Technical Appendix K
Written Correspondence

John LaMar

From: Ilene Paik <Ipaik@cityofperris.org>
Sent: Tuesday, January 21, 2014 11:03 AM
To: John LaMar
Subject: RE: Cumulative Project List Information Request
Attachments: Case Map Final.pdf; Project Descriptions.docx

See attached

Sincerely,
Ilene Paik

From: John LaMar [mailto:jlamar@tbplanning.com]
Sent: Tuesday, January 21, 2014 11:01 AM
To: Ilene Paik
Cc: David Ornelas
Subject: Cumulative Project List Information Request

Good Morning Ilene,

I just placed a call into your office requesting some information relating to an EIR we are currently preparing for a Project (First Nandina Logistics Center) located in the City of Moreno Valley and was told you were briefly out of the office so I figured I would send this first and then give you a call. I was hoping that you would be able to provide some information to assist us in our cumulative analysis for projects in surrounding jurisdictions. We had sent a hard copy letter early in December but at the time we did not have a specific contact to address it to.

I have attached a copy of the letter which includes a map which specifies where the Project is located, as well as a map and list of the projects we have included in our cumulative analysis. If you could please take a look at this and confirm that our current list of active developments in the City of Riverside is correct and that our development intensity listed in the table is correct, we would really appreciate it. Also, if there are any large-scale developments of regional significance not included in the list, please advise us and we will revise our list accordingly.

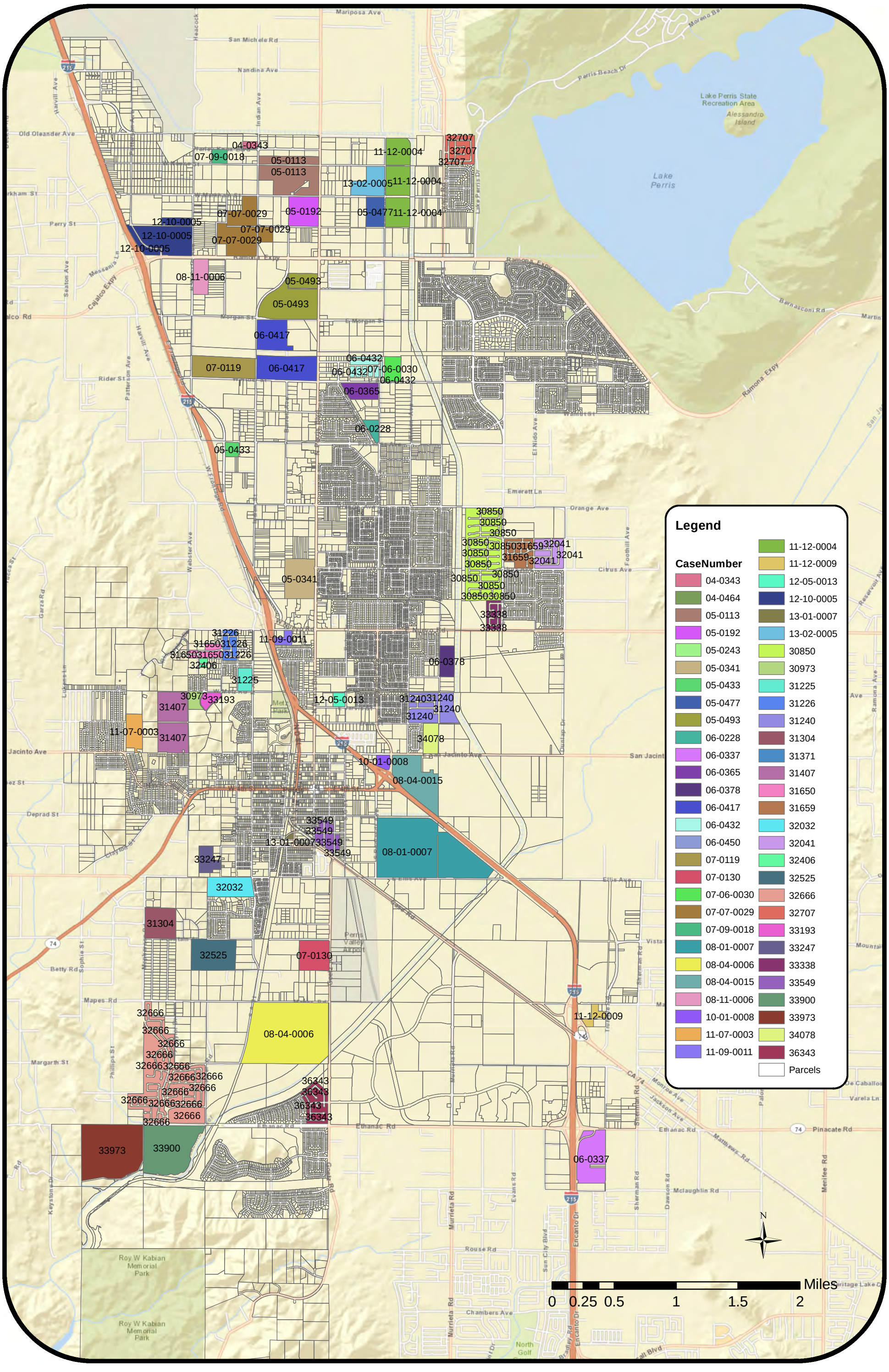
Thanks for your help, if there are any questions or clarification needed please just let me know and I'll get back to you right away.

Sincerely,

John LaMar
Staff Planner

T&B PLANNING, INC.
Office: (714) 505-6360 x 107
Fax: (714) 505-6361
jlamar@tbplanning.com

Comprehensive Case Map



Project Descriptions

04-0343	Construct a new 41,650 square feet concrete tilt-up industrial building for warehousing and manufacturing purposes on 4.13 acres	Approved 2/2/05
04-0464	Construct a new 1,686,760 square feet cross dock facility on 80 acres.	Approved 8/17/05
05-0113	To subdivide into five parcels to develop four warehouse distribution buildings ranging in size from 67,000 to 742,000 square feet and totaling approximately 1,750,000 square feet on 84 acres.	Approved 6/30/09
05-0192	Construction of a 697,578 square feet industrial building on 36.72 acres.	Approved 04/10/07
05-0341	To establish Perris Marketplace, a 520,000 square feet commercial project on 49.3 acres.	Approved 7/10/07
05-0433	Construction a mini-storage facility on 10.11 gross acres.	Approved 04/04/07
05-0477	Construct a 462,692 square feet tilt-up distribution warehouse building with truck docks, parking on 22 acres.	Approved 6/07/07
05-0493	Construction of 1,907,079 square feet of distribution warehousing in two buildings on 90 acres.	Approved 3/27/07
06-0228	To construct 11 light industrial tilt-up buildings totaling 149,738 square feet on 9. 1 acres.	Approved 5/08/07
06-0332	To construct eight industrial buildings totaling 81,149 square feet on 4.6 acres.	Approved 5/08/07
06-0337	Is a proposal to develop a 484,300 square-foot commercial retail shopping center on 58.8 acres located at the southeast corner of the 215 Freeway and Ethanac Road.	Approved 4-16-08
06-0365	To Construct 355,067 square foot industrial building on a 16.29 gross acre.	Approved 6-20-07
06-0378	A proposal to construct 429 senior residential units on 18 acres of land in the Senior Housing Overlay (SHO) Zone. The project is located west of Murrieta Road just south of Nuevo Road.	Approved 2-7-07
06-0417	To construct 2 million square feet distribution center on 96.25 acres.	Approved 07-15-09
06-0432	To construct 643,787 square feet distribution center on 28 acres.	Approved 03-31-09
07-0119	To construct 1,191,080 square feet distribution warehouse building on 61.63 acre.	Approved 07-12-11
07-07-0029	To construct 1,608,322 square feet industrial complex of 5 buildings on 93.2 acres.	Approved 12-08-09
07-09-0018	To construct 173,000 sq. ft. tilt-up industrial building on 9.2 gross acres.	Approved 12/3/08
08-01-0007	Proposal to develop 4 concrete tilt-up building totaling 3.2 million square feet on 217 acres located at the northeast corner of Redlands Ave and Ellis Ave.	Approved 07/13/10
08-04-0006	Proposal for construction 3 concrete tilt-up buildings totaling 3.4 million square feet located at the southwest corner of Goetz Rd and Mapes Rd.	Approved 07/13/10
08-04-0016	Is a proposal to construct an approximately 643,000 sq. ft. commercial shopping center on 68 gross acres at the southeasterly corner of San Jacinto Avenue and Redlands Avenue.	Approved 10-13-09
08-11-0006	to expand an existing 232,215 sq. ft. internet/mail-order distribution facility by incorporating 21.79 acres of contiguous land and constructing a new 454,088 sq. ft. industrial building.	Pending
10-01-0008	Proposal to construct a 43,000 square feet commercial center on 5 acres located on northwest corner of San Jacinto Avenue and Redlands Avenue.	Approved 06/29/10

11-07-0003	492-unit four and five-story senior apartment complex and 21,000 s.f. community center on 22 acres	Approved 8/28/2012
11-09-0011	to construct 80,000 sq. ft. shopping center on 7.9 acres located at the south east corner of I-215 freeway and Nuevo Road.	Pending
11-12-0004	to construct a 1,712,880 sq. ft. industrial development on approximately 91 gross acres	Approved 11/27/12
11-12-0009	Proposal to construct a new 57,400 sq. ft., 4-story, 100 room hotel with pool amenities on 2.25 acres	Pending
12-05-0013	construct a 75-unit multifamily apartment complex on 7 vacant acres, including a 762 sq. ft. maintenance building, and a 2,875 sq. ft. community room located at the northwest corner of Jarvis Street and Ruby Drive	Approved 2/20/2013
12-10-0005	Development Plan Review of a proposed high-cube industrial warehouse development consisting of two buildings totaling 1,463,887 square feet on 68.48 acres located north of Ramona Expressway between the I-215 Freeway and Webster Avenue	Pending
13-01-0007	The modified project will increase the residential units from 19 to 40 and reduce the commercial component from 17,000 sq. ft. to 1,000 sq. ft. for retail and 2,000 sq. ft. for a day care facility requiring a Conditional Use Permit (CUP 13-01-0006	Approved 2/20/13
13-02-0005	Development Plan Review to construct two industrial buildings, totaling 600,000 sq. ft. of industrial development, on approximately 31 gross acres	Pending

Tract Maps

30850	496 residential lots on 158.2 acres.	Final Map Recorded on 05/07/07
30973	Subdivide a 9.65 ± acre site into a 35-unit residential subdivision located on Southeast corner of Metz Road and Beckley Lane.	Pending
31225	This project is to subdivide 15.1 acres into 57 residential lots located at the northwest corner of "A" Street and Metz Road.	Tentative Map approved 10-15-04
31226	This project is to subdivide 20.1 acres into 82 residential lots southwest corner of Nuevo Road and McKimball Road located	Final Map Recorded 1-30-07
31240	This project is to subdivide 31.47 acre site into 114 residential lots located on the northeast corner of Wilson Avenue and Dale Street.	Final Map Recorded 4-24-07
31304	This project is to subdivide approximately 40.4-acres of land into 123 lots for single-family residential development located at northeast corner of Mountain Avenue and McPherson Road.	Tentative Map Approved 5-25-04
31407	This project is to subdivide 80 acres to 243 residential lots located at southwest corner of Metz Road and Webster Avenue	Tentative Map Approved 07-13-04
31650	This project is to subdivide 15.6 acres of land into 61 lots for single-family lots located at between Van Way and Bowen Drive, west of DeLines Drive.	Final Map Recorded on 6-13-06
31659	Divide 55.07 acres of land into 161 residential lots for detached, single-family residential development	Tentative Map Approved 7-27-04
32032	This project is to subdivide 37.5 acres to 108 residential lots located at southeast corner of Ellis Avenue and A Street.	Tentative Map approved 6-28-05
32041	122 residential lots on 44.03 acres	Final Map approved 4/24/07
32406	To subdivide 3.5 acres into 15 lots for single-family residential development.	Final Map Approved on 11/28/06
32525	This project is to subdivide 56.2 acres into 162 lots for single family south of Mountain Avenue, west of "A" Street, and north of Alpine Drive.	Tentative map approved 2-15-06
32666	subdivision of 226.9 acres into 663 residential lots for single family residential development	Final Map Approved on 5/9/07

32707	137 single family dwellings on 36.8 acres.	Final Map Recorded on 3/27/07
33193	This project is to subdivide 10.65 acres of vacant land into 12 lots for a 94-unit townhome located at east side of Bradley Road, north of Rider Street.	Tentative Map Approved 8-30-05
33247	subdivide 16 gross acres into 28 residential lots and 4 lettered lots located on the west side of Witt Street, south of Eleventh Street	Tentative Map Approved on 1/9/07
33338	subdivide a 19 acre site into 75 residential lots located on the northwest corner of Evans Road and Nuevo Road.	Final Map Approved on 4/24/07
33549	This project is for a 127 residential lot subdivision located on the northeast corner of Perris Boulevard and Commercial Street	Final Map approved
33900	This project is to subdivide 116-acres into 198 single-family lots at the southeastern corner of Ethanac and McPherson Road.	Tentative Map Approved 5-27-08
33973	Subdivide 153.7 acre property into 384 single family lots, located north of San Jacinto River, west of McPherson Road, south of Ethanac Road, east of Sophie Street.	Tentative Map Approved 5-27-08
34078	This project is to subdivide subdivide 18.85 acres into 72 lots located at the northwest corner of Murrieta Road and San Jacinto Avenue.	Tentative Map approved 9-26-06
36343	subdivide 42.61 gross acres into 184 residential lots	Final Map Approved 4/09/2013

Project Descriptions

04-0343	Construct a new 41,650 square feet concrete tilt-up industrial building for warehousing and manufacturing purposes on 4.13 acres	Approved 2/2/05
04-0464	Construct a new 1,686,760 square feet cross dock facility on 80 acres.	Approved 8/17/05
05-0113	To subdivide into five parcels to develop four warehouse distribution buildings ranging in size from 67,000 to 742,000 square feet and totaling approximately 1,750,000 square feet on 84 acres.	Approved 6/30/09
05-0192	Construction of a 697,578 square feet industrial building on 36.72 acres.	Approved 04/10/07
05-0341	To establish Perris Marketplace, a 520,000 square feet commercial project on 49.3 acres.	Approved 7/10/07
05-0433	Construction a mini-storage facility on 10.11 gross acres.	Approved 04/04/07
05-0477	Construct a 462,692 square feet tilt-up distribution warehouse building with truck docks, parking on 22 acres.	Approved 6/07/07
05-0493	Construction of 1,907,079 square feet of distribution warehousing in two buildings on 90 acres.	Approved 3/27/07
06-0228	To construct 11 light industrial tilt-up buildings totaling 149,738 square feet on 9. 1 acres.	Approved 5/08/07
06-0332	To construct eight industrial buildings totaling 81,149 square feet on 4.6 acres.	Approved 5/08/07
06-0337	Is a proposal to develop a 484,300 square-foot commercial retail shopping center on 58.8 acres located at the southeast corner of the 215 Freeway and Ethanac Road.	Approved 4-16-08
06-0365	To Construct 355,067 square foot industrial building on a 16.29 gross acre.	Approved 6-20-07
06-0378	A proposal to construct 429 senior residential units on 18 acres of land in the Senior Housing Overlay (SHO) Zone. The project is located west of Murrieta Road just south of Nuevo Road.	Approved 2-7-07
06-0417	To construct 2 million square feet distribution center on 96.25 acres.	Approved 07-15-09
06-0432	To construct 643,787 square feet distribution center on 28 acres.	Approved 03-31-09
07-0119	To construct 1,191,080 square feet distribution warehouse building on 61.63 acre.	Approved 07-12-11
07-07-0029	To construct 1,608,322 square feet industrial complex of 5 buildings on 93.2 acres.	Approved 12-08-09
07-09-0018	To construct 173,000 sq. ft. tilt-up industrial building on 9.2 gross acres.	Approved 12/3/08
08-01-0007	Proposal to develop 4 concrete tilt-up building totaling 3.2 million square feet on 217 acres located at the northeast corner of Redlands Ave and Ellis Ave.	Approved 07/13/10
08-04-0006	Proposal for construction 3 concrete tilt-up buildings totaling 3.4 million square feet located at the southwest corner of Goetz Rd and Mapes Rd.	Approved 07/13/10
08-04-0016	Is a proposal to construct an approximately 643,000 sq. ft. commercial shopping center on 68 gross acres at the southeasterly corner of San Jacinto Avenue and Redlands Avenue.	Approved 10-13-09
08-11-0006	to expand an existing 232,215 sq. ft. internet/mail-order distribution facility by incorporating 21.79 acres of contiguous land and constructing a new 454,088 sq. ft. industrial building.	Pending
10-01-0008	Proposal to construct a 43,000 square feet commercial center on 5 acres located on northwest corner of San Jacinto Avenue and Redlands Avenue.	Approved 06/29/10

11-07-0003	492-unit four and five-story senior apartment complex and 21,000 s.f. community center on 22 acres	Approved 8/28/2012
11-09-0011	to construct 80,000 sq. ft. shopping center on 7.9 acres located at the south east corner of I-215 freeway and Nuevo Road.	Pending
11-12-0004	to construct a 1,712,880 sq. ft. industrial development on approximately 91 gross acres	Approved 11/27/12
11-12-0009	Proposal to construct a new 57,400 sq. ft., 4-story, 100 room hotel with pool amenities on 2.25 acres	Pending
12-05-0013	construct a 75-unit multifamily apartment complex on 7 vacant acres, including a 762 sq. ft. maintenance building, and a 2,875 sq. ft. community room located at the northwest corner of Jarvis Street and Ruby Drive	Approved 2/20/2013
12-10-0005	Development Plan Review of a proposed high-cube industrial warehouse development consisting of two buildings totaling 1,463,887 square feet on 68.48 acres located north of Ramona Expressway between the I-215 Freeway and Webster Avenue	Pending
13-01-0007	The modified project will increase the residential units from 19 to 40 and reduce the commercial component from 17,000 sq. ft. to 1,000 sq. ft. for retail and 2,000 sq. ft. for a day care facility requiring a Conditional Use Permit (CUP 13-01-0006	Approved 2/20/13
13-02-0005	Development Plan Review to construct two industrial buildings, totaling 600,000 sq. ft. of industrial development, on approximately 31 gross acres	Pending

Tract Maps

30850	496 residential lots on 158.2 acres.	Final Map Recorded on 05/07/07
30973	Subdivide a 9.65 ± acre site into a 35-unit residential subdivision located on Southeast corner of Metz Road and Beckley Lane.	Pending
31225	This project is to subdivide 15.1 acres into 57 residential lots located at the northwest corner of "A" Street and Metz Road.	Tentative Map approved 10-15-04
31226	This project is to subdivide 20.1 acres into 82 residential lots southwest corner of Nuevo Road and McKimball Road located	Final Map Recorded 1-30-07
31240	This project is to subdivide 31.47 acre site into 114 residential lots located on the northeast corner of Wilson Avenue and Dale Street.	Final Map Recorded 4-24-07
31304	This project is to subdivide approximately 40.4-acres of land into 123 lots for single-family residential development located at northeast corner of Mountain Avenue and McPherson Road.	Tentative Map Approved 5-25-04
31407	This project is to subdivide 80 acres to 243 residential lots located at southwest corner of Metz Road and Webster Avenue	Tentative Map Approved 07-13-04
31650	This project is to subdivide 15.6 acres of land into 61 lots for single-family lots located at between Van Way and Bowen Drive, west of DeLines Drive.	Final Map Recorded on 6-13-06
31659	Divide 55.07 acres of land into 161 residential lots for detached, single-family residential development	Tentative Map Approved 7-27-04
32032	This project is to subdivide 37.5 acres to 108 residential lots located at southeast corner of Ellis Avenue and A Street.	Tentative Map approved 6-28-05
32041	122 residential lots on 44.03 acres	Final Map approved 4/24/07
32406	To subdivide 3.5 acres into 15 lots for single-family residential development.	Final Map Approved on 11/28/06
32525	This project is to subdivide 56.2 acres into 162 lots for single family south of Mountain Avenue, west of "A" Street, and north of Alpine Drive.	Tentative map approved 2-15-06
32666	subdivision of 226.9 acres into 663 residential lots for single family residential development	Final Map Approved on 5/9/07

32707	137 single family dwellings on 36.8 acres.	Final Map Recorded on 3/27/07
33193	This project is to subdivide 10.65 acres of vacant land into 12 lots for a 94-unit townhome located at east side of Bradley Road, north of Rider Street.	Tentative Map Approved 8-30-05
33247	subdivide 16 gross acres into 28 residential lots and 4 lettered lots located on the west side of Witt Street, south of Eleventh Street	Tentative Map Approved on 1/9/07
33338	subdivide a 19 acre site into 75 residential lots located on the northwest corner of Evans Road and Nuevo Road.	Final Map Approved on 4/24/07
33549	This project is for a 127 residential lot subdivision located on the northeast corner of Perris Boulevard and Commercial Street	Final Map approved
33900	This project is to subdivide 116-acres into 198 single-family lots at the southeastern corner of Ethanac and McPherson Road.	Tentative Map Approved 5-27-08
33973	Subdivide 153.7 acre property into 384 single family lots, located north of San Jacinto River, west of McPherson Road, south of Ethanac Road, east of Sophie Street.	Tentative Map Approved 5-27-08
34078	This project is to subdivide subdivide 18.85 acres into 72 lots located at the northwest corner of Murrieta Road and San Jacinto Avenue.	Tentative Map approved 9-26-06
36343	subdivide 42.61 gross acres into 184 residential lots	Final Map Approved 4/09/2013

John LaMar

From: Raines, Brian <rainesb@emwd.org>
Sent: Monday, April 28, 2014 8:04 AM
To: John LaMar
Cc: David Ornelas; Tracy Zinn; El-Hage, Maroun
Subject: FW: WW Generation Rates - First Nandina Logistics Ctr (CORRECTION)

Importance: High

John,

I stand corrected… you do need to include the warehouse space in the 1,700 gpd/AC calculation for sewer generation but only the building footprint – not the landscaping or parking areas. The only difference is in how we charge connection fees using a much lower generation factor for the warehouse space compared to office or other higher sewer generation areas once you are ready to set meters and connect to public facilities.

Best Regards,
Brian

From: El-Hage, Maroun
Sent: Thursday, April 24, 2014 7:04 PM
To: Raines, Brian
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

Brian, I think you meant to apply the 1,700 GPD/AC to the floor space of the building, and not the surrounding (parking/landscaping) space….that is our practice, as you said, for the last few years…

Please confirm.

Maroun.

From: Raines, Brian
Sent: Tuesday, April 22, 2014 8:35 AM
To: John LaMar
Cc: David Ornelas; Tracy Zinn; El-Hage, Maroun
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

Yes, you can always deduct the warehouse space for sewer generation as long as there are no plans for wastewater generating fixtures. The connection fees are addressed similarly as well using a much smaller multiplier for warehouse area vs. office space. We've been consistently using this practice for at least a few years now based on all of the logistic centers that have sprouted in the area and our observed flows have reflected that.

Best Regards,
Brian

From: John LaMar [mailto:jlamar@tbplanning.com]
Sent: Tuesday, April 22, 2014 8:07 AM
To: Raines, Brian
Cc: David Ornelas; Tracy Zinn
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

Hi Brian,

Thank you, that is hugely helpful and allows us to proceed with a more accurate rate, I really appreciate it.

For future Projects (we have other large logistics warehouse Projects) would it be correct to assume that this approach should be applied as well (applying the rate of 1,700 gpd/ac to the project site, minus the warehouse space)? It would be helpful to know so that we can update our procedure (and in doing so we can avoid pestering you every time this issue comes up).

Thanks again,

John LaMar
Staff Planner

T&B PLANNING, INC.
Office: (714) 505-6360 x 107
Fax: (714) 505-6361
jlamar@tbplanning.com

From: Raines, Brian [mailto:rainesb@emwd.org]
Sent: Monday, April 21, 2014 6:48 PM
To: John LaMar
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

John,

Apply the 1,700 gpd/ac rate to everything but the warehouse space as I presume the mezzanine area will have fixture units to generate wastewater. If not, then just the office spaces. When you prepare any documents, just note how you came up with the calculations and that should be close enough for your EIR reporting. Does that answer your questions to proceed with your calculations?

Best Regards,
Brian

From: John LaMar [mailto:jlamar@tbplanning.com]
Sent: Monday, April 21, 2014 8:33 AM
To: Raines, Brian
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

Hi Brian,

One thing I forgot to mention is that the plan I sent is still conceptual and under review by the City, however we anticipate that any revisions would be minor in nature and not affect the general layout or design of the plans.

Thanks,
-John

From: John LaMar
Sent: Monday, April 21, 2014 8:29 AM
To: 'Raines, Brian'

Cc: Sigwalt, Traci; David Ornelas; Tracy Zinn
Subject: RE: WW Generation Rates - First Nandina Logistics Ctr

Good Morning Brian,

Thank you for getting back to me so quickly, we're starting to get in a little bit of a time crunch here so I really appreciate it.

I have attached a copy of the Plot Plan for our Project, and here are some of the basic details to go along with it:

It is a 1,450,000 s.f. logistics warehouse facility, broken down as follows:

-10,000 s.f of office space
-66,790 s.f. of mezzanine area
- 2,000 s.f of shipping/receiving office space
- 1,371,210 s.f. of warehouse space

Although the Project is being pursued on a speculative basis and the future tenant is not known at this time, the building design is for high-cube warehousing/distribution.

If there is any other information you need please just let me know and I will promptly get it for you.

Thanks again,

John LaMar
Staff Planner

T&B PLANNING, INC.
Office: (714) 505-6360 x 107
Fax: (714) 505-6361
jlamar@tbplanning.com

From: Raines, Brian [mailto:rainesb@emwd.org]
Sent: Friday, April 18, 2014 2:05 PM
To: John LaMar
Cc: Sigwalt, Traci
Subject: WW Generation Rates - First Nandina Logistics Ctr

John,

The 1,700 gpd/AC rate factor should be applied as appropriate to the detail of use. For instance, if a property is identified as Industrial with no proposed development, we apply the 1,700 gpd to the entire property. Once we know a building footprint, then we apply that factor to the building footprint. If we know what the interior layout will be with regards to specific type of use (warehouse, storage, manufacturing, office space, etc.) then we apply the planning factor to the type of use as appropriate. If you could provide more information on your actual proposed logistics center, I can assist you with how to apply the planning factor for wastewater generation. Thanks!

Best Regards,
Brian Raines, PE
Civil Engineer II
New Business Development
Plan of Service Section
Engineering Department

2270 Trumble Road
P.O. Box 8300
Perris, CA 92572-8300
P: (951) 928-3777 ext. 4467
F: (951) 928-6118

e-mail: rainesb@emwd.org

For additional on-line information, or to fill out a Customer Satisfaction Survey to tell us about your most recent experience with our Department, please follow this **LINK**.

David Ornelas

From: John LaMar
Sent: Friday, February 14, 2014 8:54 AM
To: Tracy Zinn; David Ornelas
Subject: FW: City of Riverside Cumulative Project List as of Feb 13, 2014
Attachments: Cumulative City of Riverside Projects_Master list_FEB2014.xlsx; Cumulative City of Riverside Projects_Master list_FEB2014.pdf; Specific Plans map and descriptions.pdf

---

From: Murray, David [mailto:DMurray@riversideca.gov]
Sent: Thursday, February 13, 2014 3:03 PM
To: Murray, David
Subject: City of Riverside Cumulative Project List as of Feb 13, 2014

Good afternoon,

Thank you for your patience in allowing the City of Riverside Planning Division to update the Citywide cumulative list of entitled projects. Attached you will find an Excel spreadsheet and coordinating pdf file of all projects organized by case type, as well as a list of existing Specific Plans throughout the City. Please note: When using the Excel spreadsheet be aware of the additional spreadsheet tabs at the bottom that refer to the different case types.

Additionally, please keep in mind that based on the sudden influx of requests for this data, we are only able to provide a Citywide list of projects. You will need to extract the appropriate projects that affect your analysis. We intend to follow up this data with a corresponding map by next week, but for the sake of getting information to you as soon as possible, we are sharing this project list with you now. We will send out the map as soon as it is available along with a revised list that will include map reference numbers.

In the future, we hope to establish a more streamlined system for providing up-to-date information with little or no delay.

Thank you again for your patience and understanding.

Respectfully,
Dave Murray

David Murray, Senior Planner
City of Riverside ▪ Community Development Department ▪ Planning Division
3900 Main Street, Third Floor ▪ Riverside, CA 92522
(951) 826-5773
dmurray@riversideca.gov
please consider the ENVIRONMENT before printing this email

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P07-1161	2111 Iowa St	Conditional use permit to establish an indoor rock climbing facility in an existing industrial building	2.80	5,580	-	CC 1/15/08
	P07-1181 P07-0593	381 Alessandro Blvd	Revised Conditional Use Permit, Design Review for Auto Parts Store	1.17	1,500	-	CC 5/6/08
	P06-0028 P06-0029 P06-0031	3520 Market St	CUP/DR/TM34945; Fox Plaza Mixed Use Development, Up to 205 Condos, restaurant, retail space, 125 unit Hyatt Place Hotel	1.90	31,600	205	CC 6/10/08
	P08-0201 P08-0202	1054 N. Orange St	Conditional use permit and design review of plot plan for Senior Apartment Complex	0.77	-	23	CC 6/17/08
	P08-0274 P08-0275	2570 Canyon Springs Pkwy	Conditional Use Permit, Design Review for Commercial Bank w/Drive-thru	0.14	2,746	-	CC 9/9/08
	P08-0407	19743 Luren Ave	Conditional use permit to allow the construction of a children's daycare	3.85	10,000	-	CC 11/4/08
	P08-0491 P08-0948	1690 Spruce St	Conditional Use Permit to allow entertainment within an existing 7,004 square foot building located in the Business Manufacturing Park in the Hunter Business Park Specific Plan	-	7,004 (existing bldg)	-	CC 2/17/09
	P08-0980 P09-0095	3549 Iowa Ave	Revised Conditional Use Permit to allow double-bedroom occupancy and to increase the number of student beds from 760 up to 874 at an existing student housing establishment	11.70	-	-	CC 4/28/09
	P08-0960 P09-0025	1360 University Ave	Revised Conditional Use Permit, Design Review to convert existing ground floor retail space into 8 new student housing units (24 bedrooms), allow double-bedroom occupancy, and increase the number of overall	5.00	11,459	8	CC 5/12/09
	P09-0147	7840 Indiana Ave	Conditional use permit; Car & tire sales, auto body repair & painting	0.86	12,510 (existing bldg)	-	CC 6/9/09
	P09-0142	NE corner of Jurupa and Payton Aves	Conditional Use Permit to allow for the development of a surface vehicular storage lot	4.22	-	-	CC 6/23/09
	P09-0125	3500 Iowa Ave	Revised Conditional Use Permit to allow double-bedroom occupancy and to increase the number of student beds from 525 to 548 in existing	1.70	-	-	CC 7/28/09
	P09-0185	7590-94 Indiana Ave	Conditional use permit; Drive-thru restaurant	0.90	280 (existing bldg)	-	CC 8/11/09
	P09-0207 P09-0209 P09-0210	2624 E. Alessandro Blvd	CUP, PM36205, DR Arco Car Wash	1.88	42 ft. long wash tunnel with 100 ft stacking lane	-	CC 10/20/09
	P09-0612	1737 Atlanta Ave	Conditional Use Permit to establish an adult day care/work skills learning facility for up to 39 developmentally disabled adults	7.60	3,900 (lease space in existing 41,000 sq.ft. building)	-	CC 12/15/09
	P08-0301	6115 Arlington Ave	Conditional use permit; Harvest Christian Fellowship; 450-stall parking	5.38	-	-	ZA 1/27/10
	P09-0530 P09-0531	1821 – 1855 Third St	Conditional Use Permit, Design Review for the temporary storage of buses for RTA	2.60	-	-	CC 2/2/10
	P09-0582 P09-0583	150 Palmyrita Ave	Conditional Use Permit, Design Review for the establishment of a Sandals Church within an existing building	7.50	95,654 (existing bldg)	-	CC 1/5/10
	P09-0717 P09-0718	807 Blaine St	Site Plan Review; Apartment complex	2.00	5,490	55	CC 4/6/10
	P09-0808 P08-0809	2340 Fourteenth St	Conditional Use Permit to allow the development of a 4-story, 134 bed senior housing complex	2.87	101,974 (existing bldg)	121	CC 6/14/11
	P09-0811	7170-72 Indiana Ave	Conditional use permit; Veterinary clinic	0.45	4,402	-	CC 5/4/10

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P09-0835 P10-0002	3372 University Av	Conditional Use Permit and Certificate of Appropriateness to allow the establishment of an approximately 94-foot tall, 6-story office building with a four-story subterranean parking structure containing 453 parking spaces in the Downtown Specific Plan-Raincross District	0.82	132,136	-	CC 4/27/10
	P10-0083	10938 Magnolia Ave	Conditional Use Permit, Initial Study; Walgreens	2.92	14,064	-	CC 7/13/10
	P10-0090 P10-0091	6287 Day St	Conditional Use Permit, Design Review; Arco, new Gas Canopy and repainting of building fueling station and add 2 additional multi-product fuel pumps	0.91	2,700	-	CC 6/8/10
	P10-0095 P10-0168 P10-0171	3050 Chicago Ave	Conditional Use Permit, Rezoning, Design Review for charter school for approximately 250 students from grades K-8; Rezone from BMP to O	1.85	15,685	-	CC 7/27/10
	P12-0248	7500 Jurupa Ave	Time extension of conditional use permit (P10-0128) to establish a building materials supply store with wholesale ancillary retail sales within a previously approved 36,822 square foot industrial building	6.59	36,822	-	ZA 5/25/12
	P10-0366 P10-0368	3501 Adams St	Rezoning property from Office to Commercial Retail; Conditional Use Permit to allow Check Cashing facility	0.50	3,176 (lease space in existing bldg)	-	CC 7/13/10
	P10-0219	4183 Fairgrounds St	Conditional use permit; establish a church with 180 fixed seats within an existing 10,312 square foot industrial building	0.81	10,312 (existing bldg)	-	CC 7/13/10
	P10-0259 P10-0270	6686 Indiana Ave	Conditional Use Permit, Design Review; Baker's drive-thru restaurant	0.65	2,234	-	CC 7/27/10
	P10-0380	1820 - 1860 University Ave	Conditional Use Permit allow the establishment of a vocational school for approximately 150 students within an existing 29,870 square foot building in the University Avenue Specific Plan	3.31	29,870	-	CC 10/12/10
	P10-0511	4500 Riverwalk Pkwy	Conditional Use Permit; La Sierra University School of Business building	30.44	68,573	-	ZA 11/1/10
	P10-0557 P10-0559	6365 Valley Springs Pkwy	Conditional Use Permit, Design Review for construction of Navy Federal Credit Union	1.68	3,500	-	CC 1/11/11
	P09-0731 P10-0567 P10-0568	1715 – 1745 University Ave	Amendment to the University Avenue Specific Plan to allow drive-thrus in conjunction with retail pharmacies in Subarea 1; CUP/DR for a Walgreens.	0.8	15,004	-	CC 2/8/11
	P10-0506 P10-0507 P10-0508 P10-0509	3020 Iowa Ave; northeast corner of Iowa Ave and Blaine St	Conditional Use Permit, Rezoning, Lot Line Consolidation, Variance; student housing project with 216 one, two and four bedroom units with a total of 614 beds within three four-story buildings; Rezone from R-1-7000 to R-3-1500	8.10	-	216	CC 2/22/11
	P10-0733	2059 Atlanta Ave	Conditional Use Permit to establish a church with 598 fixed seats within an existing building	3.52	52,000 (existing bldg)	-	CC 3/8/11
	P09-0419 P10-0476	2278 Main St	Conditional Use Permit, Design Review; Redesign of site with a Gas Station & Car Wash; Request includes off sale of beer & wine	0.77	3,100	-	CC 3/8/11
	P10-0715	7701 Indiana Ave	Conditional use permit; Vehicle repair facility	0.70	4,085	-	CC 4/5/11
	P11-0014 P11-0015	8432 Magnolia Ave	Conditional use permit and design review for California Baptist University to facilitate the construction of a 42 1/2 foot tall, 2-story building (School of Business) in the Magnolia Ave Specific Plan	1.24	56,717	-	CC 4/26/11

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P10-0685 P10-0794	1855 Columbia Ave	Conditional Use Permit, Design Review for an automated vehicle wash facility, new fuel pump, overhead canopy structure and façade improvements to an existing convenience store	0.63	1,014	-	CC 5/24/11
	P10-0707 P10-0708	North side Van Buren Blvd, 200 ft West of Wood St	Conditional Use Permit, Design Review for construction of Baker's Drive-Thru	1.17	2,361	-	CC 5/24/11
	P11-0018	8537 Magnolia Ave	Conditional Use Permit to convert an existing independent senior housing complex to an assisted living facility for seniors within Magnolia Avenue Specific Plan	2.36	-	98	CC 6/14/11
	P11-0087 P11-0088	3520 Adams St	Conditional Use Permit and Design Review for California Baptist University to facilitate the first phase renovation of the existing Adams (Lancer) Plaza for the construction of 2-story, 48 foot tall Student Recreation Center toward the rear (west) portion of the complex in the Magnolia Avenue Specific Plan	7.24	62,463	-	CC 6/14/11
	P11-0131 P11-0132	8432 Magnolia Ave	Conditional use permit and Certificate of Appropriateness for California Baptist University to construct a single-story building for expansion of the existing Central Energy Plant and relocation of the CBU Ceramics and Sculpture Studio in the Magnolia Avenue Specific Plan; project is in close proximity to historic James Complex and Harden Square	-	5,745	-	CC 7/12/11
	P11-0192 P11-0196	3747 Monroe Ave	Conditional use permit and Certificate of Appropriateness for California Baptist University to construct a new 317-space parking lot and associated improvements. In addition, design improvement to the Hawthorne House and the surrounding landscape. Project site is located in the Magnolia Avenue Specific Plan Overlay Zones	4.02	-	-	CC 8/9/11
	P11-0082	711 N. Main St	Conditional Use Permit to legalize an existing vehicle impound yard and offices on a site developed with two single-story office buildings and a predominantly unpaved surface parking lot	0.99	7,737 (existing bldgs)	-	CC 10/18/11
	P11-0545	1540 Linden St	Conditional use permit to allow the establishment of a church with 80 fixed seats within an existing building	0.64	11,346 (existing bldg)	-	CC 11/1/11
	P11-0460	1044 East La Cadena Dr	Conditional use permit to legalize and expand an adult day care/work skills learning facility for up to 90 developmentally disable adults and 30 staff members within an existing building	1.20	8,562 (existing bldg)	-	CC 12/6/11
	P11-0623 P11-0713	10121 Hole Ave	Conditional use permit to convert existing retail space into new fitness facility in the Magnolia Avenue Specific Plan	1.45	15,362	-	CC 2/7/12
	P12-0234	3439 Arlington Ave	Design Review; LA Fitness ~9,600 square foot expansion to an existing ~42,000 square foot health and fitness club	5.50	~51,6000	-	ZA 05/31/12
	P12-0019 P12-0156 P12-0158	NW cor Riverwalk Parkway and Flat Rock Dr	Conditional Use Permit, Specific Plan Amendment, and Design Review of plot plan and building elevations to facilitate the construction of a vehicle fuel station and wash facility as a 2,400 square foot convenience store and a 3,946 square foot coffee shop in the Commercial Retail La Sierra University Specific Plan Overlay Zone	1.17	6,346	-	CC 9/4/12

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P10-0438	3875 Dawes St	DR; Magnolia Garden Condominiums	3.61	-	62	ZA 9/21/12
	P12-0266 P12-0267 P12-0268	5938 - 5944 Grand Ave	Conditional Use Permit and Design Review for a 2-story senior housing facility with associated parking, on two vacant parcels approximately 1.4 acres	1.40	-	37	CC 10/9/12
	P12-0351	3550 Vine St	Conditional Use Permit to allow the establishment of a vocational/technical school for a maximum of 252 students at any one time within an existing 40,060 square foot 3-story office building in the Marketplace Specific Plan	2.60	10,000 of 2nd floor of existing bldg	-	CC 10/9/12
	P11-0627 P11-0628 P11-0777 P11-0778	4901 La Sierra Ave	CUP, DR, LL, RZ; Service Station and Convenience Store at 5-Points	1.01	4,100	-	CC 10/9/12
	P12-0360	2100 Alessandro Blvd	Conditional Use Permit to establish a vocational school on a site currently developed with an approximately 11,505 square foot single-story retail building in the Sycamore Canyon Business Park Specific Plan	2.15	11,505 (existing bldg)	-	CPC 12/6/12
	P11-0329 P11-0330 P11-0332	1101-1163 Marlborough Ave and 3960 11th St	Conditional use permit, variance and design review for a new passenger train station platform and parking lot for Metrolink Service expansion along with existing SBJL right of way. This is within the Business Manufacturing Park (1101-1163 Marlborough Ave) and Downtown Specific Plan Almond Street District (3960 11th St)	9.56	-	-	CC 12/11/12
	P12-0520 P12-0524	3580 Adams St	Conditional use permit; California Baptist University student services complex; rehabilitate existing retail space		36,266	-	CC 1/8/13
	P12-0605 P12-0606	4250 Van Buren Blvd	Conditional Use Permit and Design Review, to allow the expansion of a vehicle fuel station consisting of construction of second set of pumps and 1,776 sq.ft. canopy at existing "Food 4 Less" supermarket	7.45	-	-	CC 4/9/13
	P12-0419 P12-0557 P12-0558 P12-0559	360 Alessandro Blvd	Conditional Use Permit and Design Review to allow the establishment of a stand-alone financial institution; General Plan Amendment to change property from MDR to C; Rezoning from Residential Estate to Office	0.84	3,858	-	CC 5/7/13
	P12-0761 P12-0442 P12-0443 P12-0444	2831 Mary St	Conditional Use Permit to allow the development of a CVS drug store that coincides with Stater Bros redevelopment project (Conditional Use Permit, Rezoning, and Design Review)	6.30	56,101	-	CC 5/14/13
	P12-0742	6825 - 6900 Jurupa Ave	Conditional Use Permit; Riverside Auto Auction; Vehicle Storage Yard, Minor Vehicle repair and inspections within an existing office/industrial building where the outdoor storage of wholesale vehicles has been previously approved (P10-0282, CC Approved 10/19/10)	27.71	56,000 (existing bldg)	-	CC 6/11/13
	P13-0060	5160 Arlington Ave	Conditional Use Permit request on behalf of Chase Bank to allow an existing one drive-thru lane on an existing 4576.87 square foot building to be demolished and reconstructed to include a two lane 36-foot drive thru lane for business purposes	6.26	4,576.87 (existing bldg)	-	CC 6/25/13

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P13-0087 P13-0262	2450 Market St	CUP/DR; Conditional Use Permit to allow the reuse of a Senior assisted living facility to allow it to become a low-income single family apartment complex in the Downtown Specific Plan-Market Street Gateway District	1.42	Existing 16,730 sq.ft.complex	77	CPC 8/8/13
	P13-0432	6091 Victoria Ave	Conditional Use Permit to construct and operate a day care center at a church facility in a residential & cultural resources zone	3.40	1,831 (existing bldg)	-	CC 9/24/13
	P13-0470	8223 California Ave	Conditional Use Permit to re-establish a church and private school; originally approved in 1950s and revised in 1981	5.20	-	-	CC 11/5/13
	P13-0159 P13-0160	6692 Indiana Ave	CUP, DR; Proposal to construct new 7-Eleven vehicle fuel station to operate 24 hours within a commercial retail zone	0.75	2,958	-	CC 12/3/13
	P13-0181 P13-0182	4824 Jones Ave	CUP, DR; Requesting the expansion of an existing building with 23,124 square foot building for an assembly of people within the Rural Residential zone.	6.14	Existing 33,542 square feet, proposed expansion 23,124 square feet	-	CC 12/17/13
	P10-0212 P10-0213	2069 Massachusetts Ave	CUP, DR; Proposal to legalize a bus storage yard for 180 school buses	4.38	-	-	CC 12/17/13
	P13-0650 P13-0651	2586 University Ave	MCUP and Certificate of Appropriateness; Proposal to convert an existing 2500 sqft 2-story residence to a bed and breakfast with an 1118 sqft addition	0.23	3,650	-	ZA 12/19/13; CHB 12/18/13
	P08-0402 P13-0822	18580 Van Buren Blvd	Conditional use permit to allow the construction of a one-story minor automobile repair shop; Modification of conditions to extend hours	0.93	8,142	-	Original CUP - CC 11/4/08; Modifications of conditions - CC 1/7/14
	P13-0785 P13-0787	4247 Van Buren Blvd	CUP, DR; Expansion of existing church	3.43	12,166	-	CPC 1/23/14

Tract Maps

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P05-1055 P05-1056 P05-1057 P05-1058 P05-1059	5202 La Sierra Ave	Tract Map 33403, PRD, GPA, RZ, DR; Sierra Park, 62 unit	7.50	-	62	CC 7/11/06
	P06-0501 P06-0554 P06-0555 P06-0056 P06-0557	4710 Riverwalk Pkwy	Parcel Map 34774, SP, RZ, DR, PP; Griffin Riverwalk Apartments	25.50	-	664	CC 10/3/06
	P06-1031	1562 Orange St	Tract Map 31825 time extension; Single Family Residences	2.08	-	7	CPC 10/5/06
	P06-0900 P08-0269 P08-0270	southwest corner of Lurin Av and Wood Rd	Tract Map 32301; Single Family Residences	10.50	-	20	CPC 4/19/07
	P07-0279	south of California Av, west of Bolton Av	TM35455 (RC Zone), Single family residential lots; Lionhead , RC Map	25.94	-	6	CC 5/27/08
	P07-1073	APN: 276060003, 012	Tract Map 32180; Subdivide 2 parcels into 9 Single Family Residences in the RE-RL Zone	9.62	-	9	CPC 6/5/08
	P08-0084	8616 California Ave	Parcel Map 35852; California Square Redevelopment (Condos)	6.00	-	21	CC 6/17/08
	P06-1355	APN: 266160006, 008, 017, 018	Tract Map 33480; Single Family Residences	21.14	-	32	CPC 7/3/08
	P06-1396	APN: 266140029, 030	Tract Map 33481; Single Family Residences	18.78	-	25	CPC 7/3/08
	P06-1404	APN: 266140002, 021, 022	Tract Map 33482; Single Family Residences	15.13	-	29	CPC 7/3/08
	P05-0269 P08-0416	3719 Strong St	Tract Map 33550 and Rezoning of vacant parcels to establish 9 single family residential lots and rezone the property from Multiple Family Residential to Single Family Residential Zone	2.01	-	9	CC 9/16/08
	P06-0782	1006 and 1008 Clark St, north side of Paschels Way, east of Clark St, at the north terminus of Cozumel Ct	Tract Map 34908; single family residences	3.38	-	15	CC 1/6/09
	P05-1528 P09-0087	East of Gratton St, West of Corsica Ave, North of Van Buren Blvd	Tract Map 34509; 50 Single family lots; Phase I - Develop approx 60 acres to 11 subdivision lots	254.34	-	50	CC 11/06/07; CPC 4/23/09 (Phase I)
	P09-0141 P09-0173	South of Clarke St, west of Crystal View Terrace	Parcel Map 34583 to subdivide 2 vacant parcels into 3 single family residential lots; Rezoning 0.47 acres from R-1-1/2 to Residential Conservation Zone	5.72	-	3	CC 9/1/09
	P08-0396 P08-0397 P08-0398 P08-0399	NW corner of Dominion Av and Division St	Tract Map 35620; Design Review, General Plan Amendment, and Rezoning to establish a condominium complex	3.75	-	36	CC 11/10/09

Tract Maps

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P07-1028 P06-0416 P06-0418 P06-0419 P06-0421 P07-0102	APN: 263060021	TM 34707/EIR/ DR Alessandro Business Park 4 Industrial/Manufacturing Bldgs	36.63/80.07	662,018	-	CC 3/9/10
	P08-0727	6639 Hillside Ave	Parcel Map 35901; 5 lots for future industrial development	9.00	-	5	CPC 11/18/10
	P10-0577 P10-0671 P10-0672 P10-0798	La Sierra and Indiana Av	Riverwalk Vista Specific Plan - Village 4 (cross streets La Sierra and Indiana Avenue); Amend the Riverwalk Vista Specific Plan to allow two additional complexes (villages) to be developed. Tract Map 35932 to subdivide 21.89 acres of vacant land into 111 lots; additional Tract Map 36323 to subdivide 11.72 acres of vacant land into 52 lots located with the Single Family Residential Zone and Specific Plan (Riverwalk Vista) Overlay Zones	33.61	-	163	CC 2/22/11
	P10-0118	19985 Van Buren Blvd; SW corner of Van Buren Blvd and Barton St	Parcel Map Scoping Session; Gless Ranch - commercial retail shopping	40.00	425,447	-	CC 2/21/12
	P12-0021 P12-0022 P12-0074	3990 Reynolds Rd	Parcel Map 36442; General Plan Amendment to change property from C to MHDR; Rezoning from CR-SP and O-S-R-SP to R-3-3000-SP to consider the establishment of a 4-story multi-family residential development	9.7	-	102	CC 6/5/12
	P11-0675 P11-0676	South of Arlington; bet Royale Pl and Sunset Ranch Dr	Tract Map 36377 and PRD; 10 lot subdivision	13.9	-	10	CC 6/11/13
	P13-0389	NE cor Martha Way & Everest Ave	Tract Map 36579; subdivide 2 parcels to accommodate 5 single family dwellings	1.36	-	5	CPC 1/9/14
	P13-0723 P13-0724 P13-0725	4325, 4335, 4345, 4355, 4375 Adams St	Tract Map 36654, PRD, DR; subdivide 7.76 acres into 62 single family planned residential development	7.76	-	62	CPC 1/23/14

General Plan Amendments and Rezonings

Map ID #	Case Number	Location	Project Description	Acres	Total Building Square Feet	Dwelling Units	Approval Date
	P08-0300	7179 Magnolia Ave	Rezoning property from R-1-7000 to Office	0.41			CC 7/22/08
	P07-0425 P09-0196	Magnolia Ave bet Tyler and Buchanan Sts	Magnolia Avenue Specific Plan; General Plan Amendment involving a text change to the Circulation Element of the general plan increasing Magnolia Avenue from a four lane arterial to a six lane arterial between Tyler Street and Buchanan Street				CC 11/10/09
	P08-0125 P07-0790	5372-5392 and 5360 Tyler St	General Plan Amendment to change property from Semi-Rural Residential to Public Facilities Institutional; Rezoning from R-3-1500 to Public Facilities	2.14			CC 1/27/09
	P08-0215 P08-0216	10035-10266 Gould St	General Plan Amendment to change approx 54 parcels from HDR to MDR; Rezoning of approximately 54 parcels developed with single and multiple family residences and two vacant parcels from R-3-1500 to R-1-7000-AP-D	21.40			CC 1/27/09
	P08-0823	3345 Madison	Rezoning from Single Family Residential to Commercial Retail	0.50			CC 2/24/09
	P09-0749	NW Alamo and Main Sts	Rezoning 41 parcels from Business Manufacturing Park to Industrial	54.22			CC 3/9/10
	P07-0682 P07-0683	1919 Atlas Dr; 4500 - 4590 Allstate Dr., 1950 and 2000 Market St and 4300 - 4371 Latham St	General Plan Amendment to O; Rezoning from CR to O; 13 parcels	14.09			CC 3/24/09
	P09-0002	2255 Chicago Avenue and 1725 – 1735 Spruce St	Rezone a commercial center from the I-SP to the I-BSR-SP Zone	1.70			CC 3/24/09
	P09-0551	3524 Central Ave	Rezoning property from the R-1-7000 to Commercial Retail in the Magnolia Avenue Specific Plan	0.44			CC 4/13/10
	P08-0701	4393 Tyler St	Rezoning from R-1-7000 to Office	0.37			CC 4/21/09
	P09-0112 P09-0113	APN: 234231045	Rezoning from R-1-7000 to Business Manufacturing Park; General Plan Amendment from MDR to B/OP	3.27			CC 5/26/09
	P09-0424	7797 and 7779 Indiana Ave	Rezoning approximately .51 acres of vacant property on the northwesterly side of Indiana Avenue between Jefferson Street and Winstrom Street, within the Single Family Residential Auto Center Specific Plan	0.51			CC 10/13/09
	P10-0080	1989 Massachusetts and 2800 – 2880 Hulen Pl	Rezoning from the I zone to the I-ES zone	1.80			CC 6/8/10
	P10-0454	4825 Tequesquite Ave	General Plan Amendment to change the Tequesquite Park site from Private Recreational Use to Public Park	43.64			CC 5/17/11
	P10-0377	6458 Van Buren Blvd	Rezoning property from Business Manufacturing Park to Commercial Retail	4.04			CC 6/28/11
	P11-0595 P11-0596	3375 Arlington Ave	General Plan Amendment to change portion of property from Office to Public Facilites; Rezoning portion of property from Commercial General to Residential Commercial Zone	0.8			CC 7/24/12
	P13-0334	NE cor Tequesquite & San Andreas Aves	City initiated General Plan Amendment for compliance with the new Housing Element (2006-2014); From MHDR to HDR for consistency with R-3-1500 multi-family residential zone	2.8			CC 10/22/013
	P13-0336	West side of Chicago Ave bet University Ave & 12th St	City initiated Rezoning for compliance with the new Housing Element (2006-2014); From Commercial to Mixed Use Urban (MU-U-SP) in the University Avenue Specific Plan	17.8			CC 10/22/013
	P13-0336	9 parcels at SE cor of Duncan Ave & Van Buren Blvd	City initiated Rezoning for compliance with the new Housing Element (2006-2014); From Single Family Residential to Multiple Family Residential & Airport Protection Compatibility Zone E Overlay (R-3-1500-AP-E)	5.6			CC 10/22/013

Environmental Impact Reports

Map ID #	Case Number	Location	Project Description	Acres	Total Building Square Feet	Approval Date
	P06-1237	Fourteenth St and Brockton Av	EIR and Design Review; Jacobs Medical Office (Formerly Chinatown Site)	4.6	65,281	CC 10/7/08
	P09-0600 P09-0601	5200 Van Buren Blvd	Environmental Impact Report (EIR) certifying that the adopted resolution for the Wal-Mart Expansion is pursuant of the County of Riverside Land Use Compatability Plan	13.73	125,857 (existing bldg) 22,272 (addition)	CC 1/24/12

Vacations and Traffic Pattern Modifications

Map ID #	Case Number	Location	Project Description	Square Feet	Approval Date
	P08-0175	along easterly side of Sycamore Canyon Blvd, bet. Cottonwood Av and Alessandro Blvd	Vacation of approximately 5,822 square feet of unused right-of-way	5,822.00	CC 6/3/08
	P08-0329	Commerce St bet. Mission Inn and University Aves	Summary vacation of a portion of Commerce Street for future development	17,424.00	CC 7/22/08
	P08-0144	portion of Chicago Av and Ferrari Dr	Vacation of Street from La Fayette and Ferrari Drive	94,525.20	CC 9/23/08
	P08-0474 P08-0475	Intersection at Bushness Av, La Sierra Av, Hole Av, Pierce St	Traffic Pattern Modification at Five Points Intersection; Designation of Five Points as City Historic Landmark	N/A	CC 10/7/08
	P08-0549	Intersection at Antioch and Hillside Aves	Traffic Pattern Modification at Antioch at Hillside	43,560.00	CC 10/28/08
	P08-0303 P08-0304 P08-0306	Santa Ana Ave between Jack B. Clarke Way and Ninth St; Jack B. Clarke Way between Santa Fe Avenue and the Railroad; Ninth St between Vine St and the Railroad; and 3141 Ninth St (packinghouse)	Street vacation of approximately 11,000 square feet of Santa Ana Ave between Jack B. Clarke Way and Ninth St; approximately 2,760 square feet of Jack B. Clarke Way between Santa Fe Avenue and the Railroad; and approximately 20,000 square feet of Ninth St between Vine St and the Railroad; Variance for parking; Certificate of Appropriateness to rehabilitate and adaptively re-use existing 2-story 20,212 sq.ft. historic packing house as an office; demolition of existing 6,637 sq.ft. rear addition constructed in 1939, in conjunction with proposed 3-story, 19,625 sq.ft. office addition	33,760.00	CC 11/18/2008; CHB 7/16/08
	P09-0130	ROW adjacent to 5236 Olivewood Av bet. Panorama and Boxwood Roads	Summary Vacation of portion of Olivewood Ave	18,982.51	CC 5/5/09
	P08-0749	ROW adjacent to 6692 Indiana Ave; ROW adacent to 3355 Jane St bet. Indiana Av and BNSF Railroad	Summary Vacation of portion of Indiana Ave and Jane St	12,465.00	CC 5/26/09
	P09-0205 P09-0206	Dufferin Av from Stewart St to McAllister Pkwy	Street Vacation and Traffic Pattern Modification to construct knuckle at Dufferin Ave and Steward St and to prohibit vehicle access at Dufferin Ave from McAllister Parkway	23,846.06	CC 7/14/09
	P09-0378	Monroe St southwest of California Ave	Summary vaction of approximately .213 acres of unimproved right of way along Monroe Street, southwesterly of California	9,278.28	CC 7/28/09
	P09-0217	alley between 4290, 4310 Oakwood Pl and 4291, 4319 Rosewood Pl	Vacation of an alley	4,440.00	CC 8/25/09
	P09-0505	portion of cul-de-sac bulb adjacent to 5696-5698 Peggy Ln, westerly of Chadbourne Ave	Summary vacation of approximately 4,425 square feet of unused right-of-way located at the westerly terminus of Peggy Lane	4,425.00	CC 10/6/09
	P09-0199	south side of Ninth street, between Orange and Lemon Streets	Vacate an existing alleyway to become a part of an alley port entry in conjunction with a 10-story Office Bldg at 3940-3998 Orange St	2,752.00	CC 1/5/10
	P10-0001	Stub portion of Ninth St bet. Lime St and 91 Freeway	Vacate a portion of Ninth St; located between Lime Street and Highway 91	6,600.00	CC 5/25/10
	P09-0135	Tenth and Eleventh Streets bet. Lime St and 91 freeway	Close remaining portion of Tenth and Eleventh Streets		CC 10/5/10
	P10-0667	alley bet. Sixth St, Mission Inn Ave, Main St, and Market St	Summary vacation of approximately 1,605 square feet of excess right-of-way	1,605.00	CC 1/18/11
	P10-0799	end of Payton Ave	Summary vacation of the remaining of unused public Right of Way for 5894 Payton Ave	53,654.43	CC 3/22/11
	P09-0810	Eucalyptus St, south of Vasquez St	Vacate a portion of Eucalyptus, southerly of Vasquez Street	4,286.74	CPC 5/5/11
	P11-0011	21 ft. of ROW along Palm Ave at Rubidoux Ave	Summary vacation of approximately 2,722 square feet of excess right-of-way located at the intersection of Palm Ave and Rubdioux Ave	8,968.00	CC 6/14/11

Vacations and Traffic Pattern Modifications

Map ID #	Case Number	Location	Project Description	Square Feet	Approval Date
	P11-0199	Fairmount Blvd bet. Whittier Pl and University Ave	3892 University Ave, 3902 University Ave, 3892 University Ave, 3907 University Ave, 3907 Whittier Pl; Vacation summary of a portion of Fairmount Blvd. between Whittier Pl. anc University Ave. to construct the Riverside Community College Culinary Institute with an underground parking structure	15,566.00	CC 7/26/11
	P11-0502	Magnolia Ave adjacent to Palm Shadows Apartments (3697 Monroe St) bet. Adams and Monroe Streets	Summary vacation to vacate an excess right-of-way along Magnolia Ave in the Magnolia Avenue Specific Plan	679,543.00	CC 11/8/11
	P11-0599	alley south of the western terminus at 3716 Elizabeth St and north of the Union Pacific Railroad ROW	Summary Vacation of an approximately 25-foot wide by 149-foot long segment of public alley in the Magnolia Avenue Specific Plan	7,043.00	CC 12/6/11
	P09-0794	alley in block surrounded by Mission Inn Ave, Sixth St, Market St, and Fairmount Blvd	Summary vacation of a 15 foot wide alley	5,400.00	CC 1/17/12
	P11-0601	alley bet. Seventh St and University Ave, easterly Mesa St	1764 Seventh St; Summary vacation approximately 120-foot by five-foot wide portion of public alley, located between Seventh Street and University Avenue, easterly of Mesa Street, adjacent to the southerly property lines of 1764 and 1774 Seventh Street. The approximately 600 square-foot area to be vacated can be considered excess right-of-way and is no longer needed for street purposes	600.00	CC 2/7/12
	P12-0127	3649 Mission Inn Ave	Summary Vacation of approximately 116-foot by 19-foot segment of excess right-of-way siutated on the easterly side of Main Street and Southerly of Sixth Street with the Downtown Specific Plan Raincross District Commercial Retail Zone	2,204.00	CC 5/1/12
	P12-0136	6900 Jurupa Ave	Summary Vacation of approximately 6,937 square feet of unused public right-of-way and authorize the preparation of a Certificate of Compliance to incorporate the vacated area into the property of 6900 Jurupa Avenue within the Business Manufacturing Park Zone	6,937.00	CC 5/15/12
	P11-0543 P10-0762 P10-0763	Magnolia Ave adjacent to 7431 and 7451 Magnolia Ave	Summary vacation of a segment of public right-of-way along the frontage of 7431 and 7451 Magnolia Ave, which is developed with an apartment complex and related parking areas in the Magnolia Avenue Specific Plan	51,179.00	CC 5/22/12
	P12-0066	4900 Golden Ave	Summary Vaction of approximately 11-foot wide by 822-foot long segment of excess public right-of-way on the westerly side of Golden Ave and an approximately 12-foot wide by 766-foot long segment of public right-of-way on the northerly side of Pierce Street located within the Residential Estate Zone	18,234.00	CC 9/11/12
	P13-0657	NW cor Van Buren Blvd & Magnolia Ave	Summary Vacation of excess right of way		CC 10/22/13
	P13-0728	Stacy Ct bet. Paige Dr & Columbia Ave	Summary Vacation		CC 10/22/13
	P13-0563 P13-0564	Susan St along 8043 & 8069 Indiana Ave	VACATION OF SUSAN STREET TO ACCOMIDATE A 7,373 SQUARE FOOT SERVICE BUILDING, PART SALES AND PART STORAGE BUILDING FOR SINGH SUBARU.		CPC 2/20/14

Design Review

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units	Approval Date
	P10-0406 P10-0407 P10-0408	11500 Magnolia Ave	Site Plan Review, Design Review, Variance; Apartment Complex	7.60	-	168	CC 1/11/11
	P12-0184 P12-0185 P12-0187	9241 and 9265 Audrey Ave	General Plan Amendment to change property from MDR to C; Rezoning from R-1-7000 to C; and Design review to facilitate the construction of a multiple tenant retail building on a two parcel site, known as the Azar Plaza	0.6	6,150	-	CC 11/13/12
	P12-0507 P12-0508 P12-0509 P12-0510	2325 Cottonwood Av	DR, VR LLA, LS/I; 235,741 sqft addition to an existing 400,580 sqft warehouse/ industrial building	9.5 project site	636,321	-	ZA 12/7/12
	P12-0717	1710 Main Street	Family Dollar store	1.01	8,039	-	ZA 3/11/13
	P12-0442 P12-0443 P12-0444	2861 Mary St	GP/RZ/DR; Redevelopment of Stater Bros. commercial center	6.3	56,101	-	CC 5/14/13
	P12-0741 P12-0743	3545 Central Ave	Riverside Plaza renovations	35.00	-	-	ZA 6/7/13
	P13-0038 P13-0441	3683 Adams St	Rezoning property from Single Family Residential to Mixed Use Neighborhood Zone in the Magnolia Avenue Specific Plan; Design Review for conversion of an existing single family residence into a live/work unit	0.32	1237 (existing residence)	1	CC 8/27/13
	P12-0729 P12-0727	4015 Madison St	RZ/DR; Rezoning from R-1-7000 to O-S-1 to accommodate the expansion of parking lot for existing medical office	0.26	-	-	CC 9/24/13
	P13-0198 P13-0199 P13-0200 P13-0201	5731, 5741, 5761, & 5797 Pickler St	GP, RZ, COA, PPE; Proposal for rehabilitation of Camp Anza Officer's Club and development of affordable housing with on-site support services for disabled veterans and their families; Rezoning from single family to multi-family (apartment units)	2.14	-	30	CC 11/19/13
	P13-0501 P13-0502	3705 Tyler St	PPE, DR; Demolish existing tire building and construct new 2-Tenant Restaurant building within existing shopping center	10.80	6,000	-	CC 12/3/13

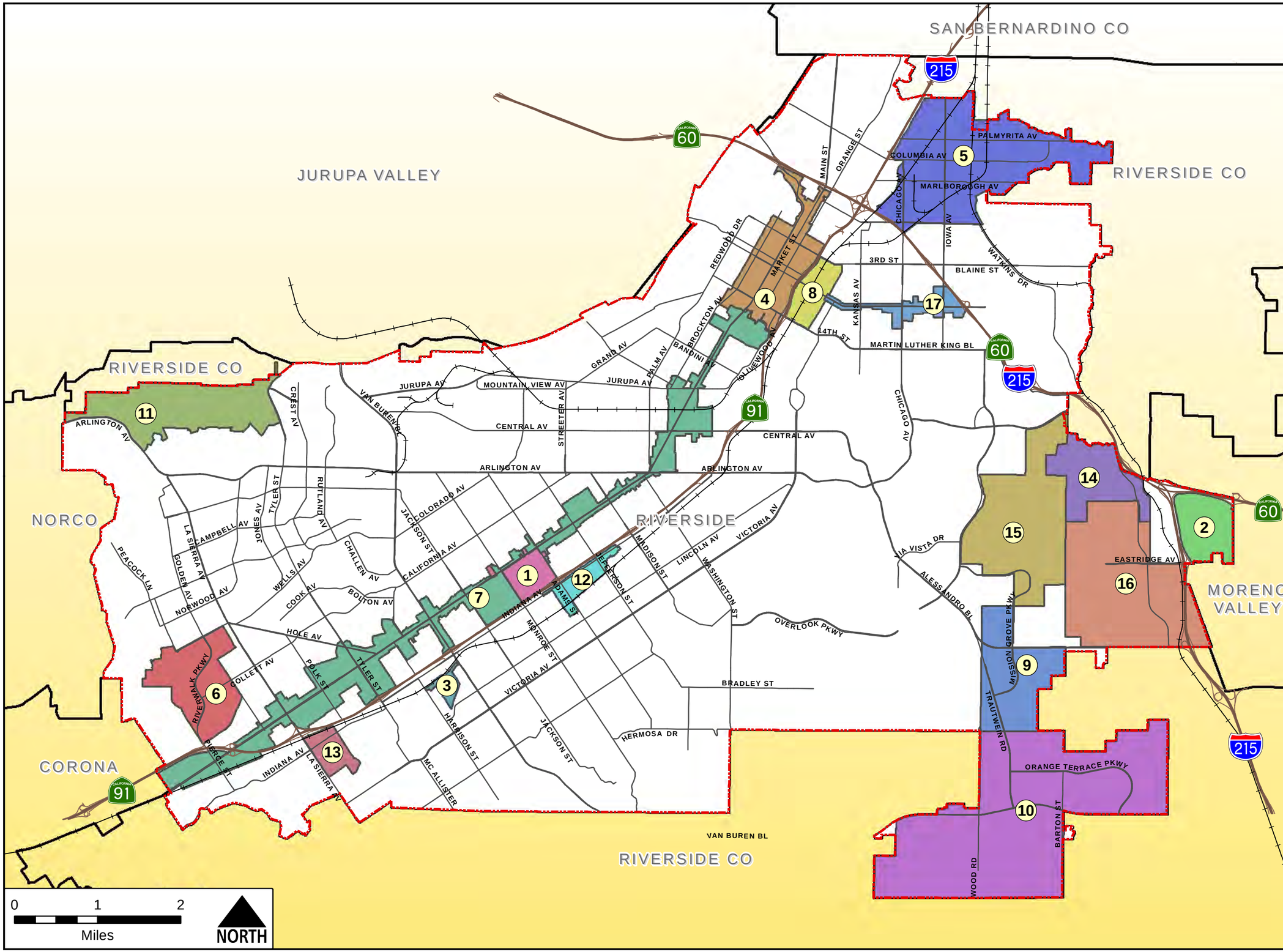
Cases in Process Pending Approval

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units
	P13-0165 P13-0166 P13-0167 P13-0168	Easterly side of La Sierra Ave, southerly of Indiana Ave, northerly of Liverpool Ln	CUP, DR, GPA, RZ; Request to construct a new gas station with alcohol sales and car wash; GPA from Office to Commercial; Rezone from Single Family Residential to Commercial	6.83	-	-
	P13-0196 P13-0197	6570 Magnolia Ave, 3739 & 3747 Central Ave	CUP, DR; Redevelop existing site to include restaurant w/drive thru (McDonald's)	0.8	3,795	-
	P13-0247 P13-0248 P13-0249 P13-0251 P13-0252	9565 Rudicill St	Apartment complex on 4 lots (to be consolidated); Site Plan Review, DR, GPA from B/OP to HDR, Rezone from BMP-SP to R-4-SP, SPA (Citrus Business Park Specific Plan)	4.05	-	102
	P13-0324 P13-0325 P13-0326 P13-0327	Northerly side of Indiana Ave, Easterly of La Sierra Ave, adjacent to La Sierra Metrolink station	Transit-oriented residential development; Site Plan Review, DR, Rezone from R-1-7000-SP to MU-U-SP, SPA (Riverwalk Vista Specific Plan)	3.7	-	187
	P13-0553 P13-0554 P13-0583 P14-0065	5940-5980 Sycamore Canyon Blvd	Apartment complex; Site Plan Review, GPA from Commercial to High Density Residential, Rezone from CG-SP to R-4-SP, SPA (Sycamore Highlands Specific Plan)		-	275
	P13-0607 P13-0608 P13-0609 P13-0854	SE cor Sycamore Canyon Blvd & Box Springs Rd	Multi-tenant industrial building; GPA, RZ, DR, SPA to remove site from Sycamore Highlands SP and add it to Sycamore Canyon Business Park SP		171,616	-
	P13-0912 P13-0913	3742 Park Sierra Av	CUP, DR; LA Fitness Sports Club facility		45,000	-
	P13-0956 P13-0959 P13-0960 P13-0963 P13-0964 P13-0965 P13-0966	474 Palmyrita Ave	MCUP, DR, VAR, PM to subdivide into 3 lots, GPA, SPA (Hunter Business Park Specific Plan), Vacate Columbia Avenue Loop; Construct 3 industrial buildings	72.5	1,461,449	-
	P13-0967 P13-0968	NE cor Indiana & La Sierra Aves	CUP, DR; Gas station, car wash, detail center		7,065	-
	P14-0026 P14-0027	Park Sierra Av	CUP, DR; McDonald's			-
	P14-0045 P14-0046 P14-0047 P14-0048 P14-0049	Bet. Mission Inn Ave and Ninth St, East of Commerce St	Mission Lofts apartment complex; Site Plan Review, DR, RZ, GPA, SPA		-	208
	P11-0050 P12-0220	Overlook Pkwy; Crystal View Tc; Green Orchard Pl	EIR and GP; consideration of removal of gates on Crystal View and Green Orchard and connection of Overlook Pkwy to Alessandro Blvd			

Cases in Process Pending Approval

Map ID #	Case Number	Location	Project Description	Acres	Buildings Total Square Feet	Dwelling Units
120	P13-0207 P13-0208 P13-0209 P13-0210 P13-0211	4445 Magnolia Ave	EIR, GPA, RZ, DR, SP; Riverside Community Hospital proposed expansion			

City of Riverside Specific Plans



1 California Baptist University
2 Canyon Springs
3 Citrus Business Park
4 Downtown
5 Hunter Business Park
6 La Sierra University
7 Magnolia Ave
8 Marketplace
9 Mission Grove
10 Orangecrest
11 Rancho La Sierra
12 Riverside Auto Center
13 Riverwalk Vista
14 Sycamore Canyon
15 Sycamore Canyon Business Park
16 Sycamore-Highlands
17 University Ave

Riverside City Limits

City of Arts & Innovation

Community Development Department, Planning Division.
Created April 2013, Sandy Gosselin

City of Riverside Specific Plans

SPECIFIC PLAN NAME	INTENT OF SPECIFIC PLAN
California Baptist University (CBU) Specific Plan	The California Baptist University (CBU) Specific Plan is established to provide a vision and context for future development at CBU as well as define the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and measures necessary to implement the Specific Plan. The 157-acre Specific Plan area is comprised of five unique zoning districts that are designed to facilitate development on a university campus.
Canyon Springs Specific Plan	This Specific Plan has designated the project site for Retail Business and Office uses, and represents a logical infill of development into an area where urban services and utilities are either now available or can be provided. Canyon Springs is a regionally oriented mixed use development that combines commercial, office, entertainment, and recreational uses within a total gross area of approximately 318 acres. This plan includes 283.79 acres of C – Commercial General Plan designated land.
Citrus Business Park Specific Plan	The Citrus Business Park Specific Plan is established to facilitate the repurposing of a 49 acre site from an industrial area previously dominated by a single user (Fleetwood Enterprises) to a multi-tenant and multi-owner industrial business park. The intent of the Specific Plan is to provide a district for low-intensity and low-impact industrial, office and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices, small-scale warehouses, light manufacturing; and support commercial.
Downtown Specific Plan	This Specific Plan was adopted in 2002 to facilitate and encourage development and improvement to help realize the community's vision for Downtown as a cultural, arts, retailing and entertainment center for the Inland Empire. *Currently this Specific Plan is under review to be revised to add 5,000 residential units throughout the planning area.*

City of Riverside Specific Plans

SPECIFIC PLAN NAME	INTENT OF SPECIFIC PLAN
Hunter Business Park Specific Plan	The Hunter Business Park Specific Plan describes a planned industrial park consisting of approximately 1,300 acres of industrial and related uses northeast of downtown Riverside. It addresses planning goals which are relevant to property owners, future tenants, developers and the City of Riverside. The Plan defines the development framework for the Specific Plan area and establishes the design guidelines, development criteria and implementation measures necessary to implement the Hunter Business Park Specific Plan.
La Sierra University Specific Plan	The overall plan concept of the La Sierra Specific Plan envisions a "mixed-use" community. The community would accommodate the expansion of the La Sierra campus and development of the University's surplus lands, located east and south of the existing campus, to help support the University's endowment. The plan includes employment opportunities at La Sierra University as well as potential jobs in a new industrial park and in commercial areas anticipated to take on a "town-gown" character. A diverse mix of residential types and densities is also envisioned, providing housing for University faculty, staff, retirees from the Seventh-day Adventist community, and other seeking housing opportunities. In an effort to contribute to the mixed-use character of the area, an open space and circulation network has been planned as a means of encouraging pedestrian circulation and use of alternative modes of transportation.
Magnolia Avenue Specific Plan	This Specific Plan covers 1,473 acres fronting along Magnolia Avenue the primary east/west street in Riverside. The plan is intended to facilitate and encourage development and improvements along Magnolia Avenue to help realize the community's vision for the corridor. The City's General Plan 2025 laid the foundation for this plan by establishing the Very High Residential and Mixed Use General Plan land use designations along much of the corridor.
Marketplace Specific Plan	This Specific Plan was adopted in 1991 establishing standards and guidelines for development within the 200 acre area to provide additional commerce and employment opportunities. *Currently this Specific Plan is under review to be revised to add more mixed use opportunities throughout the planning area.*

City of Riverside Specific Plans

SPECIFIC PLAN NAME	INTENT OF SPECIFIC PLAN
Mission Grove Specific Plan	This Specific Plan is a Master Planned community to provide commercial, industrial and commercial limited uses within Mission Grove Plaza and Mission Grove Business Park, in a park like atmosphere. This plan includes 56.79 acres B/OP – Business/Office Park, 68.12 acres of C – Commercial, 53.77 acres of HDR – High Density Residential, 78.38 acres of LDR – Low Density Residential, 155. 31 acres of MDR – Medium Density Residential, and 9.63 acres of OS – Open Space/Natural Resources General Plan designated land.
Orangecrest Specific Plan	This Specific Plan integrates residential, commercial, industrial, and their support uses over an area comprising 1,485 acres. Support uses include 2 parks, schools(s), a library and fire station. This plan includes 2.13 acres of A/RR – Agricultural/Rural Residential, 2.7 acres of B/OP – Business/Office Park, 138.96 acres of C – Commercial, 13.7 acres of HDR – High Density Residential, 540,76 acres of LDR – Low Density Residential, 1217.80 acres of MDR – Medium Density Residential, 6.61 acres of OSP – Orange Crest Specific Plan, 121.59 acres of PF – Public Facilities/Institutions, 59.51 acres of P – Public Park, 4.84 acres of SRR – Semi Rural Residential and 208.33 acres of VLDR – Very Low Density Residential General Plan designated land.
Rancho La Sierra Specific Plan	Rancho La Sierra Specific Plan Overlay District encompasses approximately 1,462 mostly vacant acres located at the northwesterly boundary of City, including the existing Rancho La Sierra Specific Plan area and portions of the adjacent La Sierra Hills. The Overlay District will accommodate the potential future submission of a specific plan within this area. The proposed Development Agreement is between the City of Riverside and the Rancho La Sierra Property Owners to implement the General Plan Amendment by allowing up to 598 single family dwelling units to be clustered on the River Ranch and Diaz portions of the expanded Rancho La Sierra Specific Plan area, and to preserve approximately 869 acres as open space.
Riverside Auto Center Specific Plan	The Specific Plan was designed to retain and/or return the Riverside Auto Center as the premier “state of the art” auto center in Southern California thereby: 1) Retaining and expanding a major component of the City’s sales tax and employment base; and 2) Providing an attractive shopping experience for the purchase of automobiles.

City of Riverside Specific Plans

SPECIFIC PLAN NAME	INTENT OF SPECIFIC PLAN
Riverwalk Vista Specific Plan	The Riverwalk Vista project is an amendment to the La Sierra Specific Plan adopted by the City of Riverside July 9, 1991. The Riverwalk Vista project proposed changes in land use on the 99.7 acres located south of Indiana Avenue, north of Arizona Avenue, east of La Sierra Avenue, and west of Vallejo Street. This area is currently under construction with various housing products totaling 402 dwelling units. The remaining approximately 20.5 acres are owned by the Riverside County Transportation Commission and included in this specific plan to provide a comprehensive guide to the development of the entire 120.2 acres. A portion of this acreage is developed with a Metrolink Station and surface parking.
Sycamore Canyon Business Park Specific Plan (originally Box Springs Industrial Park)	This Specific Plan will implement the City of Riverside General Plan for the subject area. It contains land use objectives and design guidelines for future industrial development and is a planned industrial park consisting of approximately 920 acres of industrial and commercial uses within a 1,400 area project area. Approximately 480 acres of the total 1500 acre Sycamore Canyon Wilderness Park is located with the Plan area. The balance of the Park lies within the Sycamore Canyon (residential) Specific Plan. This plan includes 847.15 acres of B/OP – Business/Office Park, 10.32 acres of C – Commercial acres, and 463.88 acres of P – Public Park General Plan designated land.
Sycamore Canyon Specific Plan	This Specific Plan establishes a guide to orderly development and to maintain open space within a specific area of the City of Riverside. The concepts regulations and conditions set forth in the Plan provide for the development of the site as a whole involving a major open space/preserve area, residential uses, a school, and neighborhood commercial uses. This plan includes 41.83 acres of HR – Hillside Residential, 97.28 acres of LDR – Low Density Residential, 14.84 acres o MDR – Medium Density Residential, 884.22 acres of P – Public Park, and 27.85 acres of VLDR – Very Low Density Residential General Plan designated land.

City of Riverside Specific Plans

SPECIFIC PLAN NAME	INTENT OF SPECIFIC PLAN
Sycamore Highlands Specific Plan	This Specific Plan, adopted in 1992 recognizes University Avenue as the key, primary link between Downtown and UCR, promoting long-term viability and rejuvenation of the Avenue. The recent update of the General Plan 2025 designates much of the land along the corridor for mixed use development of varying degrees. This plan includes 14.63 acres of C – Commercial, 52.18 acres of HDR – High Density Residential, 99.11 acres of MDR – Medium Density Residential, 1.56 acres of PF – Public Facilities, 144.17 acres of P – Public Park and 49.09 acres of VLDR – Very Low Density Residential General Plan designated land.
University Avenue Specific Plan	This Specific Plan, adopted in 1992 recognizes University Avenue as the key, primary link between Downtown and UCR, promoting long-term viability and rejuvenation of the Avenue. The recent update of the General Plan 2025 designates much of the land along the corridor for mixed use development of varying degrees. *Currently this Specific Plan is under review to be revised to add more mixed use opportunities throughout the planning area.*
Victoria Avenue Specific Plan	The intent of this Specific Plan is to preserve Victoria Avenue as a landscaped parkway and as a cultural heritage landmark as designated by the Cultural Heritage Board. It provides standards for the various factors affecting Victoria Avenue, present and future, both in the right-of-way and in its vicinity. Physical factors considered for the Avenue are street improvements, utilities, bridle trails, landscaping and irrigation and rights-of-way. Improvements will be related to traffic volumes and safety both now and in the future, taking into consideration the effects of other highways and freeways and land use in the vicinity. Land use policies and standards for private development of adjoining lands including subdivision and development design are also discussed.

G:\PLANNING SPECIAL PROJECTS\Cumulative Projects\Specific Plan Descriptions_Apr2013.docx

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300
www.dot.ca.gov/dist8

Flex your power!
Be energy efficient!

February 10, 2014

Michael Lloyd
Senior Traffic Engineer
City of Moreno Valley
Planning Department
14177 Frederick Street
Moreno Valley, CA 92552

RE: Scope of Study for State Highway Facilities in CEQA Documents

Mr. Lloyd:

It has been brought to our attention that clarification is needed related to the interpretation and use of the California Department of Transportation's "Guide for the Preparation of Traffic Impact Studies" (December 2002). On January 21, 2014, Tracy Zinn of T&B Planning, Inc. and Aric Evatt of Urban Crossroads, Inc. attended a meeting in our office, during which they asked for clarification of our Guidelines and particularly Section II (When a Traffic Impact Study is Needed) Subsection A (Trip Generation Thresholds). It is our understanding that Ms. Zinn and Mr. Evatt are consultants working on several traffic studies and California Environmental Quality Act (CEQA) compliance documents for which the City of Moreno Valley is the CEQA lead agency.

As the owner of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As a responsible agency under CEQA, it is also our responsibility to make recommendations to offset impacts associated with projects that add traffic to the SHS.

This letter clarifies Section II, Subsection A of our Guidelines. It also describes the approach and geographic scope of analysis that Caltrans District 8 finds acceptable for the evaluation of direct and cumulative impacts to the SHS that may be caused by industrial, warehouse, and logistics center development in the geographic area of the Moreno Valley Industrial Area Plan (MVIAP). This area is generally bounded by March Air Reserve Base to the west, Oleander Avenue to the south, Wildwood Street to the north, and Indian Avenue (north of Cardinal Avenue) and Kitching Street (south of Cardinal Avenue) to the east.

1. <u>When a TIS is Needed:</u> If a development project will add traffic to the SHS, a traffic impact study (TIS) is recommended by Caltrans if either of the first two criteria are met. The third criteria may come into play based on consultations with Caltrans. The third criteria under section II subsection A is slightly different then criteria 1 and 2. We point out that it <u>MAY</u> need a study. This is due to specific or unique contexts causing potentially significant impacts with lesser volumes.

2. Requested Geographic Scope of Study for Freeway Mainline Segments: Once it is determined that a traffic study is needed the criteria set forth in section ii and based on consultation with Caltrans can be used to determine the geographical scope of the study. For industrial, warehouse, and logistics center development projects in the MVIAP, Caltrans District 8 requests quantitative analysis of project-related traffic on freeway mainline segments where the project would add 50 or more peak hour trips and/or the most heavily impacted segment in each direction. Because impacts to freeway segments dissipate with distance from the point of SHS entry, quantitative study of a larger area is not highly useful to Caltrans decision-making. Typically, when a project's traffic volumes dissipate to fewer than 50 peak hour trips on a freeway mainline segment, they become unrecognizable from other traffic on the SHS.

3. Significance Thresholds for SHS Roadway Segments: Caltrans District 8 recommends that the City apply the following significance thresholds in its CEQA documents for impacts to SHS freeway segments. Impacts are considered significant by Caltrans if:
    i. The traffic study finds that the LOS of a segment will degrade form D or better to E or F.
    ii. The traffic study finds that the project will exacerbate an already deficient condition. A segment that is operating at or near capacity or under saturated conditions (LOS E&F) is deemed to be deficient.

4. Mitigation for Significant Impacts: At this time, Caltrans has no fee programs or other mitigation programs in place for the mitigation of direct or cumulative impacts caused by development projects in the MVIAP on SHS roadway segments. Mitigation of direct and cumulative impacts to freeway ramps are satisfied by mandatory participation in the TUMF program.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

Original signed by Daniel Kopulsky

DANIEL KOPULSKY
Office Chief
Community and Regional Planning

Cc: Tracy Zinn, T&B Planning, Inc.
Aric Evatt, Urban Crossroads, Inc.

David Ornelas

From: Kevin Molle <kmolle@fullmerco.com>
Sent: Monday, November 18, 2013 2:42 PM
To: David Ornelas
Cc: Jason Rosin (jrosin@Kearny.com)
Subject: RE: Modular Logistics Center - Project Questionnaire

David,
Below are the estimated tonnages of debris to be generated:

1. Concrete – 37,000 tons. To be crushed onsite and recycled.
2. Misc. Debris – 528 tons. Unrecyclable material. To be taken to approved disposal location (Landfill).
3. Steel – 541 tons. To be recycled.
4. Green waste – 170 tons. To be recycled.

528/38,239 = .0138 or 1.4%. The balance 98.6% will be recycled.
Obviously, the above are estimates only, subject to verification.

Hope this helps.

Kevin Molle
Project Estimator
Fullmer Construction
1725 S. Grove Ave.
Ontario, CA 91761
Phone: 909/947-9467
Fax: 909/472-3867

From: David Ornelas [mailto:dornelas@tbplanning.com]
Sent: Monday, November 18, 2013 9:57 AM
To: Kevin Molle
Subject: RE: Modular Logistics Center - Project Questionnaire

Hi, Kevin:

I have a follow-up question to one of your responses for the questionnaire for Kearny's Modular Logistics Center project: Can you estimate (approximately) the tonnage of demolition debris that is expected to be generated on-site? We understand that 95-97% of the demolition waste on-site would be re-used or recycled; but, would like to know what the total amount of demolition debris is so that we can quantify how much would be diverted to local landfills.

Regards,

David Ornelas
Project Manager

T&B PLANNING, INC.
Office: (619) 501-6041
Fax: (619) 501-6053
dornelas@tbplanning.com

From: Kevin Molle [mailto:kmolle@fullmerco.com]
Sent: Thursday, November 14, 2013 5:49 PM
To: Jason Rosin
Cc: Tracy Zinn; David Ornelas; Bob; Casey Jones
Subject: RE: Modular Logistics Center - Project Questionnaire

Jason,

Attached is the questionnaire. Please review and contact me with any questions.

Thanks,

Kevin Molle
Project Estimator
Fullmer Construction
1725 S. Grove Ave.
Ontario, CA 91761
Phone: 909/947-9467
Fax: 909/472-3867

From: Jason Rosin [mailto:jrosin@Kearny.com]
Sent: Thursday, November 14, 2013 3:31 PM
To: Kevin Molle
Cc: tzinn@tbplanning.com; David Ornelas (dornelas@tbplanning.com)
Subject: Modular Logistics Center - Project Questionnaire

Kevin,

Per our conversation, when the questionnaire is complete, please forward it to me and Tracy and David (cc'd above).

Thanks,

Jason Rosin
Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

Ph. 310-203-1861
Fx. 310-203-1850

LIC# 01420486

David Ornelas

From: Jason Rosin <jrosin@Kearny.com>
Sent: Thursday, November 14, 2013 6:18 PM
To: Tracy Zinn; David Ornelas
Cc: Bob; Casey Jones; Kevin Molle
Subject: RE: Modular Logistics Center - Project Questionnaire
Attachments: 131114 - Prelim construction schedule.pdf; 131114 - Construction Schedule and Equipment - Fullmer.xlsx; Kearny - Construction Operational Characteristics - Fullmer Feedback 13....docx

Tracy, David,

Attached is the completed questionnaire (word document and excel spreadsheet). We, with help from Fullmer, will be reviewing and let you know if there are any tweaks that should be made asap.

I'll call you to discuss tomorrow to make sure you don't have any additional follow up questions.

Thanks,

Jason Rosin
Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

Ph. 310-203-1861
Fx. 310-203-1850

LIC# 01420486

From: Kevin Molle [mailto:kmolle@fullmerco.com]
Sent: Thursday, November 14, 2013 5:49 PM
To: Jason Rosin
Cc: tzinn@tbplanning.com; David Ornelas (dornelas@tbplanning.com); Bob; Casey Jones
Subject: RE: Modular Logistics Center - Project Questionnaire

Jason,

Attached is the questionnaire. Please review and contact me with any questions.

Thanks,

Kevin Molle
Project Estimator
Fullmer Construction
1725 S. Grove Ave.
Ontario, CA 91761
Phone: 909/947-9467
Fax: 909/472-3867

From: Jason Rosin [mailto:jrosin@Kearny.com]
Sent: Thursday, November 14, 2013 3:31 PM
To: Kevin Molle
Cc: tzinn@tbplanning.com; David Ornelas (dornelas@tbplanning.com)
Subject: Modular Logistics Center - Project Questionnaire

Kevin,

Per our conversation, when the questionnaire is complete, please forward it to me and Tracy and David (cc'd above).

Thanks,

Jason Rosin
Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

Ph. 310-203-1861
Fx. 310-203-1850

LIC# 01420486

Information Needed for EIR – Construction & Operational Characteristics

Construction Characteristics

- Please fill out the construction questionnaire attached to this email (Excel file) from the air quality consultant. Please complete the "Data Needs" tab. The information from the "Grading Site Preparation Data" tab can be obtained from the Grading Plan as soon as it has been completed by WEBB. Please fill out the questionnaire as best you can, if specific information is not available that is ok. The most important aspect is the construction scheduling (e.g., start date and end date for various phases of construction). For any information that is unavailable, the air quality consultant will defer to model defaults and past project experience. Please refer to the "Instructions" tab for additional guidance.

- Estimated number of construction workers on the site during each phase
  Unknown at this time

- Would the demolition debris be processed and reused on-site during construction?
  - *If yes, approximately how much would be re-used on-site and how much would be diverted to landfills?*

  Portions of the demolition debris (crushed material) would be reused as base or mixed into the sub base depending on soils engineer approval. Other building materials would be recycled to the greatest extent possible. Given the building type and the fact that we will crush material and reuse it; we estimate 95-97% of the total tonnage will be recycled or reused.

- Estimated completion/occupation date (year)
  10-31-2015

- Estimated location of borrow site (if needed)
  - *The EIR can make a generalized statement (i.e., "borrow site would be located in close proximity") or quantify the location (i.e., "borrow site would be located within X mile radius of the site"). The latter option is more defensible as it provides quantifiable data for the air quality and traffic consultant to model potential impacts.*

  Borrow site will be dependent on material availability at time of construction. Historically, import for projects in this geographic area is within a 20 mile radius.

Operational Characteristics

- Please confirm the warehouse building would be developed to LEED Silver certification
  No. The proposed building is not currently LEED Silver.

- Please confirm if the warehouse building will definitely incorporate solar, or if it is only an option
  - *If solar will be provided, please describe the extent of the solar use (i.e., just for the office or the entire building)*

  Solar will be an option. The roof will be designed to accommodate such.

- Please confirm that no tenant(s) has been identified for the proposed warehouse building

No tenant has currently been identified.

- Please confirm if the building warehouse building may be divisible for multiple tenants, or if it will be a single tenant use.
  The building may be divisible for multiple tenants; it is also designed for a single tenant use.

- Would the warehouse building contain refrigeration units?
  Potentially. This will be dependent on the end user requirements.
- Please confirm the warehouse building will be under continuous operation (i.e., 24 hours/day, 7 days a week)
  Yes.

- Number of estimated employees
  - *If number of employees are unknown, the EIR can rely on regional employment projections*

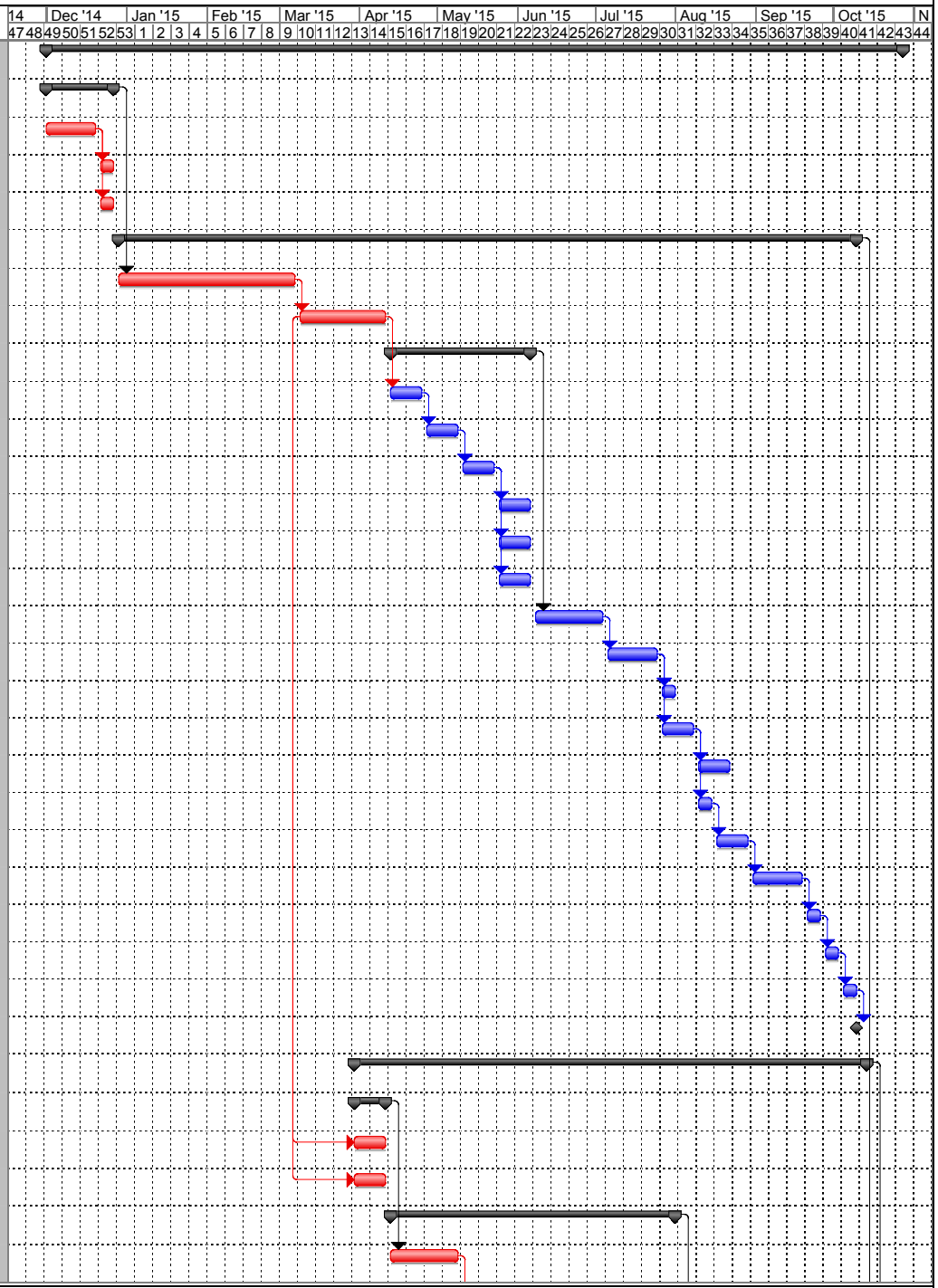
  Estimated number of permanent employees is unknown at this time; dependent on end user.

FULLMER
Building Relationships Since 1946

Kearny - Modular Way
Preliminary Construction Schedule

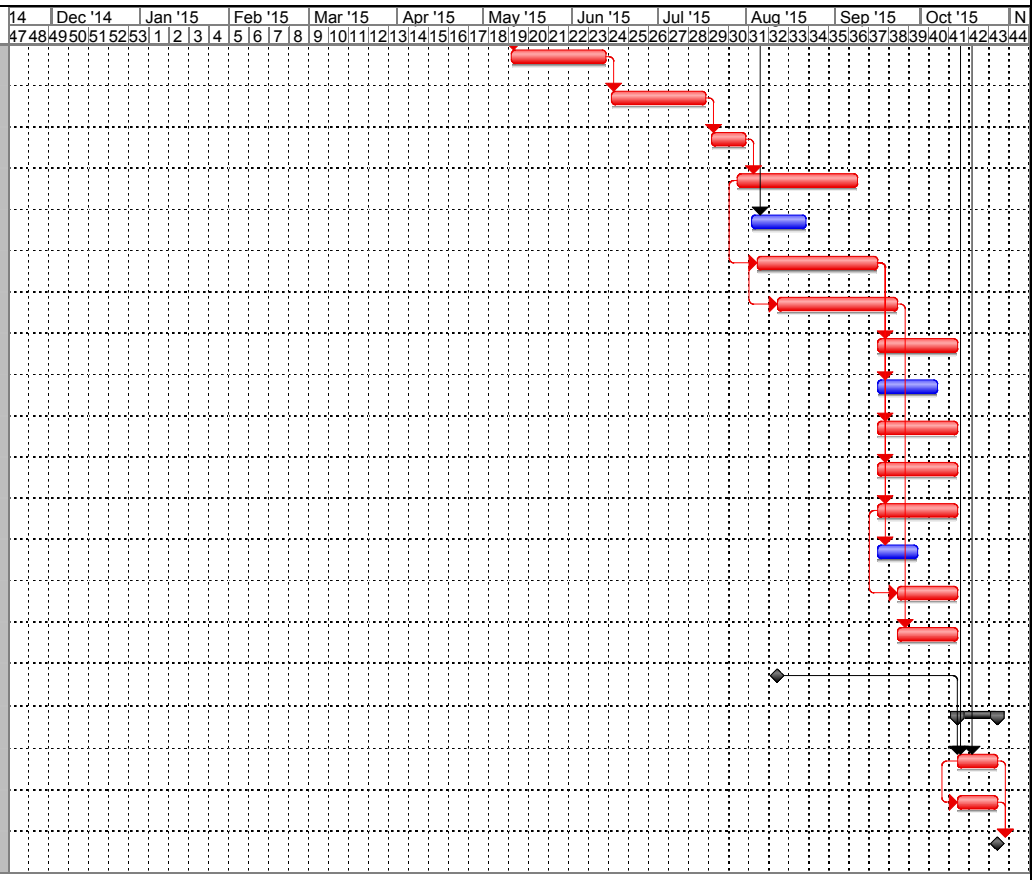
Thu 11/14/13

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Project Duration**	**237 days**	**Mon 12/1/14**	**Tue 10/27/15**	
2	**Fullmer Mobilization**	**20 days**	**Mon 12/1/14**	**Fri 12/26/14**	
3	Projected Weather Delays	15 days	Mon 12/1/14	Fri 12/19/14	
4	Temporary Facilities	5 days	Mon 12/22/14	Fri 12/26/14	3
5	SWPPP Precautions	5 days	Mon 12/22/14	Fri 12/26/14	3
6	**Site Work**	**205 days**	**Mon 12/29/14**	**Fri 10/9/15**	
7	Demolition activities	50 days	Mon 12/29/14	Fri 3/6/15	2
8	Rough Grading operations	25 days	Mon 3/9/15	Fri 4/10/15	7
9	**Site Utilities**	**40 days**	**Mon 4/13/15**	**Fri 6/5/15**	
10	Fire	10 days	Mon 4/13/15	Fri 4/24/15	8
11	Storm Drain	10 days	Mon 4/27/15	Fri 5/8/15	10
12	Sewer	10 days	Mon 5/11/15	Fri 5/22/15	11
13	Electrical	10 days	Mon 5/25/15	Fri 6/5/15	12
14	Water	10 days	Mon 5/25/15	Fri 6/5/15	12
15	Domestic/Irrigation	10 days	Mon 5/25/15	Fri 6/5/15	12
16	Curb and Gutter grade/Paving Grade Rough	20 days	Mon 6/8/15	Fri 7/3/15	9
17	Curb and gutter	15 days	Mon 7/6/15	Fri 7/24/15	16
18	Drive Approaches	5 days	Mon 7/27/15	Fri 7/31/15	17
19	Landscape - Irrigation	10 days	Mon 7/27/15	Fri 8/7/15	17
20	Hardscape	10 days	Mon 8/10/15	Fri 8/21/15	19
21	Fine Grade	5 days	Mon 8/10/15	Fri 8/14/15	19
22	Concrete paving	10 days	Mon 8/17/15	Fri 8/28/15	21
23	Landscape - Planting	15 days	Mon 8/31/15	Fri 9/18/15	22
24	Striping and signage	5 days	Mon 9/21/15	Fri 9/25/15	23
25	Fencing	5 days	Mon 9/28/15	Fri 10/2/15	24
26	Rolling Gates	5 days	Mon 10/5/15	Fri 10/9/15	25
27	Site Sign off	0 days	Fri 10/9/15	Fri 10/9/15	26
28	**Shell (1.1m sf)**	**142 days**	**Mon 3/30/15**	**Tue 10/13/15**	
29	**Under slab Utilities**	**10 days**	**Mon 3/30/15**	**Fri 4/10/15**	
30	Electrical	10 days	Mon 3/30/15	Fri 4/10/15	8SS+15 days
31	Plumbing	10 days	Mon 3/30/15	Fri 4/10/15	8SS+15 days
32	**Concrete**	**80 days**	**Mon 4/13/15**	**Fri 7/31/15**	
33	Concrete	20 days	Mon 4/13/15	Fri 5/8/15	29



Kearny - Modular Way
Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	Predecessors
34	Concrete slab	25 days	Mon 5/11/15	Fri 6/12/15	33
35	Panels	25 days	Mon 6/15/15	Fri 7/17/15	34
36	Lift	10 days	Mon 7/20/15	Fri 7/31/15	35
37	Structural Steel	30 days	Wed 7/29/15	Tue 9/8/15	36FS-3 days
38	Exterior Paint	15 days	Mon 8/3/15	Fri 8/21/15	32
39	Roof structure	30 days	Wed 8/5/15	Tue 9/15/15	37SS+5 days
40	Roofing/skylights	30 days	Wed 8/12/15	Tue 9/22/15	39SS+5 days
41	Fire Sprinklers Rough	20 days	Wed 9/16/15	Tue 10/13/15	39
42	Electrical Rough	15 days	Wed 9/16/15	Tue 10/6/15	39
43	Glass	20 days	Wed 9/16/15	Tue 10/13/15	39
44	Sheet metal canopies/soffit	20 days	Wed 9/16/15	Tue 10/13/15	39
45	Dock Equipment	20 days	Wed 9/16/15	Tue 10/13/15	39
46	Louvers	10 days	Wed 9/16/15	Tue 9/29/15	39
47	Dock Doors and accessories	15 days	Wed 9/23/15	Tue 10/13/15	45SS+5 days
48	EF at Warehouse	15 days	Wed 9/23/15	Tue 10/13/15	40
49	**T.I.'s - None Proposed**	**0 days**	**Tue 8/11/15**	**Tue 8/11/15**	
74	**Close out**	**10 days**	**Wed 10/14/15**	**Tue 10/27/15**	
75	Final Inspections	10 days	Wed 10/14/15	Tue 10/27/15	6,28,49
76	Punch List	10 days	Wed 10/14/15	Tue 10/27/15	75SS
77	Owner Occupancy	0 days	Tue 10/27/15	Tue 10/27/15	75,76



Phase Type (Select a drop down list item in Column A; if "Other", please specify in Column B)		Phase Start Date	Duration	Phase End Date	Operating Hours Per Day[1]	Work Days Per Week	Equipment Type (Select a drop down list item in Column G; if "Other" please specify in Column H)		Number of Equipment	Horsepower (if known)	Fuel Type (if not diesel)
Demolition		2/6/2015	20.00	3/6/2015	8	5	Crushing/Processing Equipment		1		
Demolition		12/29/2014	50.00	3/9/2015	8	5	Rubber Tired Loaders		2		
Demolition		12/29/2014	50.00	3/9/2015	8	5	Excavators		2		
Demolition		12/29/2014	50.00	3/9/2015	8	5	Skid Steer Loaders		2		
Demolition		12/29/2014	50.00	3/9/2015	8	5		water trucks	2		
Grading	1st	2/25/2015	10.00	3/11/2015	8	5	Scrapers		9		
Grading	1st	2/25/2015	10.00	3/11/2015	8	5		Motor Grader	1		
Grading	1st	2/25/2015	10.00	3/11/2015	8	5		Wheel Loader	1		
Grading	1st	2/25/2015	10.00	3/11/2015	8	5		Water truck	2		
Grading	2nd	6/29/2015	36.00	8/18/2015	8	5		Loader	2		
Grading	2nd	6/29/2015	36.00	8/18/2015	8	5		Motor Grader	1		
Grading	2nd	6/29/2015	36.00	8/18/2015	8	5		scraper	1		
Grading	2nd	6/29/2015	36.00	8/18/2015	8	5		Water truck	1		
Grading	3rd	9/28/2015	5.00	10/5/2015	8	5		Loader	2		
Grading	3rd	9/28/2015	5.00	10/5/2015	8	5		Motor Grader	1		
Grading	3rd	9/28/2015	5.00	10/5/2015	8	5		scraper	1		
Grading	3rd	9/28/2015	5.00	10/5/2015	8	5		Water truck	1		
Other	Structural Concrete	4/13/2015	15.00	5/4/2015	8	5		scraper	1		
Other	Structural Concrete	4/13/2015	120.00	9/28/2015	8	5		skip loader	3		
Other	Structural Concrete	4/13/2015	120.00	9/28/2015	8	5		Dump Truck	2		
Other	Structural Concrete	4/13/2015	160.00	11/23/2015	8	5		Forklift	2		
Other	Structural Concrete	4/13/2015	60.00	7/6/2015	8	5		water truck	1		
Other	Structural Concrete	4/13/2015	40.00	6/8/2015	8	5		sweeper	1		
Other	Structural Concrete	4/13/2015	40.00	6/8/2015	8	5		Man lift	1		
Other	Structural Concrete	4/13/2015	40.00	6/8/2015	8	5		Laser screed	1		
Other	Plumbing	3/30/2015	10.00	4/13/2015	8	5		Excavator	1		
Other	Plumbing	3/30/2015	15.00	4/20/2015	8	5		Loader	1		
Other	Plumbing	9/16/2015	10.00	9/30/2015	8	5		Scissor lift	1		
Other	Roof Structure	8/5/2013	30.00	9/16/2013	8	5		Gradall	3		
Other	Roof Structure	8/5/2013	30.00	9/16/2013	8	5		40' Boom	3		
Other	Roof Structure	8/5/2013	30.00	9/16/2013	8	5		60' Bom	3		
Other	Roof Structure	8/5/2013	30.00	9/16/2013	8	5		40' scissor	3		
Other	Roof Structure	8/5/2013	30.00	9/16/2013	8	5		Fork lift	3		
Other	Fire Protection	4/13/2015	20.00	5/11/2015	8	5		Backhoe	1		
Other	Fire Protection	4/13/2015	20.00	5/11/2015	8	5		Loader	1		
Other	Fire Protection	4/13/2015	20.00	5/11/2015	8	5		Forklift	1		
Other	Fire Protection	4/13/2015	20.00	5/11/2015	8	5		Water truck	1		
Other	Fire Protection	9/16/2015	20.00	10/14/2015	8	5		Scissor Lift	3		
Other	Fire Protection	9/16/2015	20.00	10/14/2015	8	5		Boom Lift	3		
Other	Fire Protection	9/16/2015	20.00	10/14/2015	8	5		Fork truck	2		
Other	Reinforcing Steel	4/13/2015	120.00	9/28/2015	8	5		Forklift	2		
Other	Structural Steel	7/29/2015	30.00	9/9/2015	8	5		Crane	1		
Other	Structural Steel	7/29/2015	30.00	9/9/2015	8	5		Self propelled baskets	3		
Other	Structural Steel	7/29/2015	30.00	9/9/2015	8	5		Reach lift	1		
Other	Structural Steel	7/29/2015	30.00	9/9/2015	8	5		welder	4		
Other	Structural Steel	7/29/2015	30.00	9/9/2015	8	5		truck	2		
Other	Electrical	3/30/2015	20.00	4/27/2015	8	5		Backhoe	1		
Other	Electrical	9/16/2015	60.00	12/9/2015	8	5		Motorized scaffold	2		
Other	Electrical	9/16/2015	5.00	9/23/2015	8	5		Air Compressor	1		
Other	Electrical	3/30/2015	150.00	10/26/2015	8	5		Gator (Small transport)	1		

***Please insert rows as necessary**

Notes:

[1] Five days per week is assumed to be Monday through Friday,six days per week is Monday through Saturday. Seven days per week is Monday through Sunday per CalEEMod's assumption.

2855 E. Guasti Rd.
Suite 401
Ontario, CA 91761
www.colliers.com/losangeles

MAIN 1 909 605 9400
FAX **1 909 937 6330**

May 14, 2014

Claudia Manrique
City of Moreno Valley
14177 Frederick Street
PO Box 88055
Moreno Valley, CA 92552-0805

RE: Modular Logistics Center
Proposed 1,109,378 SF
Moreno Valley, California

Dear Ms. Manrique:

We would like to address any unfounded public concerns regarding the potential oversupply of warehousing facilities in Moreno Valley, which has developed as, and is continuing to mature as, a strong and robust industrial market. Colliers International is a leader in global real estate, offering comprehensive services to investors, property owners, tenants and developers worldwide with 485 offices and 15,800 professionals. Our team, specifically, is 100% focused on our role as industrial sales, leasing, development and investment specialists in Eastern Los Angeles County and the Inland Empire. We have been involved in numerous transactions in Moreno Valley, where we are very experienced. Our team's combined commercial real estate experience totals more than 73 years including experience from senior team members as follows: Thomas Taylor, Senior Executive Vice President, active since 1979 with 35 years of experience; Steve Bellitti, Senior Executive Vice President, active since 1990 with 24 years of experience, and Josh Hayes, Vice President, active since 2000 with 14 years of experience.

With a population of over 18 million people, the Greater Los Angeles area is the second largest metropolitan region in the country. The ports of LA/Long Beach are by far the largest in the country handling approximately 40% of port container traffic throughout the US as well as providing an enormous economic engine to Southern California. The LA ports offer the most cost efficient method for Asian goods to enter North American markets, which is why they have been and will continue to be successful. In addition to serving demand for imports across the nation, the LA ports play a key role in serving consumer goods demand in Southern California. Future growth in port activity is inevitable as there are plans to spend $5 billion on port infrastructure by 2017 which is approximately the same spent to upgrade the Panama Canal. These are key factors that have led to the sustained growth of industrial markets throughout Southern California and the need for large, modern warehouse facilities to handle goods distribution. Industrial vacancy rates are at historic lows in Southern California with absorption growth and increasing barriers to entry including a limited supply of large parcels of land and zoning controls that limit the ability to overbuild.

As of May 2014, there are currently 4 buildings available for lease above 200,000 SF in Moreno Valley totaling just under 2.4 million SF. There is currently a tenant that will soon lease a 522,772 SF building leaving under 1.9 million SF available. In 2013, over 4.3 million SF leased or sold was of buildings above 200,000 SF in Moreno Valley. This activity indicates that **there is a shortage of larger industrial buildings** in Moreno Valley. While availabilities may fluctuate as Moreno Valley develops new product that is absorbed as part of the submarket's maturation, the overwhelming trend and outlook is that Moreno Valley will become a mature, stable industrial

2855 E. Guasti Rd.
Suite 401
Ontario, CA 91761
www.colliers.com/losangeles

MAIN 1 909 605 9400
FAX **1 909 937 6330**

market and a key destination for industrial users utilizing large warehouse buildings such as the planned Modular Logistics Center. In fact, Moreno Valley has already become a key destination for many large institutional users, such as Procter & Gamble, Amazon, Walgreens, and Harbor Freight Tools to name a few.

Why the IE?

The one and a half billion square foot LA Basin industrial market, which includes Los Angeles, Orange, San Bernardino and Riverside Counties, has proven to be one where the long-term characteristics point to sustained industrial demand and limited supply, resulting in a growing industrial base that has maintained strong occupancy. Southern California is considered the strongest industrial market in the country because of these characteristics, which also contribute to the long useful life of state-of-the-art buildings like Modular Logistics Center that continue to be in demand for many generations after they are developed. Moreno Valley represents one of the Inland Empire's and Southern California's in-demand destinations for users of industrial space in the LA Basin and Southern California and serves a key role in meeting this growing demand.

The infill markets in the LA region are primarily made up of older industrial product with functionally obsolete building specifications when compared to new "State of the Art" construction. In all of the sub-markets outside the Inland Empire which encompasses over 1.1 billion SF there are only 13 modern Class A industrial facilities above 500,000 SF. The ability to find large contiguous parcels of land has become nearly impossible in the infill markets pushing users and developers further and further east into the Inland Empire in order to meet their growing needs for Class A big box industrial product. The business of logistics has grown more sophisticated over the years mandating ESFR sprinkler systems, 32 to 36 foot minimum ceiling clearances, 185' truck courts and not to mention an insatiable demand for more and more onsite trailer parking. As E-Commerce demand continues to increase the need for above standard automobile parking is growing disproportionately due to the need for order customization that require employee intensive "pic and pack" operations. In addition to the availability of large parcels of land, the Inland Empire offers affordable employment and efficient infrastructure enticing companies to locate further east.

Larger Buildings are the Future

Since the economic downturn in 2008 companies throughout the US have learned to become more efficient and productivity has been on the rise. Companies are operating more efficiently within their facilities leading them to demand state-of-the-art features only found in new buildings. Retailers are demanding more and more out of distributors forcing them to combine product lines, provide pick-and-pack services employing larger numbers of people, all requiring larger facilities. E-commerce is an emerging trend that is growing at an accelerating pace. As US consumers buy more and more online, stores are getting smaller and warehouses are getting larger. Amazon's recent lease of 1.2 million SF in Moreno Valley is a perfect example of this emerging trend.

"Too Big to Fail"

Due to the magnitude of large industrial facilities they are not owned by individuals but institutions. These institutions include large corporations or pension funds that do not experience distress and these institutions are making long-term investments in Moreno Valley industrial real estate because large industrial building projects like Modular Logistics Center are viewed as good long-term investments with a strong and stable demand outlook. Unlike manufacturing facilities sometimes found in the interior of the US that are built for a specific purpose and may have difficultly attracting a new user in the event they are vacated, industrial facilities in the Inland Empire are built with the flexibility to meet the needs of future occupants if they become vacant. However, companies rarely move out of facilities above 800,000 SF like the planned Modular Logistics Center due to the large amounts spent in material handling systems and other state-of-the-art tenant improvements.

2855 E. Guasti Rd.
Suite 401
Ontario, CA 91761
www.colliers.com/losangeles

MAIN 1 909 605 9400
FAX **1 909 937 6330**

Should you have any further questions please do not hesitate to contact us.

Sincerely,

Thomas E. Taylor
Senior Executive Vice President
License No. 00598896

Steven J. Bellitti
Senior Executive Vice President
License No. 01048797

Josh Hayes
Vice President
License No. 01300731

Summer Coulter
Associate
License No. 01811350