



May 21, 2026

Amanda Smith
Hansen-Rice, Inc.
1717 East Chisholm Drive
Nampa, ID 83687

Sent Via Email

Subject: Approval of Modification 00977171-PMPC to Commercial Master Plan Modification 00646566-PCPM for Albertsons Warehouse Distribution Center located at 9300 Toledo Way in Planning Area 35 (Spectrum 2)

Dear Ms. Smith:

Community Development Department staff reviewed your request for Modification 00977171-PMPC, which proposes to install an automated storage system at the Albertsons Warehouse Distribution Center located at 9300 Toledo Way. The subject property has a General Plan designation of Research/Industrial, a zoning designation of 5.4 General Industrial, and is in Planning Area 35 (Irvine Spectrum 2).

The site was initially approved and developed as a Lucky's distribution center under Site Design 79-SD-0466. The current commercial master plan for the project site was established through Commercial Master Plan Modification 00646566-PCPM, approved February 22, 2016, which was later amended by Minor Modification 00821309-PCPM April 22, 2022, to add an automated storage retrieval system to the interior of the existing grocery warehouse building.

The proposed modification will add an automated high-density pallet storage system located upstream from the implemented mixed case palletization system. Acting as a high-tech filing system, this new racking structure will securely store more than 21,000 pallets of product. Within the system, specialized vertical lifts will move pallets between storage levels, while independent robotic shuttles automatically navigate the racks to store and retrieve specific loads. Forklift operators will drop off or retrieve full pallets to/from the automated pallet storage system. The entire automated system will be controlled by multi-layered software that optimizes storage space and ensures pallets are delivered to the packing line on time in the exact sequence and timeframe required.

The proposed modification will occur entirely within the existing building footprint and is consistent with all applicable development regulations for the underlying zone including setbacks, building height, fence height, parking, landscaping, and site coverage. No building additions or expansions are proposed.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a “major modification”. A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The proposed modification involves the installation of an automated storage system within the Albertsons Warehouse Distribution Center. The project is consistent with the 5.4 General Industrial zoning district, which permits warehouses, and because the project does not propose an intensification of the current land use. The proposed addition of the storage system will not cause a significant or potentially significant environmental impact. As such, the project is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301, Class 1, Existing Facilities, as it constitutes a minor modification to an existing facility, and is not subject to any exceptions of CEQA Guidelines Section 15300.2.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

A limited scope traffic impact analysis was previously prepared in April 2022 for Minor Modification 00821309-PCPM. That analysis, which evaluated an addition to the existing building, concluded that the project would not generate a significant number of new trips or have significant or potentially significant on-site or off-site impacts. The analysis also evaluated the site's on-site circulation and access in accordance with Irvine Transportation Design Procedure (TDP) guidelines. The prior approval of Minor Modification 00821309-PCPM incorporated Conditions 3.28, 4.12, 6.19, and 6.20 to address the TDPs and pre-existing truck stacking issues. These conditions remain in effect.

The proposed modification is limited to the addition of an automated storage system within the existing building footprint. The project does not change the building's intensity, remove required parking, or affect on-site circulation. Therefore, the modification will not cause significant adverse on-site or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The proposed modification will not introduce any new uses to the project site, nor will it affect the intent of the conditions of approval previously approved for the existing distribution center. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The proposed modification will not result in an impact to, or introduction of sensitive uses not previously considered with the original project approval. The proposed automatic storage system is accessory to the site's primary industrial warehouse use. The system will be installed within the existing building footprint which is located over 900 feet from the nearest residential uses. Therefore, since the proposed modification does not propose any new sensitive uses, and there will be no change in the current land use, it will not introduce new impacts to sensitive land uses that were not previously considered.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The work associated with the proposed modification will be located entirely within the existing building and will not affect existing site landscaping or required parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 and hereby approves Minor Modification 00977171-PMPC.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The project includes addition of an automated storage system within the footprint of an existing warehouse distribution center. The distribution center was originally approved under obsolete case type Site Design 79-SD-0466 and subsequently replaced with Commercial Master Plan Modification 00646566-PCPM.

Staff has reviewed the original project approval and the subsequent modification and has determined that the proposed minor modification will not alter or affect the intent of the findings and conditions found in Site Design 79-SD-0466 or any subsequent approvals for the project site.

This approval is subject to the following conditions of approval:

PRIOR TO ISSUANCE OF BUILDING PERMITS

Condition 3.30

OCFA PLAN REVIEW

Prior to issuance of buildings permits, the applicant shall submit the following plans to the Orange County Fire Authority for review and approval:

- A. High-piled combustible storage (Service Code PR 330);
- B. Fire alarm system (Service Codes PR 500-530); and
- C. Fire sprinkler system (Service Codes 430-440).

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Ms. Amanda Smith
May 21, 2026
Page 5 of 5

Condition 6.21

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with the original approval (File Nos. 79-SD-0466 and 00646566-PCPM), Variance 79-VA-0063, as well as subsequent modifications 00821309-PCPM and 00952566-PMPC shall remain in full force and effect, except as modified by the conditions herein.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Friday, May 29, 2026, the approval granted by this letter shall become effective on Saturday, May 30, 2026.

The stamped-approved plans for Minor Modification 00977171-PMPC are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Senior Planner Erica S. Hong at 949-724-5439 or via email at ehong@cityofirvine.org.

Sincerely,



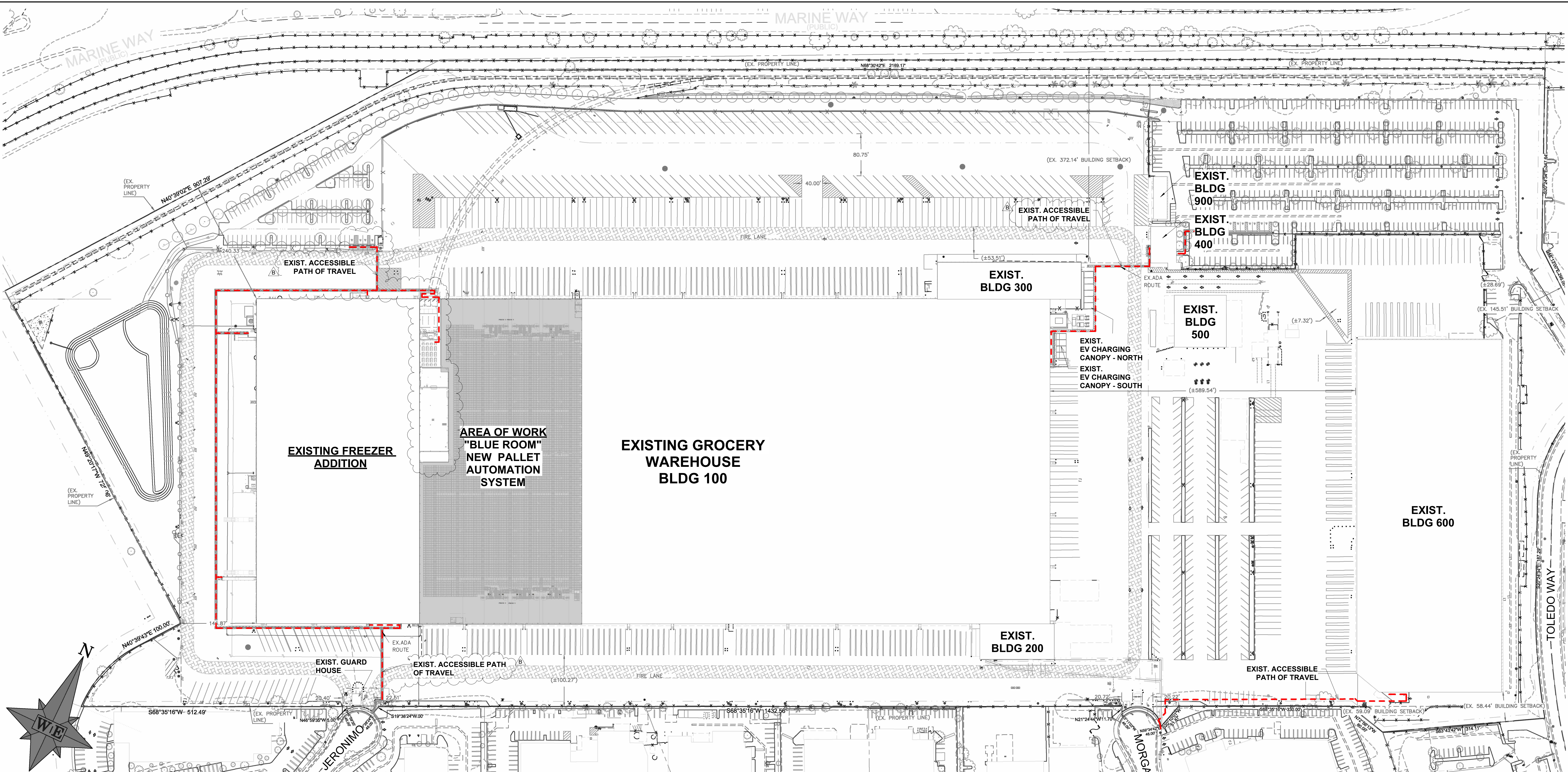
Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Stamped Plans
2. Letter of Explanation
3. Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00977171-PMPC; 79-SD-0466; 79-VA-0063; 00646566-PCPM; 00821309-PCPM; 00952566-PMPC

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LEGAL DESCRIPTION
 PARCEL A:
 PARCEL 1 OF PARCEL MAP NO. 80-619, AS SHOWN ON A MAP FILED IN BOOK 153, PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.
 EXCEPT THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON, AS EXCEPTED IN A CONVEYANCE FROM FORVINE ASSOCIATES LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP TO ORRICO, INC., A CALIFORNIA CORPORATION, DATED NOVEMBER 1, 1983 AND RECORDED DECEMBER 21, 1982 AS INSTRUMENT NO. 82-446740 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.
 ALSO EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, LOCATED AT OR BELOW 500 FEET FROM THE SURFACE OF THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND EXCAVATING THEREFROM, WITHOUT, HOWEVER, THE RIGHT TO ENTER ON THE SURFACE OF THE LAND OR ABOVE 500 FEET BELOW THE SURFACE OF THE LAND, AS RESERVED IN THE DEEDS FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, SUCCESSOR BY MERGER WITH IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, RECORDED JUNE 28, 1979 IN BOOK 13206 PAGE 888 OF OFFICIAL RECORDS AND AUGUST 20, 1982 AS DOCUMENT NO. 82-238952 OF OFFICIAL RECORDS.
 ALSO EXCEPT ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED IN CONNECTION WITH OR WITH RESPECT TO SAID LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTEE, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERFLOW, APPROPRIATE, LITERAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON, DISTURB OR DAMAGE THE SURFACE OF SAID LAND OR IN ANY WAY INTERFERE WITH GRANTEE'S USE OF THE LAND AS RESERVED IN THE DEEDS RECORDED JUNE 28, 1979 IN BOOK 13206 PAGE 888 OF OFFICIAL RECORDS AND AUGUST 20, 1982 AS DOCUMENT NO. 82-238952 OF OFFICIAL RECORDS.
 PARCEL B:
 ALL BUILDINGS AND IMPROVEMENTS SITUATED ON PARCEL 1 OF PARCEL MAP NO. 80-619 AS SHOWN ON A MAP FILED IN BOOK 153, PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED IN A CONVEYANCE FROM FORVINE ASSOCIATES LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP TO SCOLAR'S STORES, INC., A CALIFORNIA CORPORATION, DATED NOVEMBER 10, 1987 AND RECORDED NOVEMBER 29, 1987 AS INSTRUMENT NO. 87-653726 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY.
 PARCEL C:
 AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES OVER A PORTION OF LOT 308 IN BLOCK 173 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 21, 1980 IN BOOK 13613, PAGE 331 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, AND AS MORE PARTICULARLY DESCRIBED IN AN INSTRUMENT RECORDED SEPTEMBER 07, 1982 AS INSTRUMENT NO. 82-314175 OF SAID OFFICIAL RECORDS.
 PARCEL D:
 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES OVER A PORTION OF LOT 283 IN BLOCK 155 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 21, 1980 IN BOOK 13613, PAGE 340 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

SITE FENCING
 NEW FENCING SHALL COMPLY TO CITY STANDARDS PER SECTION 3-35-2 OF THE ZONING CODE.

SITE LIGHTING
 THE EMPLOYEE PARKING LOT IS REQUIRED TO COMPLY WITH THE IRVINE UNIFORM SECURITY CODE REGARDING LIGHTING.

SETBACK REQUIREMENTS

TYPE	MINIMUM REQUIRED	MINIMUM PROVIDED
BUILDING TO BUILDING	10 FT	162 FT
LOCAL STREETS	40 FT	63 FT

DEVELOPMENT SUMMARY TABLE

A. VEHICULAR PARKING	EXISTING	14 STALLS
ACCESSIBLE PARKING	EXISTING	14 STALLS
STANDARD PARKING	EXISTING	450 STALLS
COMPACT PARKING	EXISTING	102 STALLS
VISITOR PARKING	EXISTING	19 STALLS
CARPPOOL PARKING	EXISTING	65 STALLS
TOTAL VEHICULAR PARKING ON-SITE:		650 STALLS
REQUIRED PER ZONING:		423 STALLS
B. TRAILER/TRUCK PARKING:		
TRAILER PARKING	EXISTING	316 STALLS
TRUCK PARKING:	EXISTING	178 STALLS
C. OVERALL PARKING:		
VEHICLES		650 STALLS
MOTORCYCLE		8 STALLS
TRUCK/TRAILER		494 STALLS
TOTAL		1160 STALLS

PROJECT & LAND USE SUMMARY

PROJECT SUMMARY:

LOT	SIZE	ACRES
A.	77.176	1.776
B.	35.35%	
C.	EX. BLDG INFORMATION	

EX. BLDG INFORMATION:

EX. BLDG USE	SQ. FT.	BLDG. HT.	CONST. TYPE	OCCUP.
BLDG 600 PRODUCE WAREHOUSE:	117,425	40.6	VB	S
BLDG 900 OFFICE/STORAGE:	2,787	17.0	VB	8/9S-1
BLDG 600 WAREHOUSE ADDITION:	76,500	40.6	VB	S
BLDG 400 ENTRY/DISPATCH (OFFICE):	3,500	28.9	VB	B
BLDG 500 TRUCK REPAIR:	10,000	22.4	VB	S-1
BLDG 100 GROCERY WAREHOUSE:	750,000	44.0 (EAST) 41.2 (WEST)	VB	S
BLDG 200 BATTERY CHARGER (1ST FLOOR):	9,300	24.00	VB	S-1
BLDG 600 OFFICE MEZZANINE:	3,281	-	VB	S
BLDG 300 BATTERY CHARGER (2ND FLOOR):	19,300	44.0	VB	S-1
BLDG 100 FREEZER WAREHOUSE ADDITION:	1,221,582	47.83	VB	S-1/2-2/B
BLDG 300 OFFICE (2ND FLOOR):	14,764	44.0	VB	B
BLDG 100 OFFICE MEZZANINE:	2,600	-	VB	S
BLDG 100 WAREHOUSE WORK PLATFORM:	10,070	-	VB	S-1
BLDG 100 DISCRETIONARY AREA:	21,400	-	VB	S
TOTAL:	1,221,582			

*AN ADDITIONAL 187,266 SF OF PLATFORMS & CATWALKS ARE EXISTING IN BUILDING 100 ONLY FOR OCCASIONAL MAINTENANCE/SERVICE NEEDS AND ARE NOT COUNTED IN THE PA 35 BUILDING SQUARE FOOTAGE (PER CASE NO. 00821309-PCPM).
 **480 SQ FT OF PLATFORMS APPROVED IN 2022 UNDER 00821309-PCPM HAVE NOT BEEN CONSTRUCTED. THIS IS DISCRETIONARY SQUARE FOOTAGE FOR FUTURE ALLOCATION TO THE EXISTING SYMBIOTE SYSTEM.

PROPOSED SCOPE OF WORK:
 INTERIOR REDESIGN OF THE "BLUE ROOM" IN THE EXISTING GROCERY WAREHOUSE (BLDG 100). THE PROJECT CONSISTS OF REMOVAL OF INTERIOR STORAGE RACKS TO MAKE WAY FOR INSTALLATION OF AN AUTOMATED STORAGE RETRIEVAL SYSTEM (ASRS), INSTALLATION OF A CONCRETE FLOOR CONTROL CHANNEL, MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF A CONCRETE HEADWALL FOR A CONCRETE FLOOR CONTROL CHANNEL. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF ALTON AVENUE AND ITS OVERCROSSING OF THE ATCHINSON/TOPEKA/SANTA FE RAILWAY, 157 FEET NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF THE ALTON AVENUE OVERPASS AND 47 FEET SOUTHERLY OF THE CENTER OF THE RAILWAY. MONUMENT IS SET 30 FEET +/- BELOW THE SURFACE OF ALTON PARKWAY = 94.342M = 309.519ft (NAVD 88).

NO CHANGE IN LAND USE OR OVERALL SQUARE FOOTAGE FOR THE EXISTING SITE AND NO OTHER SITE IMPROVEMENTS PROVIDED.

LAND USE SUMMARY:

A. PLANNING AREA:	SPECTRUM 2 (PLANNING AREA 35)
B. ZONE DESIGNATION:	S-4 GENERAL INDUSTRIAL
C. GENERAL PLAN DESIGNATION:	CITY OF IRVINE - INDUSTRIAL
D. EXISTING LAND USES:	CLASSIFIED: RESEARCH & INDUSTRIAL WAREHOUSE
E. ADJACENT LAND USES:	COMMUNITY COMMERCIAL, ORANGE COUNTY GREAT PARK

REQUIRED VEHICULAR PARKING FORMULA: NO ADDITIONAL EMPLOYEE PARKING WILL BE AFFECTED BY THIS SCOPE OF WORK
 A. EXISTING PARKING PROVIDED: 423 SPACES
 B. EXISTING PARKING PROVIDED: 650 SPACES (PER APPROVED PER CITY OF IRVINE CASE NO. 00821309-PCPM)

SITE COVERAGE FORMULA
 A. EX. SITE COVERAGE: NO ADDITIONAL SITE COVERAGE IS PROPOSED IN THIS SCOPE
 B. SITE AREA: 77.176 AC.
 C. TOTAL EX. BLDG. SF: 1,188,306 SF = 27.28 AC.
 D. TOTAL EX. BLDG. AREA/SITE AREA: = 100%
 E. 27.28/77.176 x 100 = 35.35% (AS APPROVED PER CITY OF IRVINE CASE NO. 00821309-PCPM)

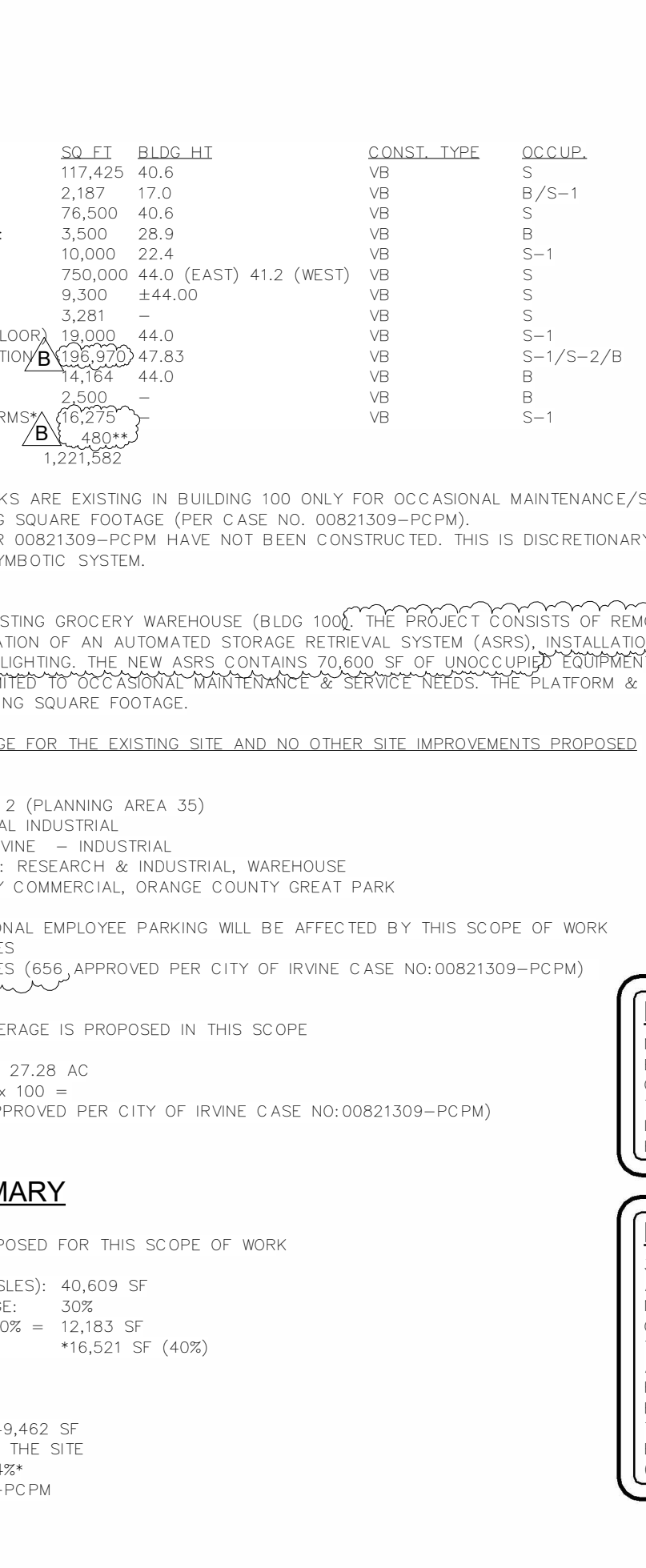
PARKING LOT LANDSCAPING SUMMARY
 A. PARKING LOT TREES: NO NEW EMPLOYEE PARKING STALLS ARE PROPOSED FOR THIS SCOPE OF WORK
 B. CANOPY COVERAGE: NO NEW EMPLOYEE PARKING STALLS ARE PROPOSED FOR THIS SCOPE OF WORK
 C. REQUIRED PARKING AREA CANOPY COVERAGE: 10%
 AREA OF PARKING LOT (STALLS AND DRIVE AISLES): 40,809 SF
 REQUIRED CANOPY COVERAGE: 40,809 SF x 10% = 4,080.9 SF
 D. EXISTING CANOPY COVERAGE: 12,183 SF
 CANOPY COVERAGE AREA PROVIDED: 16,521 SF (40%)
 E. PERCENTAGE OF LANDSCAPE: 16,521 SF / 40,809 SF = 40.5%
 TOTAL SITE LANDSCAPE CALCULATIONS:
 AREA OF SITE: 77.176 ACRES (3,361,796 SF)
 AREA OF ALL EXISTING LANDSCAPE AREA: 349,482 SF
 PERCENTAGE OF LANDSCAPE PROVIDED WITHIN THE SITE: (349,482 SF / 3,361,796 SF = 10.39%); 10.45%
 *PER VARIANCE 79-VA-0083 AND 00646566-PCPM

CITY OF IRVINE CASE NO.:
 RELATED CASES#
 79-SD-0466
 2016 MINOR MODIFICATION: 00646566-PCPM
 2022 MINOR MODIFICATION: 00821309-PCPM
 2025 MINOR MODIFICATION: 00952566-PMPC

City of Irvine
APPROVED
 Adam Wong, on behalf of the
 BY Erica Hong
CASE # 00952566-PMPC
DATE 5/21/2026

BASIS OF BEARING:
 NORTH 55° 30' 00" EAST, BEING THE CENTERLINE OF ALTON PARKWAY, BETWEEN HUGHES STREET AND MORGAN STREET, CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN BY MAP THEREOF RECORDED IN BOOK 134, PAGES 27 THROUGH 36, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
 89-94-82 DESCRIBED BY D.C.S. 2003; FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "78-94-82" SET IN THE NORTHWEST CORNER OF A CONCRETE HEADWALL FOR A CONCRETE FLOOR CONTROL CHANNEL. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF ALTON AVENUE AND ITS OVERCROSSING OF THE ATCHINSON/TOPEKA/SANTA FE RAILWAY, 157 FEET NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF THE ALTON AVENUE OVERPASS AND 47 FEET SOUTHERLY OF THE CENTER OF THE RAILWAY. MONUMENT IS SET 30 FEET +/- BELOW THE SURFACE OF ALTON PARKWAY = 94.342M = 309.519ft (NAVD 88).



GRAPHIC SCALE
 80 0 40 80 160 320
 (IN FEET)
 1 inch = 80 feet


CLIENT DESCRIPTION:
 ALBERTSONS COMPANIES, INC.
 9300 TOLEDO WAY
 IRVINE, CALIFORNIA 92618
ADDVERB AUTOMATION

REVISION SHEET
 C SD-00

JOB NUMBER 25007500
SCALE @ 30"x42" As indicated
DRAWN BY S.M.
DATE 10/28/2025

DESCRIPTION
 A. MINOR/MAJOR MODIFICATION APPLICATION
 B. MINOR/MAJOR MODIFICATION CORRECTIONS #1
 C. MINOR/MAJOR MODIFICATION CORRECTIONS #2

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY HANSEN-RICE INC. OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.




HANSEN-RICE
 PLAN • DESIGN • BUILD

1717 E Chisholm Dr.
 Nampa, ID 83687
 P 208 465 0200
 F 208 465 0272
 WWW.HANSEN-RICE.COM

PROFESSIONAL SEAL

CONSULTANT LOGO



ALBERTSONS COMPANIES, INC.
 9300 TOLEDO WAY
 IRVINE, CALIFORNIA 92618
ADDVERB AUTOMATION

EXISTING BLDG 300
OFFICE / BATTERY
2-STORY
1ST FL: 19,000 SF
2ND FL: 14,164 SF

EXISTING FREEZER
1- STORY
196,970 SF

EXISTING BLDG 100
GROCERY WAREHOUSE
1-STORY
TOTAL: 750,000 SF

AREA OF WORK:
NEW ADDVERB
PALLET AUTOMATION
SYSTEM

AREA NOT IN SCOPE

AREA NOT IN SCOPE

BLUE ROOM
192,000 SF

GREEN & YELLOW ROOM
367,500 SF

ORANGE ROOM
190,500 SF

EXISTING BLDG 200
BALER LOADING DOCK
1-STORY
9,300 SF

EXISTING BUILDING (BLDG 100, 200, 300, FREEZER)
 NO FIRE SEPARATION BETWEEN BUILDING / USES

① SD OVERALL FLOOR PLAN
 1" = 50'-0"



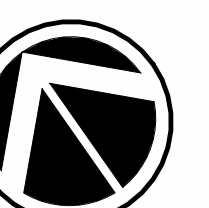
ADDVERB AUTOMATION
 HANSEN-RICE, INC. 25007500
 CITY OF IRVINE CASE NO:

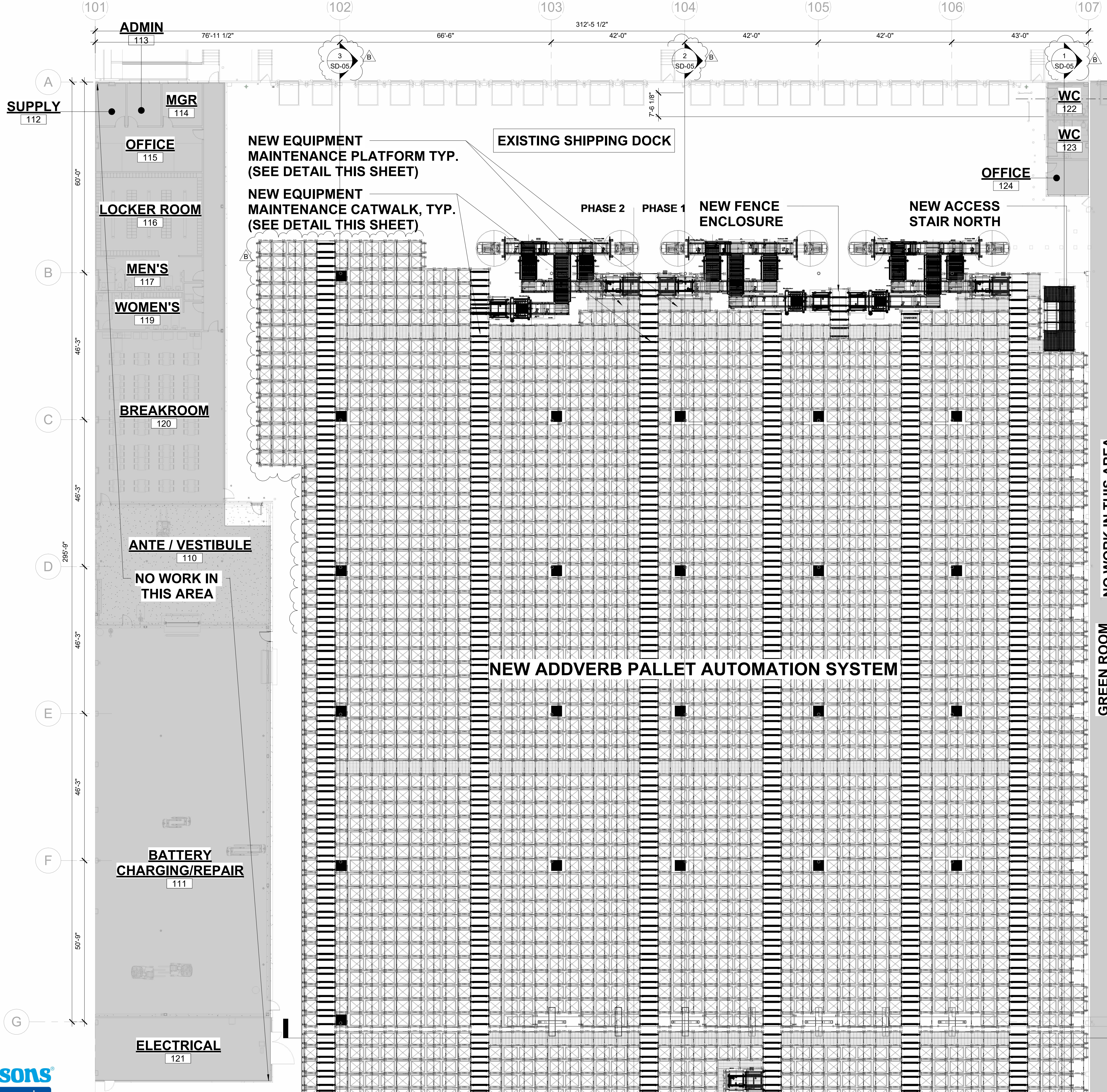
OVERALL FLOOR PLAN

ALBERTSONS COMPANIES, INC., 9300 TOLEDO WAY
 IRVINE, CALIFORNIA 92618

City of Irvine
APPROVED
 Adam Wong, on behalf of the
 BY Erica Hong
 CASE # 00952566-PMPC
 DATE 5/21/2026

SCALE: 1" = 50'-0" **SD-01**
 REVB 4/03/2026

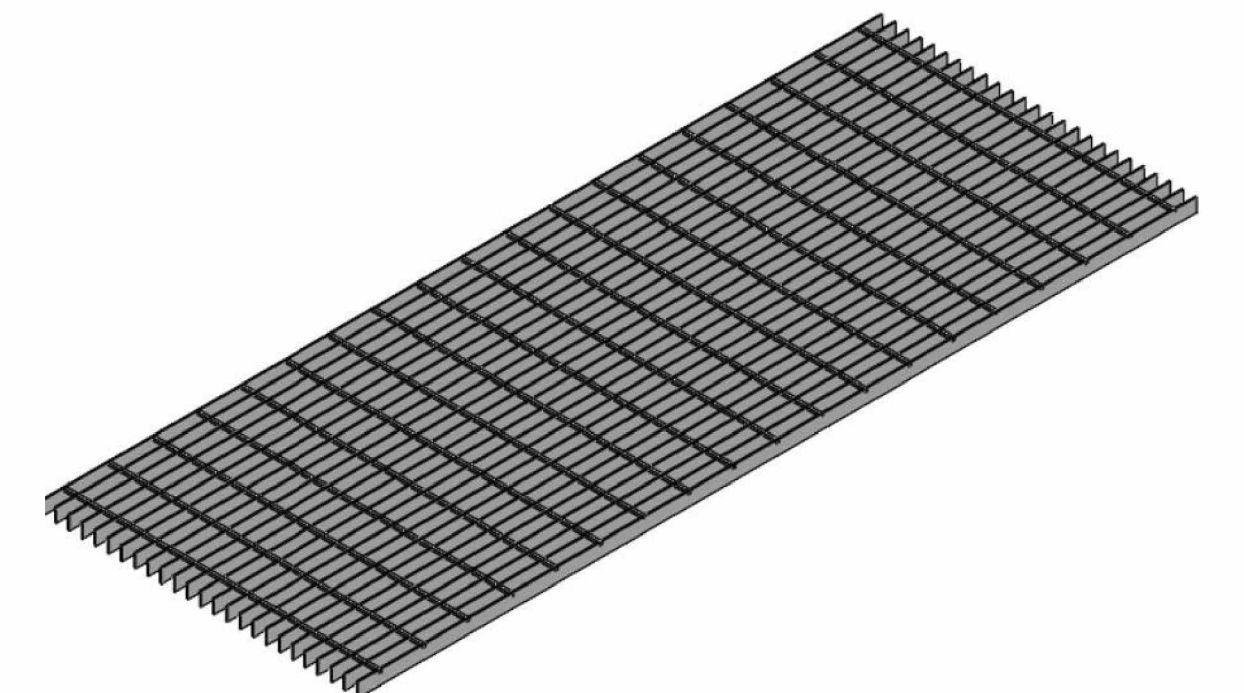




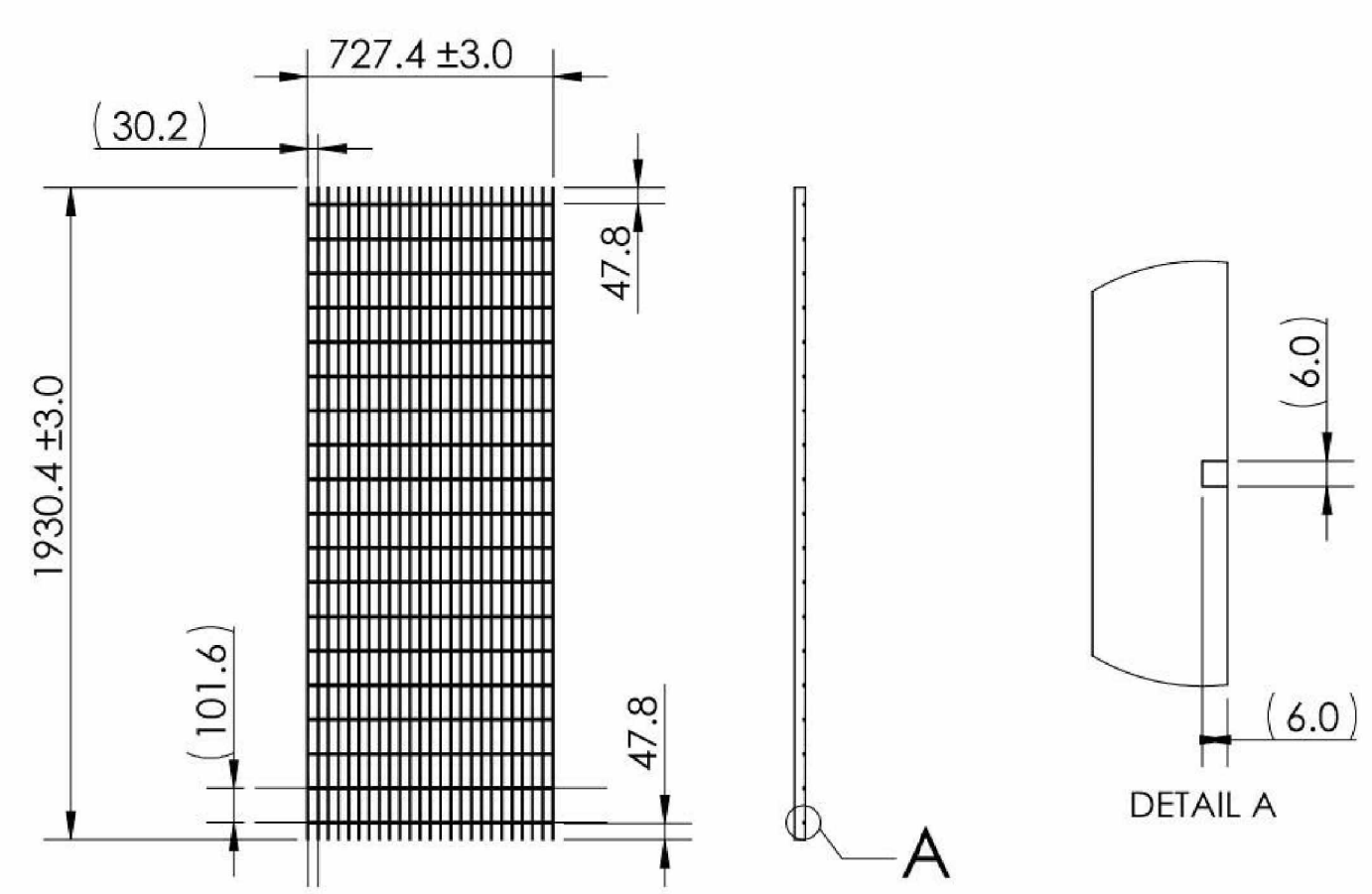
EQUIPMENT MAINTENANCE PLATFORMS & CATWALKS

UNOCCUPIED SPACE WITH LIMITED USE FOR OCCASIONAL MAINTENANCE AND SERVICE NEEDS

- METAL BAR GRATE WITH 83% OPEN AREA
- MAINTENANCE PLATFORM AREA: 3,600 SF
 MAINTENANCE CATWALK AREA: 67,000 SF
 TOTAL AREA: 70,600 SF



ISOMETRIC VIEW



NO WORK IN THIS AREA

GREEN ROOM E:102

City of Irvine
APPROVED
 Adam Wong, on behalf of the
 BY Erica Hong
 CASE # 00952566-PMPC
 DATE 5/21/2026



ADDVERB AUTOMATION

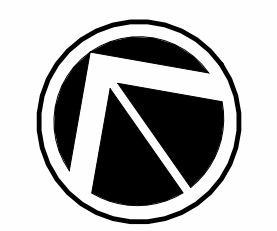
HANSEN-RICE, INC. 25007500
CITY OF IRVINE CASE NO:

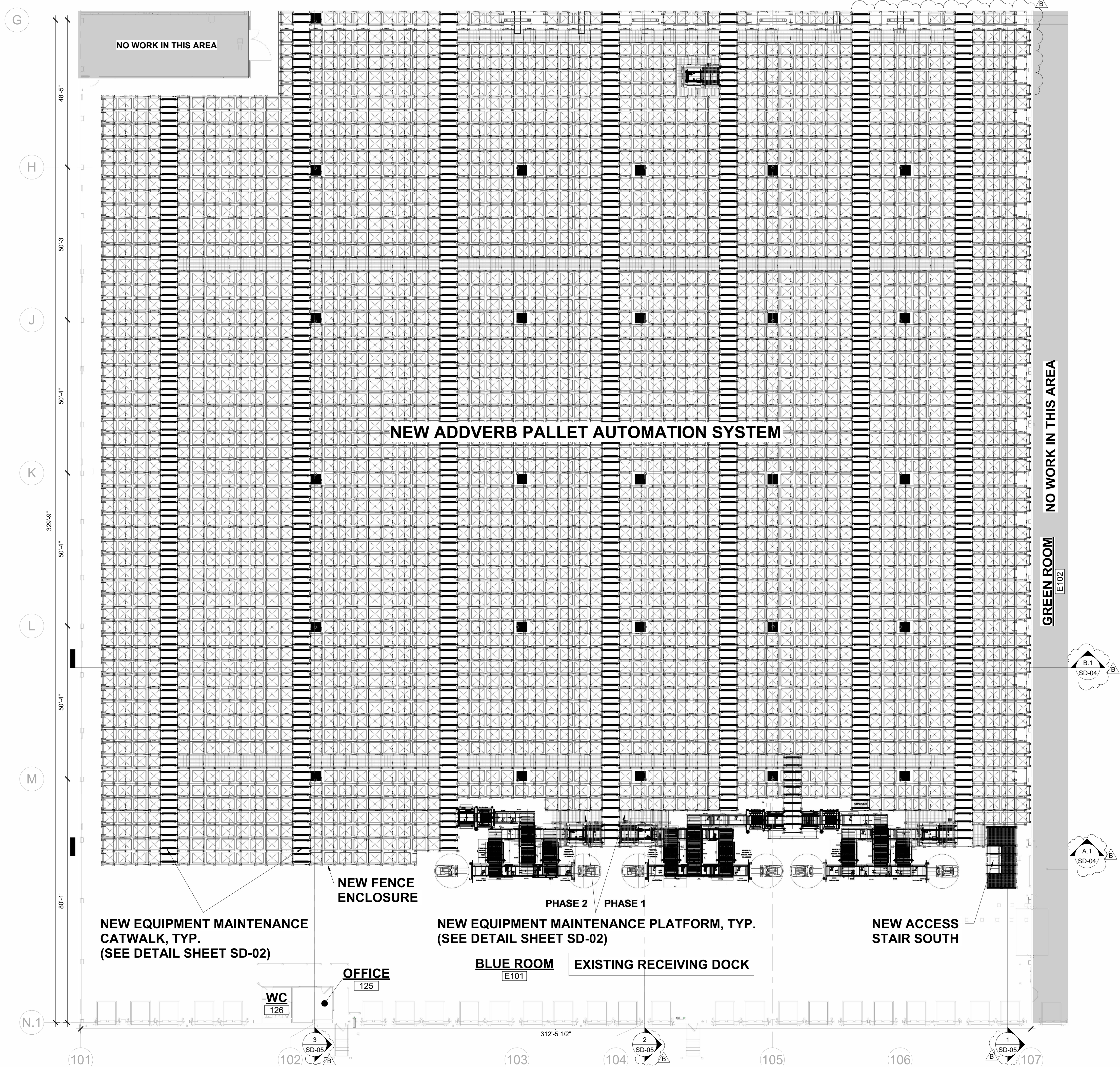
ENLARGED FLOOR PLAN - NORTH

ALBERTSONS COMPANIES, INC., 9300 TOLEDO WAY
IRVINE, CALIFORNIA 92618

SCALE: 1/16" = 1'-0" **SD-02**

REVB 4/03/2026





City of Irvine
APPROVED
 Adam Wong, on behalf of the
 BY Erica Hong
 CASE # 00952566-PMPC
 DATE 5/21/2026



ADDVERB AUTOMATION

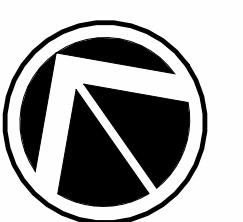
HANSEN-RICE, INC. 25007500
 CITY OF IRVINE CASE NO:

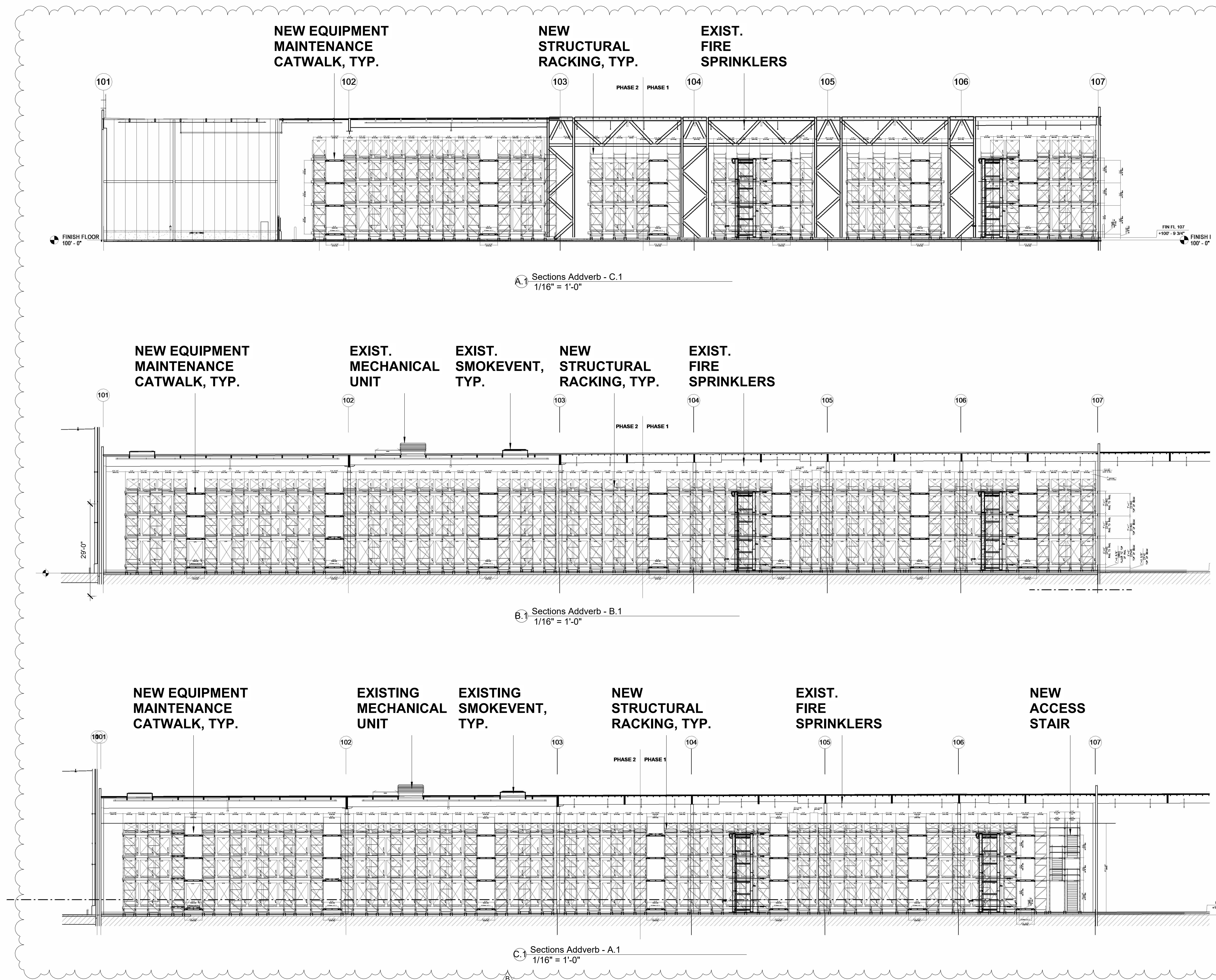
ENLARGED FLOOR PLAN - SOUTH

ALBERTSONS COMPANIES, INC., 9300 TOLEDO WAY
 IRVINE, CALIFORNIA 92618

SCALE: 1/16" = 1'-0" **SD-03**

REVB 4/03/2026





City of Irvine
APPROVED
 Adam Wong, on behalf of the
 BY Erica Hong
 CASE # 00952566-PMPC
 DATE 5/21/2026



ADDVERB AUTOMATION

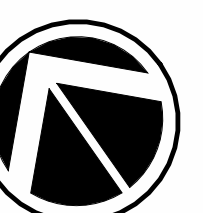
HANSEN-RICE, INC. 25007500
 CITY OF IRVINE CASE NO:

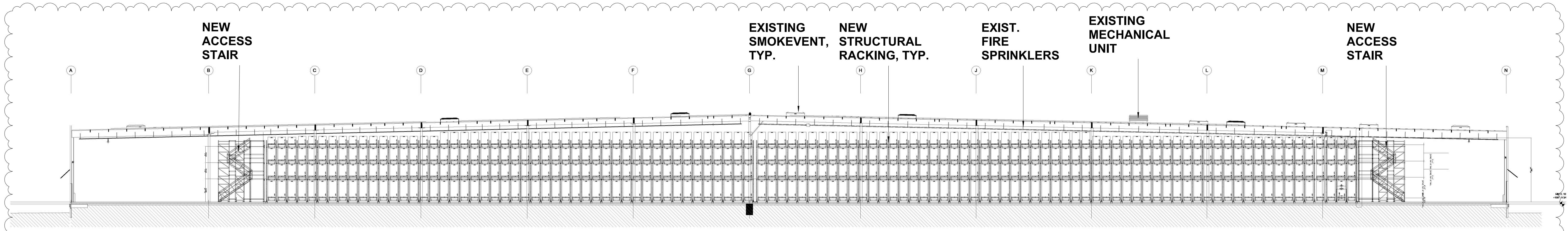
BLUE ROOM - SECTIONS

ALBERTSONS COMPANIES, INC., 9300 TOLEDO WAY
 IRVINE, CALIFORNIA 92618

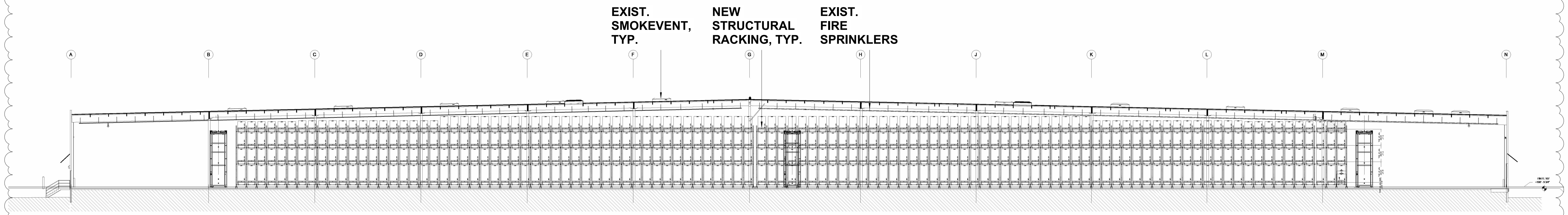
SCALE: 1/16" = 1'-0" SD-04

REVB 4/03/2026

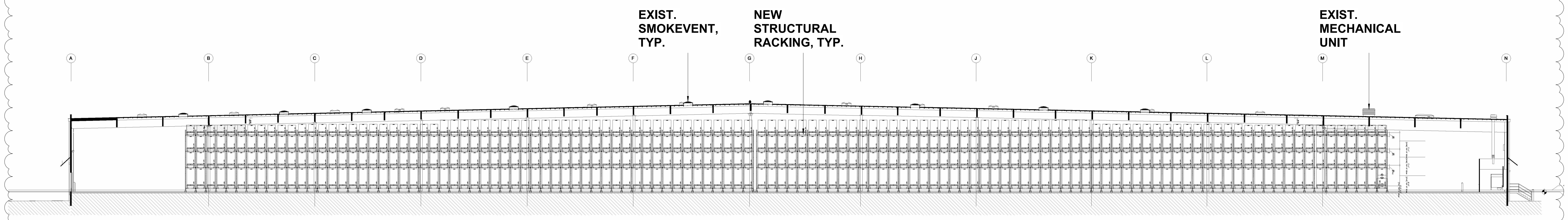




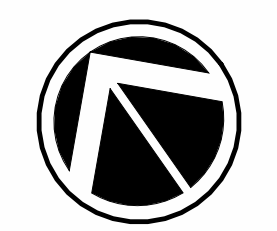
① Sections ADDVERB - D.1
1" = 20'-0"



② Sections ADDVERB - E.1
1" = 20'-0"



③ Sections ADDVERB - F.1
1" = 20'-0"



CODE ANALYSIS

PROJECT NARRATIVE

INTERIOR REPURPOSE OF THE "BLUE ROOM" IN THE EXISTING GROCERY WAREHOUSE (BLDG 100). THE PROJECT CONSISTS OF REMOVAL OF INTERIOR STORAGE RACKS TO MAKE WAY FOR INSTALLATION OF AN AUTOMATED STORAGE RETRIEVAL SYSTEM (ASRS), INSTALLATION / RELOCATION OF ELECTRICAL EQUIPMENT AND INTERIOR LIGHTING. THE NEW ASRS CONTAINS 70,600 SF OF UNOCCUPIED EQUIPMENT MAINTENANCE PLATFORMS & CATWALKS. THEIR USE LIMITED TO OCCASIONAL MAINTENANCE & SERVICE NEEDS. THE PLATFORM & CATWALK AREAS ARE NOT COUNTED TOWARDS THE PA 35 BUILDING SQUARE FOOTAGE.

THIS PROJECT IS FIRE SPRINKLED
ZONING: 5.4 - GENERAL INDUSTRIAL

AREAS & OCCUPANT LOAD FACTORS

APPLICABLE CODES:
 2025 CALIFORNIA BUILDING CODE
 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2025 CALIFORNIA MECHANICAL CODE
 2025 CALIFORNIA ELECTRICAL CODE
 2025 CALIFORNIA PLUMBING CODE
 2025 CALIFORNIA FIRE CODE
 2025 CALIFORNIA ENERGY CODE WITH IRVINE AMENDMENTS

BASIC DESIGN CRITERIA:
 Seismic Design Category: D
 Wind Load: 95 mph
 Exposure Factor: C
 Snow Load: N/A
 Frost Depth: N/A

TYPE OF CONSTRUCTION: TYPE V-B
(PER CBC TABLE 601)

OCCUPANCY GROUPS:
 A-2 (ASSEMBLY); EMPLOYEE BREAK ROOM (ACCESSORY USE)
 B (BUSINESS); OFFICE, RESTROOMS, LOCKER ROOMS, TRUCKER LOUNGE
 S-1 (MODERATE HAZARD STORAGE); DRY WAREHOUSE, ELECTRICAL ROOM, EQUIPMENT ROOM, BATTERY CHARGING
 S-2 (LOW-HAZARD STORAGE); FREEZER WAREHOUSE, ANTE/VESTIBULE (COOLER), TRUCK DOCK (COOLER)

NUMBER OF STORIES / BUILDING HEIGHT: 2 STORY, 60' ALLOWED. (PER TABLE 504.3 AND TABLE 504.4).
47' - 10" = ACTUAL HEIGHT @ HIGHEST POINT (NO CHANGE)

AREAS & OCCUPANT ANALYSIS

NAME	AREA	OCCUPANT LOAD	OCCUPANCY TYPE	% OF BUILDING	MIN. EXIT
(ER) DRY WAREHOUSE/DOCK (BLDG: 100)	721,557 / 500 =	1,443	S-1	72.5%	4
(E) BATTERY CHARGING (BLDG: 100)	19,705 / 300 =	66	S-1	2.0%	2
(E) BUSINESS (BLDG: 100)	1,378 / 150 =	9	B	0.1%	1
(E) ANTE / VESTIBULE (BLDG: 100)	2,121 / 500 =	5	S-2	0.2%	1
(E) RESTROOMS (BLDG: 100)	2,249 / 300 =	8	S-1	0.2%	1
(E) LOCKER ROOM (BLDG: 100)	872 / 50 =	18	B	0.1%	1
(E) BREAKROOM (BLDG: 100)	2,118 / 15 =	142	A-2 (ACCESSORY)	0.2%	2
(E) OFFICE (BLDG: 100)	969 / 150 =	7	B	0.2%	1
(E) BALER BUILDING (BLDG: 200)	9,300 / 300 =	31	S-1	1.0%	2
(E) BATTERY CHARGING (BLDG: 300)	19,000 / 500 =	38	S-1	1.9%	2
(E) MECH / EQUIPMENT (FREEZER)	2,960 / 300 =	10	S-2	0.3%	2
(E) FREEZER WAREHOUSE	171,158 / 500 =	343	S-2	17.5%	2
(E) DOCK/ACCESS (COOLER)	21,705 / 500 =	44	S-1	2.2%	2
(E) BUSINESS (DOCK)	569 / 150 =	4	B	0.1%	1
(E) RESTROOMS (DOCK)	198 / 150 =	2	B	0.1%	1
(E) EV CHARGING CANOPIES	2,954 SF/300 =	10	U (ACCESSORY)	0.3%	1
AREA TOTAL FLOOR (1ST FLOOR)	978,224 SF	2,180			
(E) BUSINESS (2ND FLR)	14,164 / 150 =	94	B	1.4%	1
TOTALS:	992,388 SF	2,274 OCCUPANTS			

TABLE 1004.5:

BUSINESS AREA:	150 GROSS	(E) =	EXISTING AREA
LOCKER ROOMS:	50 GROSS	(ER) =	REMODEL OF EXISTING AREA
ASSEMBLY (BREAK ROOM):	15 NET	(N) =	NEW
WAREHOUSE AREAS:	500 GROSS		
MECH / EQUIP ROOMS:	300 GROSS		

AREA OF CONSTRUCTION

(ER) DRY WAREHOUSE (BLDG: 100) "BLUE ROOM"
 PHASE 1: 74,386 S.F.
 PHASE 2: 76,443 S.F.
 TOTAL: 150,829 S.F.

EQUIPMENT PLATFORMS

PER CBC 505.3.1 AREA LIMITATION, THE AGGREGATE AREA OF ALL EQUIPMENT PLATFORMS WITHIN A ROOM SHALL NOT BE GREATER THAN TWO-THIRDS OF THE AREA OF THE ROOM IN WHICH THEY ARE LOCATED.

- (E) GREEN & YELLOW ROOM:
 (E) GREEN ROOM (AREA BETWEEN GRIDS 107 - 114) 183,750 SF
 (E) EQUIPMENT PLATFORM = 4,122 SF; 4,122 / 183,750 = 2.24% (<66.7% - OK)
 (E) YELLOW ROOM (AREA BETWEEN GRIDS 114 - 121) 185,037 SF
 (E) EQUIPMENT PLATFORM = 3,022 SF; 3,022 / 185,037 = 1.63% (< 66.7% - OK)
- (ER) BLUE ROOM (AREA BETWEEN GRIDS 101 - 107) 192,000 SF
 (N) EQUIPMENT MAINTENANCE CATWALKS: 67,000 SF
 (N) EQUIPMENT MAINTENANCE PLATFORMS: 3,600 SF
 (70,600 / 192,000 = 36.8% (<66.7% - OK))

UNLIMITED AREAS

PER CBC SECTION 507.5, THE AREA OF A GROUP B OR S BUILDING NO MORE THAN TWO STORIES ABOVE GRADE PLANE SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.1.1, AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60' IN WIDTH.

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

PER CBC SECTION 413: COMBUSTIBLE STORAGE: 413.1 HIGH PILED STOCK OR RACK STORAGE IN ANY OCCUPANCY GROUP SHALL COMPLY WITH THE C.F.C., CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE

OCCUPANT LOADS

SEE "AREAS & OCCUPANT ANALYSIS" CALCULATIONS ABOVE
 NOTE: ACTUAL OCCUPANCY IS SIGNIFICANTLY LESS THAN CALCULATED OCCUPANT LOAD (PER TABLE 1004.5).

AUTOMATIC SPRINKLER SYSTEM (FIRE ALARM)

PROVIDED PER NFPA 13

City of Irvine

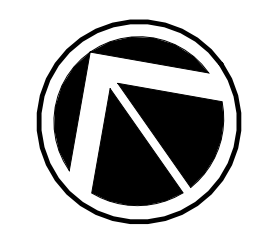
APPROVED

Adam Wong, on behalf of the

BY Erica Hong

CASE # 00952566-PMPC

DATE 5/21/2026



January 15, 2026

City of Irvine
 Community Development
 1 Civic Center Plaza
 Irvine, CA 82606-5207

Project Identification: Albertsons Companies DC ADDVERB Support
HRI Project Number: 25007500

RE: Modification Determination for Automation Integration of an existing Grocery Warehouse

Please find included with this letter a submittal by Hansen-Rice, Inc., for a Minor/Major Modification review of re-purposing interior space to the Albertsons Grocery Warehouse (Building 100) located at 9300 Toledo Way, Irvine, CA.

The proposed project will provide an automated high density pallet storage system located upstream from the recently implemented mixed case palletization system. The automated storage system will consist of a high-density racking structure to provide over 21,000 pallet storage positions. Pallet lifts will move pallets vertically between the storage levels and then multiple 4-way pallet shuttles will store/retrieve individual pallets within the racking structure. Conveyance systems on both ends of the high-density racking structure are provided for forklift operators to deliver and retrieve full pallets to/from the automated pallet storage system. The entire automated system will be controlled by multi layered software products to provide efficient storage and on time and sequenced pallet delivery to the mixed case palletization system.

Video examples of the pallet shuttle system to be installed can be viewed here:

- 3D Rendering of the system in operation: [Click to Download](#)

The purpose of this Modification application is to obtain the required approval for the automation systems to be installed which will include platforms and catwalks throughout. We have outlined the following type of platforms and catwalks within the system and identification of human access.

TYPE	SHEET REFERENCE	DESCRIPTION	MATERIAL	TOTAL SF	USE
1	SD-02 to SD-05	GRATED CATWALKS	GRATING	69,000	MAINTENANCE
2	SD-02 to SD-05	GRATED PLATFORMS	GRATING	2,600	MAINTENANCE

1. Grated Catwalks (Type 1)
 - a. 32mm thick, 1930.4mm x 727.4 grating (83% open) to access areas of the automation system to remove damaged cases, retrieve/adjust non-functioning case shuttle.
 - b. Minimal Access by employees. Only maintenance and/or troubleshooting. No defined schedule or daily activity.
2. Grated Platforms (Type 2)
 - a. 32mm thick, 1930.4mm x 727.4 grating (83% open) to access areas of the equipment elevators for maintenance.
 - b. Minimal Access by employees. Only maintenance and/or troubleshooting. No defined schedule or daily activity.

Currently, the design of the automation system is preliminary and as there is a progression in the system design, we will be making applications to the Irvine Company as required for Conceptual Planning, Design Development and Construction Document Review as per the requirements outlined in the Declarations and CC&R's for the site.

We look forward to working with you to deliver a successful project for Albertsons. Please let us know if there are any questions or clarifications that can be added to this application to aid in making determinations from the various departments.

Kind Regards,



Amanda Smith
Design Manager

Enclosures:

- 00 Letter of Explanation; 01 Development Case Application; 02 Development Deposit Case Setup Form; eSignature Disclosure Forms; Catwalk & Platform Cut Sheet; Schematic Drawings: SD-00 through SD-06



NOTICE OF EXEMPTION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Erica S. Hong, Senior Planner
949-724-5439

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Modification to Commercial Master Plan Modification 00646566-PCPM for Albertsons Warehouse Distribution Center (File No. 00977171-PMPC)

Project Location: 9300 Toledo Way within Planning Area 35 (Irvine Spectrum 2), City of Irvine, County of Orange, CA
(include County)

Project Description: Minor modification to add an automated high density pallet storage system within the interior of an existing Albertsons Warehouse Distribution Center building.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: May 22, 2026
Resolution No. Not applicable

Project Applicant: Hansen-Rice, Inc.
1717 East Chisholm Drive
Nampa, Idaho 83687
Attn: Amanda Smith
T: 206-786-7924

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: **Section 15301, Class 1 for Existing Facilities**
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities., which allows minor alterations to existing structures, involving negligible or no expansion of existing or former use. The project is limited to the addition of an automatic storage system internal to the existing building, which is a minor alteration to the existing site and will not result in an expansion of the existing uses at the subject property.

Erica S. Hong, Senior Planner

Name and Title

Signature

May 22, 2026

Date