 pies cuadrados de oficina, 122,307 pies cuadrados de área de ajardina (22%) y 444 espacios de estacionamiento en 12.75 acres. **Plot Plan No. 18879** propone desarrollar 155,480 pies cuadrados para un edificio industrial con 145,480 pies cuadrados de bodega, 10,000 pies cuadrados de oficina y espacio de entresuelo, 53,941 pies cuadrados de área de ajardina (16%), 131 espacios de estacionamiento, 30 espacios de estacionamiento para acoplados y 25 embarcaderos en 7.99 acres. – Números de Parcelas del Asesor: 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 y 156-360-041 – Caso Relacionado: PM26365. (Cuasijudicial)

Hora de Reunion: 1:30 p.m. o cuanto antes después de eso.
Fecha de Reunion: Octubre 4, 2010
Lugar de Reunion: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

PARA MÁS INFORMACIÓN EN RELACIÓN CON ESTE PROYECTO, POR FAVOR DE CONTACTAR AL PLANADOR DEL PROYECTO, Christian Hinojosa, al 951-955-0972 o por email a chinojos@rctlma.org o por correo a: P.O. Box 1409, Riverside, CA 92502-1409.

El Condado de Riverside ha determinado que el proyecto mencionado aquí, tiene el potencial de crear un afecto significativo en el ambiente y ha preparado un Reporte de Impacto Ambiental. "Environmental Impact Report No. 450" (State Clearing House No. 2002121128), identifica cualquier impacto significativo y ha sido preparado para el proyecto propuesto. El Director del Departamento de Planeacion, o un representante del, considerara el proyecto propuesto y tambien el Reporte de Impacto Ambiental, en la Reunion Publica.

Los documentos del caso del proyecto propuesto, y el Reporte de Impacto Ambiental, pueden ser vistos de Lunes a Jueves de 8:00 a.m. a 5:00 p.m. en el Departamento de Planeacion del Condado de Riverside, 4080 Lemon St. Piso 9, Riverside, CA 92501. Para mas informacion o para hacer una sita, por favor comuniquese con el planador del proyecto. Cualquier persona que quisiera someter algun comentario acerca de este proyecto puede hacerlo, por escrito, entre la fecha de esta noticia y de la fecha de la Reunion Publica, o puede presentarse en la fecha y lugar mencionados arriba. Todo comentario recibido antes de la Reunion Publica sera sometido al Director, o su representante, y todo testimonio presentado, seran considerados antes de hacer una decision acerca de este proyecto.

Si usted opone este proyecto en una corte, sera limitado a presentar solo los comentarios que usted, o otra persona, presento en la Reunion Publica que es descrita en esta noticia, o que fueron sometidos por escrito al Departamento de Planeacion antes

de la fecha de la Reunion Publica. Se le advierte que el Director puede decidir que cambios sean hechos al proyecto, en esta Reunion Publica.

Sus comentarios se recibiran en la siguiente direccion:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Christian Hinojosa P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

PP17788

APN 156-360-014

I, Mickey Zolezio, certify that on
(Print Name)

6/2/2011 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

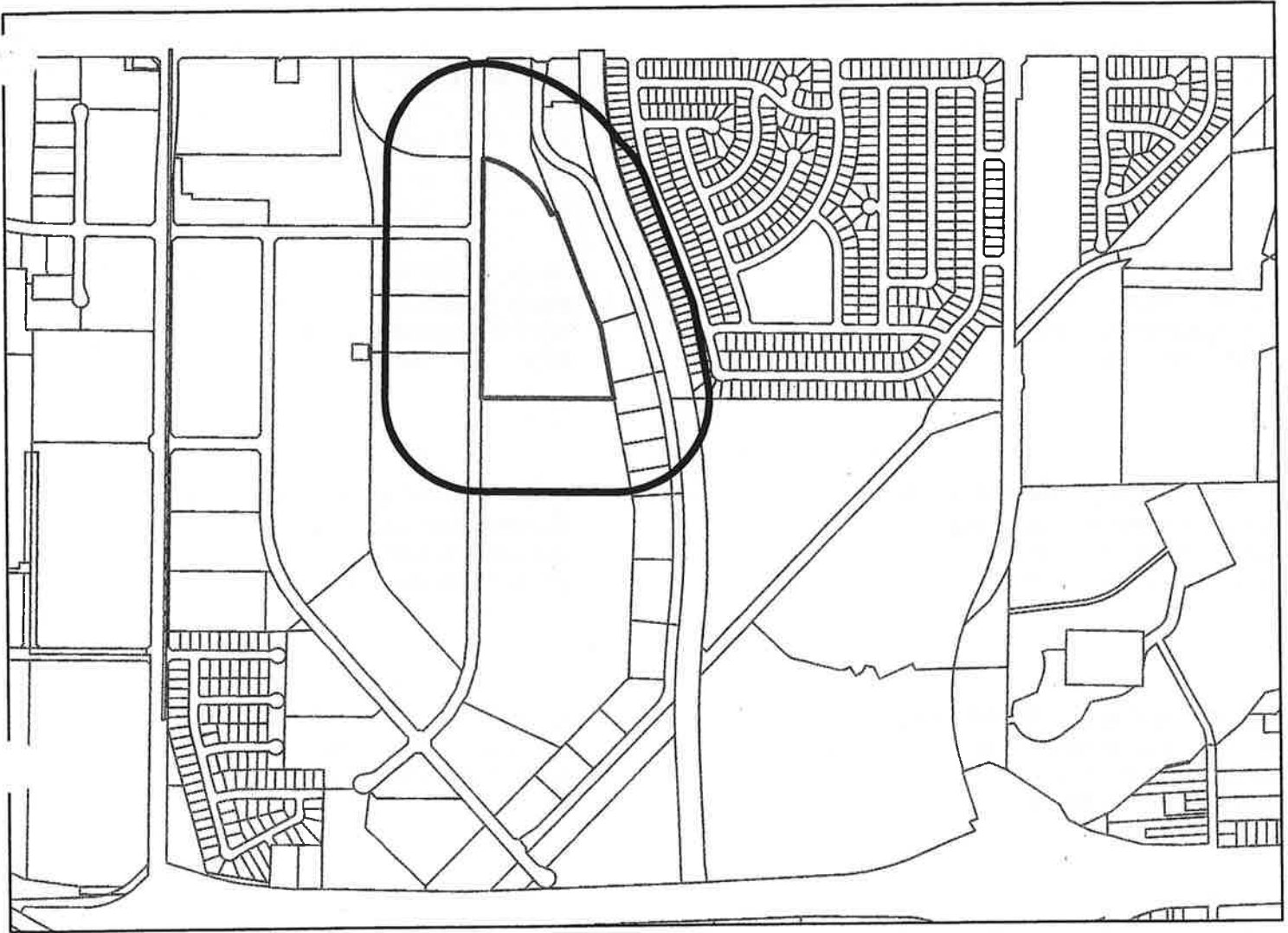
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

V. Calderon
Exp. 12/2/11

Mailing Labels



Selected Parcels

156-251-020	156-261-015	156-360-069	156-243-006	156-271-044	156-243-001	156-261-021	156-251-014	156-251-018	156-261-035
156-243-004	156-360-070	156-360-074	156-360-075	156-360-068	156-360-067	156-243-005	156-271-040	156-271-038	156-271-042
156-261-031	156-261-033	156-261-027	156-360-071	156-243-007	156-360-007	156-361-012	156-271-034	156-251-010	156-261-037
156-251-008	156-243-003	156-261-041	156-261-029	156-230-001	156-243-002	156-360-066	156-271-032	156-360-017	156-271-036
156-261-019	156-261-023	156-251-009	156-251-011	156-251-013	156-251-015	156-251-017	156-251-019	156-251-021	156-261-016
156-261-018	156-261-020	156-261-022	156-261-024	156-261-026	156-261-028	156-261-030	156-261-032	156-261-034	156-261-036
156-261-038	156-261-040	156-261-042	156-271-033	156-271-035	156-271-037	156-271-039	156-271-041	156-271-043	156-271-045
156-360-008	156-360-018	156-261-025	156-251-016	156-261-017	156-360-004	156-361-007	156-360-014	156-261-039	156-360-012
156-360-013	156-360-016	156-251-012	156-360-003						



1,200 600 0 1,200 Feet

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.

ASMT: 156230001, APN: 156230001
MIRA LOMA ASSOCIATES
8247 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730

ASMT: 156243007, APN: 156243007
LETICIA REYES
3598 HADLEY DR
MIRA LOMA, CA. 91752

ASMT: 156243001, APN: 156243001
EDUARDO MEJIA, ETAL
3335 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156251008, APN: 156251008
MARY BRUNS
3273 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156243002, APN: 156243002
MOJDEH AMINI NAZARI, ETAL
466 FOOTHILL BLV NO 116
LA CANADA CA 91011

ASMT: 156251010, APN: 156251010
MARISSA MCCALL
3283 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156243003, APN: 156243003
MICHAEL FLAMENCO, ETAL
3359 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156251012, APN: 156251012
WILLIAM LAMONTAGNE, ETAL
3293 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156243004, APN: 156243004
GISELA MEDVEC
3371 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156251014, APN: 156251014
ENRIQUE LARA, ETAL
3303 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156243005, APN: 156243005
ISELA CORRAL
3383 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156251016, APN: 156251016
ROBERT LOPEZ, ETAL
3313 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156243006, APN: 156243006
CHRISTINA GUZMAN
3395 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156251018, APN: 156251018
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 156251020, APN: 156251020
ARMANDO DELGADILLO
3325 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261015, APN: 156261015
BARRY KOCA, ETAL
P O BOX 601
SAN DIMAS CA 91773

ASMT: 156261017, APN: 156261017
RONNIE WILSON, ETAL
3145 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261019, APN: 156261019
RAMON PADILLA, ETAL
155 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261021, APN: 156261021
ELSA DOMINGUEZ
3165 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261023, APN: 156261023
RICHARD PEARSE
3175 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261025, APN: 156261025
ROBERT CASTEEL, ETAL
3185 CHARDONEY WAY
MIRA LOMA CA 91752

ASMT: 156261027, APN: 156261027
KEVIN STRAWN, ETAL
3195 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261029, APN: 156261029
MICHAEL MARTIN, ETAL
C/O MICHAEL L MARTIN
3205 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261031, APN: 156261031
JOHN MENDOZA, ETAL
3215 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261033, APN: 156261033
JUDITH MORAN
11432 POLLARD DR
GARDEN GROVE CA 92841

ASMT: 156261035, APN: 156261035
GILBERTO VEGA, ETAL
3235 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261037, APN: 156261037
MARK DENNING
3245 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156261039, APN: 156261039
STEPHEN TAVENNER, ETAL
3253 CHARDONEY WAY
MIRA LOMA, CA. 91752





ASMT: 156261041, APN: 156261041
MICHAEL KIRCHGRABER
3263 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156271044, APN: 156271044
DAVID ANDERSON, ETAL
3125 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156271032, APN: 156271032
OSIEL OCAMPO
3065 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156360003, APN: 156360003
YORK ARIZONA OFFICE ASSOC LTD PARTNER
C/O PTS
P O BOX 543185
DALLAS TX 75354

ASMT: 156271034, APN: 156271034
LUIS GARCIA
3075 CHARDONEY WAY
RIVERSIDE CA 92509

ASMT: 156360004, APN: 156360004
SHADOW MOUNTAIN INDUSTRIAL PROP
502 N DIVISION ST
CARSON CITY NV 89703

ASMT: 156271036, APN: 156271036
RAFAEL RAMIREZ
3085 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156360007, APN: 156360007
LEVECKE LLC
10810 INLAND AVE
MIRA LOMA, CA. 91752

ASMT: 156271038, APN: 156271038
JESUS PINA
3095 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156360014, APN: 156360014
SP4 DULLES LP
C/O PHILIP HENCH
865 S FIGUEROA ST NO 3500
LOS ANGELES CA 90017

ASMT: 156271040, APN: 156271040
ISRAEL HERNANDEZ
3105 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156360016, APN: 156360016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

ASMT: 156271042, APN: 156271042
JOE GARCIA, ETAL
3115 CHARDONEY WAY
MIRA LOMA, CA. 91752

ASMT: 156360017, APN: 156360017
PREFCO XVIII LTD, ETAL
C/O TAX DEPT 1C
CHECKERBOARD SQUARE
ST LOUIS MO 63164

ASMT: 156360018, APN: 156360018
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 156360066, APN: 156360066
MUSHEGAIN INDUSTRIAL PROP, ETAL
C/O THOMAS MUSHEGAIN SR
P O BOX 5489
PASADENA CA 91117

ASMT: 156360067, APN: 156360067
HKM INV
22539 RIDGE LINE RD
DIAMOND BAR CA 91765

ASMT: 156360068, APN: 156360068
GUM TREE PARTNERS, ETAL
C/O BRIAN HALEY
1391 MORNINGSIDE DR
LAGUNA BEACH CA 92651

ASMT: 156360069, APN: 156360069
CHIANG REALTY
C/O FRED CHIANG
3800 DURBIN ST
BALDWIN PARK CA 91706

ASMT: 156360070, APN: 156360070
GRAPEVINE BUSINESS CENTER
C/O SHAW RIVERSIDE LLC
160 NEWPORT CENTER DR 250
NEWPORT BEACH CA 92660

ASMT: 156360071, APN: 156360071
LAXMI GUPTA, ETAL
2852 MAINWAY DR
LOS ALAMITOS CA 90720

ASMT: 156360075, APN: 156360075
GRAPEVINE PROP
C/O CHRISTINE HU
660 W LAMBERT RD
BREA CA 92821

ASMT: 156361007, APN: 156361007
SHAW RIVERSIDE
160 NEWPORT DR NO 250
NEWPORT BEACH CA 92660

ASMT: 156361012, APN: 156361012
LSH PROP
C/O AL SHANKLE CONST
2248 MERIDIAN BLV NO D
MINDEN NV 89423



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9166536995

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PHONE: (951) 955-1060
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KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 2, 2011

PRESS ENTERPRISE
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P.O. BOX 792
RIVERSIDE, CA 92501

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

RE: NOTICE OF PUBLIC HEARING: APPEAL OF PLOT PLAN NO. 17788

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Saturday, June 4, 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: Thursday, June 02, 2011 2:01 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Appeal for PP 17788

Received for publication on June 4

Thank You!
enterprise media

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From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, June 02, 2011 1:00 PM
To: PE Legals
Subject: FOR PUBLICATION: Appeal for PP 17788

Maria,

This is the same one I sent you earlier. Final draft it is! Please send confirmation for publication on Saturday, June 4, 2011. Thank you very much!

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.

From: Gil, Cecilia
Sent: Thursday, June 02, 2011 11:33 AM
To: legals@pe.com
Subject: DRAFT- Appeal for PP 17788

Maria,

Here's a draft for space-saving purposes only. I will finalize with you soon.

Thanks for your cooperation ☺!

Cecilia Gil

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
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KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 2, 2011

RIVERSIDE COUNTY RECORD
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RIVERSIDE, CA 92519

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

RE: NOTICE OF PUBLIC HEARING: APPEAL OF PLOT PLAN NO. 17788

To Whom It May Concern:

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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: Thursday, June 02, 2011 2:30 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: APPEAL FOR PP 17788

Good afternoon,
I have received the notice for publication.
Thanks, Mike
P.S. It is never to early.

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

From: Gil, Cecilia <CCGIL@rcbos.org>
To: recordmde <recordmde@aol.com>
Sent: Thu, Jun 2, 2011 9:01 am
Subject: FOR PUBLICATION: APPEAL FOR PP 17788



Hello! This is a bit early for you.

A Notice of Publication for Thursday, June 9, 2011. Please confirm. THANK YOU!

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

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN
THE PRADO-MIRA LOMA ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL
DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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, June 14, 2011, at 1:30 P.M.** to consider the appeal filed by Michael Del Santo, SP 4 Dulles LP, on **Plot Plan No. 17788** filed by Applicant RGA Office of Architectural Design and Investment Building Group – William Simpson & Assoc., Inc., and KCT Consultants, Inc., which proposes to develop 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). The project is located southerly of Philadelphia Avenue, easterly of Dulles Drive and westerly of Grapevine Street in the Prado-Mira Loma Zoning District – Jurupa Area Plan, Second Supervisorial District.

The environmental effects have been addressed and certification of **Environmental Impact Report No. 450** has been recommended.

The proposed 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, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or e-mail at chinojos@rctlma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All 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 proposed 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 proposed 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 proposed 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: June 2, 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 June 2, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for:

Appeal on Plot Plan 17788

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: June 14, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 2, 2011
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, June 02, 2011 1:06 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: APPEAL FOR PP 17788

posted

From: Gil, Cecilia
Sent: Thursday, June 02, 2011 1:02 PM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: APPEAL FOR PP 17788

Hello! Can you please post this Notice and send me confirmation? 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 County of Riverside, do hereby certify that I am
(NAME and TITLE)
not a party to the within action or proceeding; that on June 2, 2011, I mailed a copy of the
following document:

Notice of Public Hearing for:

Appeal on Plot Plan 17788

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: June 14, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 2, 2011
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YORK ARIZONA OFFICE ASSOC LTD PARTNER
C/O PTS
P O BOX 543185
DALLAS TX 75354

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ASMT: 156360004, APN: 156360004
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502 N DIVISION ST
CARSON CITY NV 89703

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SANTA FE SPGS CA 90670

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PREFCO XVIII LTD, ETAL
C/O TAX DEPT 1C
CHECKERBOARD SQUARE
ST LOUIS MO 63164

ASMT: 156360018, APN: 156360018
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 156360075, APN: 156360075
GRAPEVINE PROP
C/O CHRISTINE HU
660 W LAMBERT RD
BREA CA 92821

ASMT: 156360066, APN: 156360066
MUSHEGAIN INDUSTRIAL PROP, ETAL
C/O THOMAS MUSHEGAIN SR
P O BOX 5489
PASADENA CA 91117

ASMT: 156361007, APN: 156361007
SHAW RIVERSIDE
160 NEWPORT DR NO 250
NEWPORT BEACH CA 92660

ASMT: 156360067, APN: 156360067
HKM INV
22539 RIDGE LINE RD
DIAMOND BAR CA 91765

ASMT: 156361012, APN: 156361012
LSH PROP
C/O AL SHANKLE CONST
2248 MERIDIAN BLV NO D
MINDEN NV 89423

ASMT: 156360068, APN: 156360068
GUM TREE PARTNERS, ETAL
C/O BRIAN HALEY
1391 MORNINGSIDE DR
LAGUNA BEACH CA 92651

ASMT: 156360069, APN: 156360069
CHIANG REALTY
C/O FRED CHIANG
3800 DURBIN ST
BALDWIN PARK CA 91706

ASMT: 156360070, APN: 156360070
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C/O SHAW RIVERSIDE LLC
160 NEWPORT CENTER DR 250
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9163240850

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9166540462

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9518941232

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California State Representatives 44th District
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California State Senate, 31st District
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Rosemead, CA 91770
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Los Angeles District
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Carlsbad Fish and Wildlife Office
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Carlsbad, CA 92011
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Barbara Spoonhour
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Juan Perez, Director
County of Riverside, Transportation
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Agricultural Commissioner's Office
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Riverside County
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Mekbib Degaga
County of Riverside, Flood Control District
1995 Market Street
Riverside, CA 92501
9519551214

Bill Luna, County Executive Officer
County of Riverside
4080 Lemon Street, 4th Floor
Riverside, CA 92501
9519551100

Steve Diaz, Fire Department
County of Riverside
4080 Lemon Street
P.O. Box 1549
Riverside, CA 92501
9519554777

Ryan Ross, Planner IV
Riverside County Waste Management Dept.
14310 Frederick Street
Moreno Valley, CA 92553
9514863200

Marion Ashley, Supervisor 5th District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551050

Robert Buster, Supervisor 1st District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551010

John Tavaglione, Supervisor 2nd District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
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Jeff Stone, Supervisor 3rd District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551030

John Benoit, Supervisor 4th District
County of Riverside, Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501
9519551040

Stanley Sniff, Sheriff
County of Riverside, Sheriff's Department
4095 Lemon Street
Riverside, CA 92501
9519552400

Jan Zuppardo
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

Jim Porras
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
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John Petty
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
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John Roth
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

John Snell
County of Riverside, Planning Commission
c/o Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501
9519553251

Marc Brewer, Sr. Park Planner
County of Riverside, Regional Parks & Open
Space District
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858
9519554310

Reference Librarian
City of Riverside Public Library, Main Library
3581 Mission Inn Avenue
Riverside, CA 92501
9518265201

Eldon Horst, Secy/General Manager
Jurupa Community Services District
11201 Harrel Street
Mira Loma, CA 91752
9516857434

Governmental Publications Department
Tomas Rivera Library
University of California Riverside
3401 Watkins Drive
Riverside, CA 92521
9518241012

Charles Roy, Vice President
Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90608-0985
5629484242

Reference Librarian
Glen Avon Public Library
9244 Galena Street
Riverside, CA 92509
9516858121

Darrell Butler
Riverside Commercial Investors, Inc. (RCI)
3685 Main Street, Suite 220
Riverside, CA 92501
9517886100

Sarah Morrison, Deputy Attorney General
California Attorney General's Office
Environment Section
300 S. Spring St., Ste. 1702
Los Angeles, CA 90013
(213) 897-2640

Terry Roberts, Director State Clearinghouse
Governor's Office of Planning & Research
State Clearinghouse and Planning Unit
1400 10th Street
P.O. Box 3044
Sacramento, CA 95812-3044

Drew Feldman, Chapter President
San Bernardino Valley Audubon Society
P.O. Box 10973
San Bernardino, CA 92423-0973

Laura Y. Miranda, Deputy General Counsel
Pechanga Band of Luiseno Mission Indians
P.O. Box 1477
Temecula, CA 925930



Joseph Ontiveros
Soboba Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581

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

Patricia Querzola
10930 Iberia Street
Mira Loma, CA 91752

Anna Hoover
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

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

Martin, Socorro, Arelia & Mario Ledezma
10890 Windsor Place
Mira Loma, CA 91752

Ricardo G. Ramos
3617 Urbana Avenue
Mira Loma, CA 91752

Stella G. Portello
10928 Lansford Street
Mira Loma, CA 91752

Sylvia Holguin
4202 Pedley Road
Riverside, CA 92509

Betty Anderson
11378 Pena Way
Mira Loma, CA 91752

Arturo Ledezma
10882 Windsor Place
Mira Loma, CA 91752

Charles Lanathoua & Family
10940 Iberia Street
Mira Loma, CA 91752

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Soboba Cultural Resource Department
Soboba Band of Luiseño Indians
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Arturo Ledezma
10882 Windsor Place
Mira Loma, CA 91752

Charles Lanathoua & Family
10940 Iberia Street
Mira Loma, CA 91752

Applicant:
(PP17788)
Dennis Roy
RGA, Office of Architectural Design
15231 Alton Parkway, Suite 200
Irvine, CA 92618

Owner:
(PP17788)
Steven Offner
Millard Refrigerated Services
4715 SO. 132nd Street
Omaha, NE 68317

Engineer:
(PP17788, PP18875-76-77-79)
Don Edison
KCT Consultants, Inc.
4344 Latham Street, Suite 103
Riverside, CA 92501

Applicant:
(EIR00450)
Jack M. Langson
Investment Building Group
5100 Campus Drive #300
Newport Beach, CA 92660

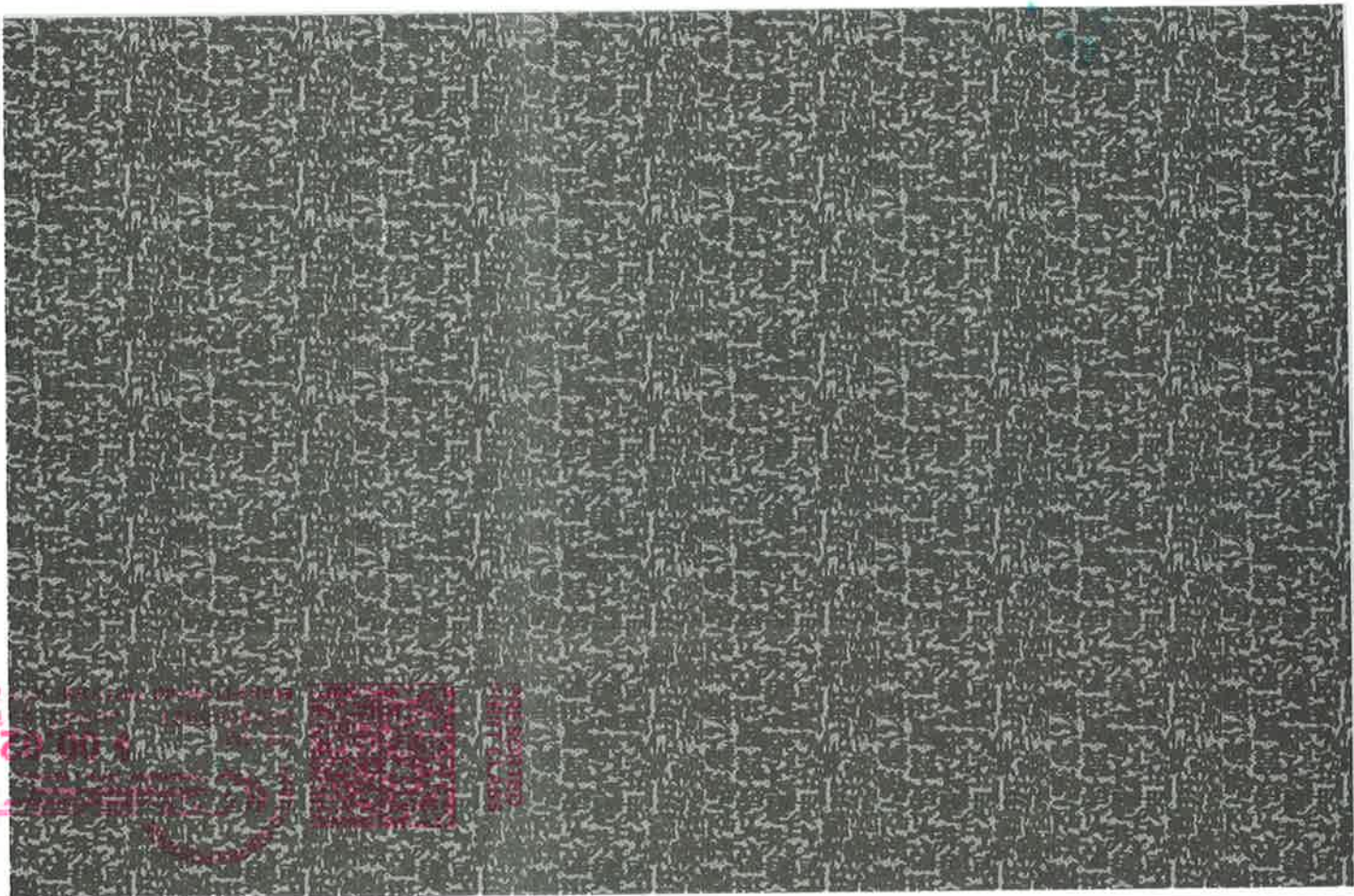
Consultant:
(EIR00450)
Charity Schiller
3750 University Avenue
Suite 400, PO Box 1028
Riverside, CA 92502

Consultant:
(EIR00450)
Sonya Hooker
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506





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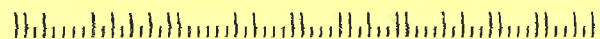
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN
THE PRADO-MIRA LOMA ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL
DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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The environmental effects have been addressed and certification of Environmental Impact Report No. **450** has been recommended.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or e-mail at chinos@rcplma.org.

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Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Kecia Harper-Ihem
Clerk of the Board

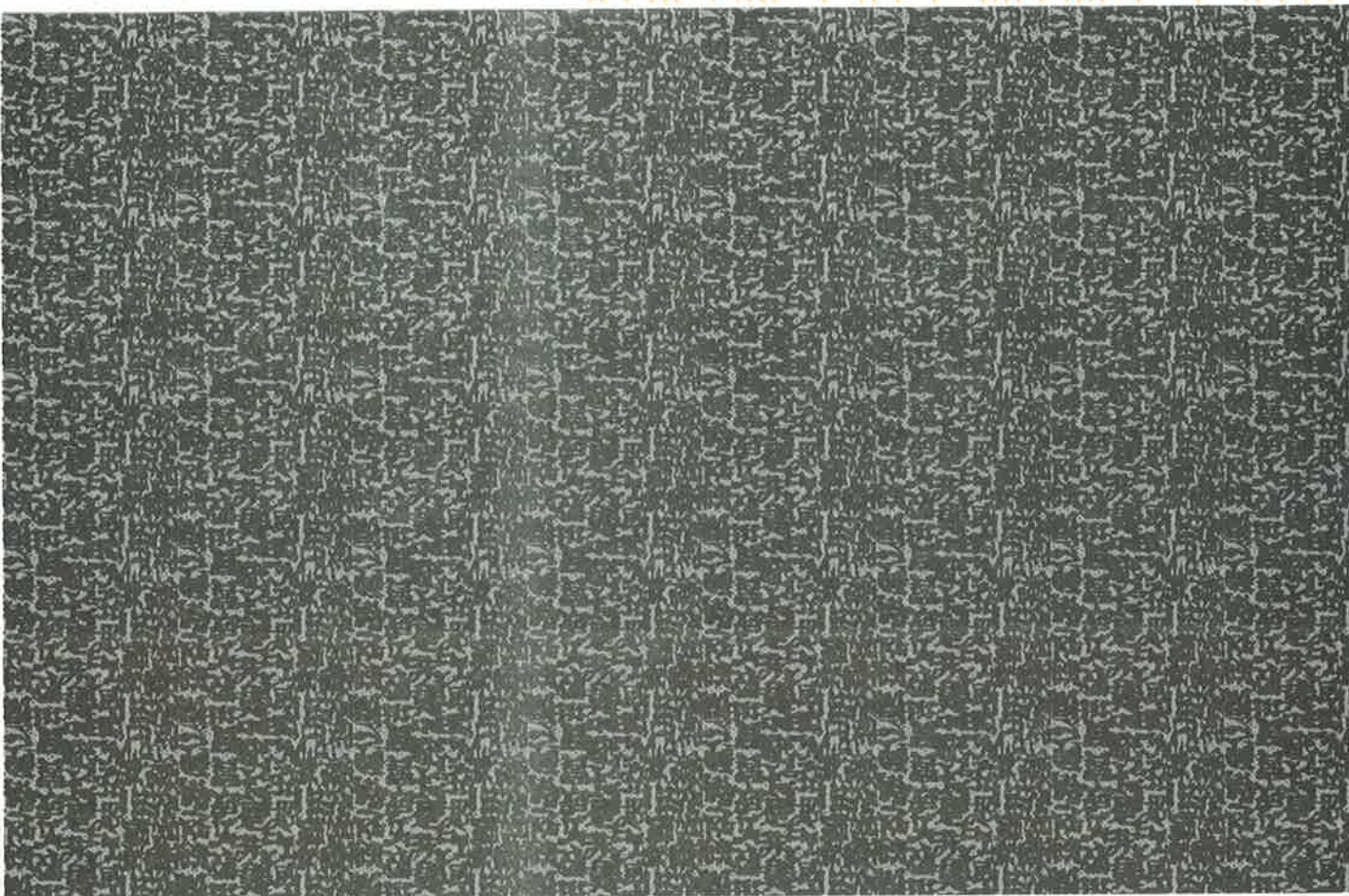
By: Cecilia Gil, Board Assistant

Dated: June 2, 2011

16.2 of 06/14/11



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26442 Beckman Court
Murrieta, CA 92562
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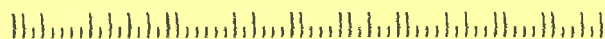
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN
THE PRADO-MIRA LOMA ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL
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Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Kecia Harper-Ihem
Clerk of the Board

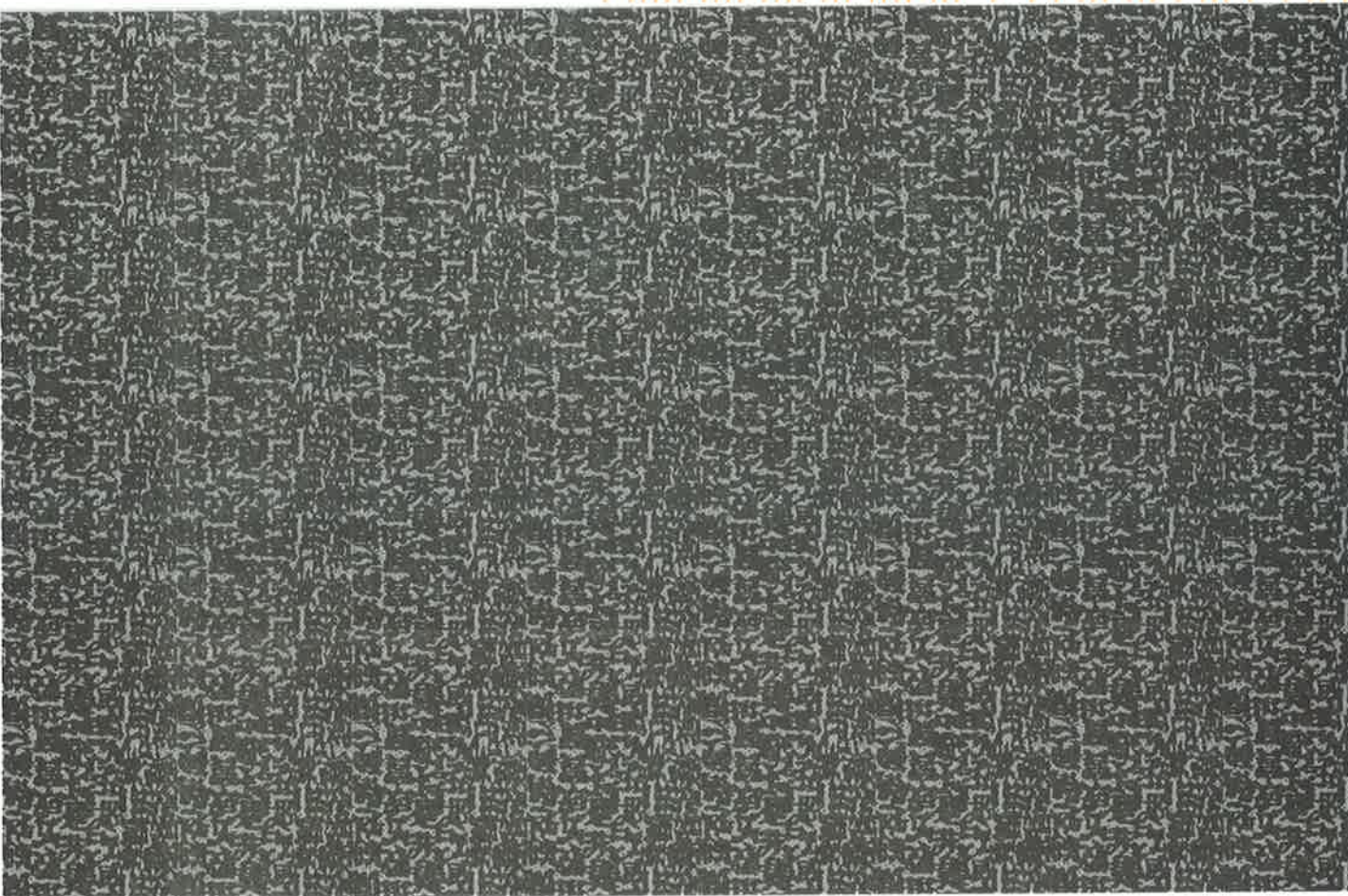
By: Cecilia Gil, Board Assistant

Dated: June 2, 2011

16.2 of 06/14/11



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN
THE PRADO-MIRA LOMA ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL
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Post Office Box 1147
Riverside, CA 92502-1147

Kecia Harper-Ihem
Clerk of the Board

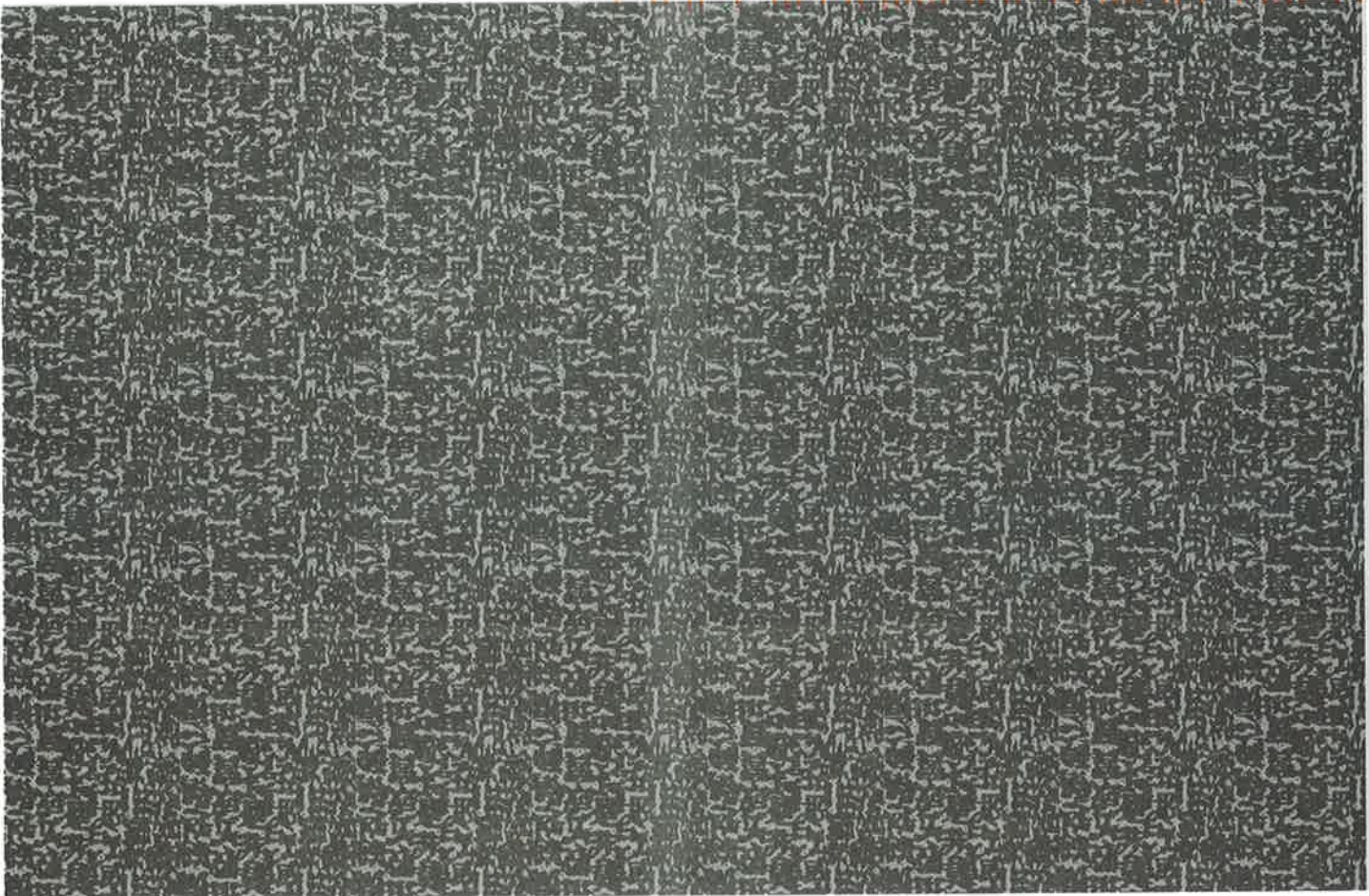
By: Cecilia Gil, Board Assistant

Dated: June 2, 2011

16-2 of 06-14-11



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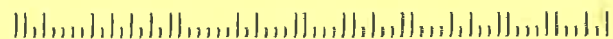
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
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Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: June 2, 2011

Kecia Harper-Ihem
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951-368-9018 FAX

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH - PP 17788

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:

06-04-11

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

Date: Jun. 4, 2011
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10679653

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN THE PRADO-MIRA LOMA ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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, June 14, 2011, at 1:30 P.M. to consider the appeal filed by Michael Del Santo, SP 4 Dulles LP, on Plot Plan No. 17788 filed by Applicant RGA Office of Architectural Design and Investment Building Group - William Simpson & Assoc., Inc., and KCT Consultants, Inc., which proposes to develop 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). The project is located southerly of Philadelphia Avenue, easterly of Dulles Drive and westerly of Grapevine Street in the Prado-Mira Loma Zoning District - Jurupa Area Plan, Second Supervisorial District.

The environmental effects have been addressed and certification of Environmental Impact Report No. 450 has been recommended.

The proposed 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, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or e-mail at chinojos@rclma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All 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 proposed 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 proposed 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 proposed 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: June 2, 2011

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant 6/4



The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

Since 1955

Post Office Box 3187 • Riverside, California 92519

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e-mail: recorddhh@aol.com

INVOICE

June 8, 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: Plot Plan No. 17788
Our #0453

13.50 column inches x \$8.94 = \$120.69

Publish one (1) week: June 9, 2011

Amount Due: \$120.69

Thank You,

Cathy Sypin-Barnes

Planning
16.2 of 06/14/11
PP17788

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2011 JUN -9 PM 12:52

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

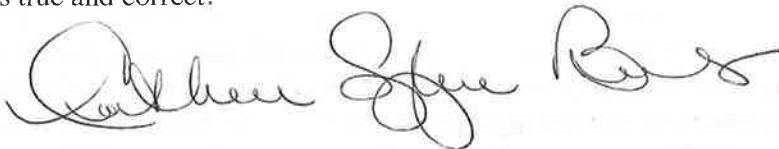
Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher 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:

June 9, 2011

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



Signature

Dated: June 9, 2011
at Riverside, California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY PLOT PLAN NO. 17788 IN THE PRADO-MIRA LOMA ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All 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 proposed 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 proposed 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 proposed 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: June 2, 2011
Kecia Harper-Ihern,
Clerk of the Board
By: Cecilia Gil, Board Assistant
Pub: June 9, 2011 RCR0453

Go Main Hotel
Riverside County Board of Supervisors
Request to Speak *X*

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

SPEAKER'S NAME: Rachael Lopez

Address: 6599 Huertfina Ave
(only if follow-up mail response requested)

City: McJannet **Zip:** 91752

Phone #: _____

Date: _____ **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

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

____ **Support** _____ **Oppose** _____ **Neutral**

Oppose Project -

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

____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Pasa Ma. Velmas

Address: 522 Publesh
(only if follow-up mail response requested)

City: Riverside **Zip:** 92509

Phone #: (751) 681 2531

Date: 6-14-11 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

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

____ **Support** _____ **Oppose** _____ **Neutral**

Oppose Project -

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

____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Rachael Lopez

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Stephen Anderson

Address: 11378 Pena Way
(only if follow-up mail response requested)

City: Mira Loma Zip: 91752

Phone #: 951-360

Date: 6-14-11 Agenda # 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
Oppose the Appeal Project
Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: STELLA PORTILLO

Address: 10928 CANSTON ST
(only if follow-up mail response requested)

City: MIRA LOMA CA Zip: 91752

Phone #: _____

Date: _____ Agenda # 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
OPPOSE PROJECT
Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: RAP JOHNSON

6 min total

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME:

Raymond Johnson
CCHAEJ

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

Agenda #

PLEASE STATE YOUR POSITION BELOW:

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

Support

Oppose

Neutral

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

Support

Oppose

Neutral

I give my 3 minutes to:

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME:

Raquel Contreras

Address:

8438 Donna Way
(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

Agenda #

PLEASE STATE YOUR POSITION BELOW:

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

Support

Oppose

Neutral

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

Support

Oppose

Neutral

I give my 3 minutes to:

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: CHARLES LANATHIAU

Address: 10940 IBERIA ST
(only if follow-up mail response requested)

City: MIRA LOMA **Zip:** 91782

Phone #: _____

Date: _____ **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral
OPPOSE PROJECT

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

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Roger Brand

Address: 3788 McCray St.
(only if follow-up mail response requested)

City: Riverside **Zip:** 92506

Phone #: (951) 686-1070

Date: 6/14/11 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Mike Del Santo

Address: SIS South Flower St.
(only if follow-up mail response requested)

City: LA Zip: 90071

Phone #: 213-683-4200

Date: 6-14-11 Agenda # 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
____ Support ____ Oppose ____ Neutral

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

☒ Support ____ Oppose ____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Beth Anderson

Address: 11378 Pena Way
(only if follow-up mail response requested)

City: Mira Loma Zip: 91752

Phone #: (951) 360-8723

Date: 6-14-11 Agenda # 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
____ Support ____ Oppose ____ Neutral

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

____ Support ____ Oppose ____ Neutral

I give my 3 minutes to: _____