

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

407B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3582 (Notice of Exemption) – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities. – APN: 178-251-002

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 13, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3582**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**,” regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the Staff Report.

Ron Goldman
Planning Director

RG:db

H

REVIEWED BY EXECUTIVE OFFICE

DATE 7/1/09 TML

Tina Grande
Departmental Conference

Policy

Policy

Consent

Consent

Dept Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

1.4

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

I. **AGENDA ITEM 5.12: CONDITIONAL USE PERMIT NO. 3582** – CEQA Exempt – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – APN: 178-251-002. (Continued from 4/15/09). (Quasi-Judicial)

II. **PROJECT DESCRIPTION**

The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 square foot convenience store and five parking spaces including one accessible parking space for persons with disabilities.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeffery Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.

The following spoke in favor of the subject proposal:

Dick Evitt, Applicant's Representative, 5905 Winnclyff Dr., Riverside, California 92509

Trish Field, Economic Development Agency (Applicant's Representative)

Ingrio Outlaw, Applicant's Representative

Nicole Walker, Economic Development Agency, Other Interested Party

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

APPROVAL of **CONDITIONAL USE PERMIT NO. 3582**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**," regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the Staff Report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER APRIL 15, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.4: CONDITIONAL USE PERMIT NO. 3582** – CEQA Exempt – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – APN: 178-251-002. (Quasi-Judicial)
- II. PROJECT DESCRIPTION**
The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 square foot convenience store and five parking spaces including one accessible parking space for persons with disabilities.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeffery Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.
- The following spoke in favor of the subject proposal:
Dick Evitt, Applicant, 5905 Wincliff Dr., Riverside, California 92509
- The following spoke in a neutral position of the subject proposal:
Nicole Walker, Other Interested Person
- No one spoke in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
APPROVAL of **CONDITIONAL USE PERMIT NO. 3582**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
ADOPTION of a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**,” regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the Staff Report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.12
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Jeffery Childers
Planning Commission: May 13, 2009
Continued from: April 15, 2009

CONDITIONAL USE PERMIT NO. 3582
CEQA Exempt
Applicant: Amal M. Abdelrahman
Engineer/Rep.: Dick Evitt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT - ADDENDUM

The Planning Commission acted on this application on May 13, 2009 and requested one additional item be added to the approved Conditions of Approval. Condition of Approval 10. Planning 38, has been added to ensure viable landscaping be installed on the project site.

PROJECT DESCRIPTION AND LOCATION:

The **Conditional Use Permit** is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities.

The project site is located within the community of Belltown of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of State Highway 60 and easterly of Rubidoux Boulevard.

PLANNING COMMISSION APRIL 15, 2009

A number of concerns regarding the existing building were raised during the hearing. The representative from the Economic Development Agency provided additional detail regarding the Façade program and that the applicant was in process with a façade improvement. Staff was directed to work with the applicant, EDA and the applicant's representative in order to provide more detail on the proposed improvements to the existing building.

Currently staff has included revised building elevations and additional site photos that show the existing structure and the changes that have been done. Also included is a copy of the building elevations for the façade improvement and a detail of the east side of the building that shows the landscape screening and proposed painting of that side of the structure.

ISSUES OF POTENTIAL CONCERN

The project site is located within Census Tract No. 0401. This Census Tract is over-concentrated by Type 20 and Type 21 combined liquor licenses based on both County of Riverside and the Alcoholic Beverage Control (ABC) Board standards. The Tract exceeds both standards by one (1) liquor license. Based on the location of the project in a mostly industrial and commercial area, the area is lacking in residential population and provides for a misleading finding of licenses per population. Since the project is located in an existing commercial area and on a known commuter route, a finding of public necessity or convenience can be established and the findings made to support the application.

AM 5/29

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20- 0.35 Floor Area Ratio) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #2): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #2): | General Commercial (C-1/C-P) to the north, east, south, and west |
| 5. Existing Land Use (Ex. #1): | Commercial Shopping Center |
| 6. Surrounding Land Use (Ex. #1): | Commercial Shopping Center to the north, east, and south, a Commercial Gas Station to the west |
| 7. Project Data: | Total Acreage: 0.11 Net Acres |
| 7. Environmental Concerns: | CEQA Exempt (Section 15301) |

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3582**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**,” regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the Staff Report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project is consistent with all applicable requirements of the State Department of Alcoholic Beverage Control.
7. The proposed project will not have a significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).
3. The zoning for the subject site is General Commercial (C-1/C-P).
4. The proposed use, a convenience store that sells beer and wine for consumption off the premises where sold (ABC Type-20), is a permitted use, subject to approval of a conditional use permit, in the General Commercial (C-1/C-P) zone.
5. The proposed use, a convenience store that sells beer and wine for consumption off the premises where sold (ABC Type-20), is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
6. The proposed use is allowed in the General Commercial (C-1/C-P) zone based on County Ordinance No. 348, Section 18.48, "Alcoholic Beverage Sales", which states, "The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of Ordinance No. 348: R-R, C-1/C-P, C-P-S and C-R."
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P).
8. The project will not cause undue traffic burden on any school, or public facility.
9. A convenience store has been constructed and is operating in the project vicinity.
10. The State Department of Alcoholic Beverage Control is requesting a determination of "public necessity and convenience" for the license.
11. The proposed project provides public necessity or convenience for the residents of the surrounding community.
12. The project conforms to Article Nineteen (19), Section 15301, of the CEQA Guidelines, which states that existing facilities are exempt from CEQA if the proposed project:
 - (1) Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;

CONDITIONAL USE PERMIT NO. 3582

PC Staff Report: May 13, 2009

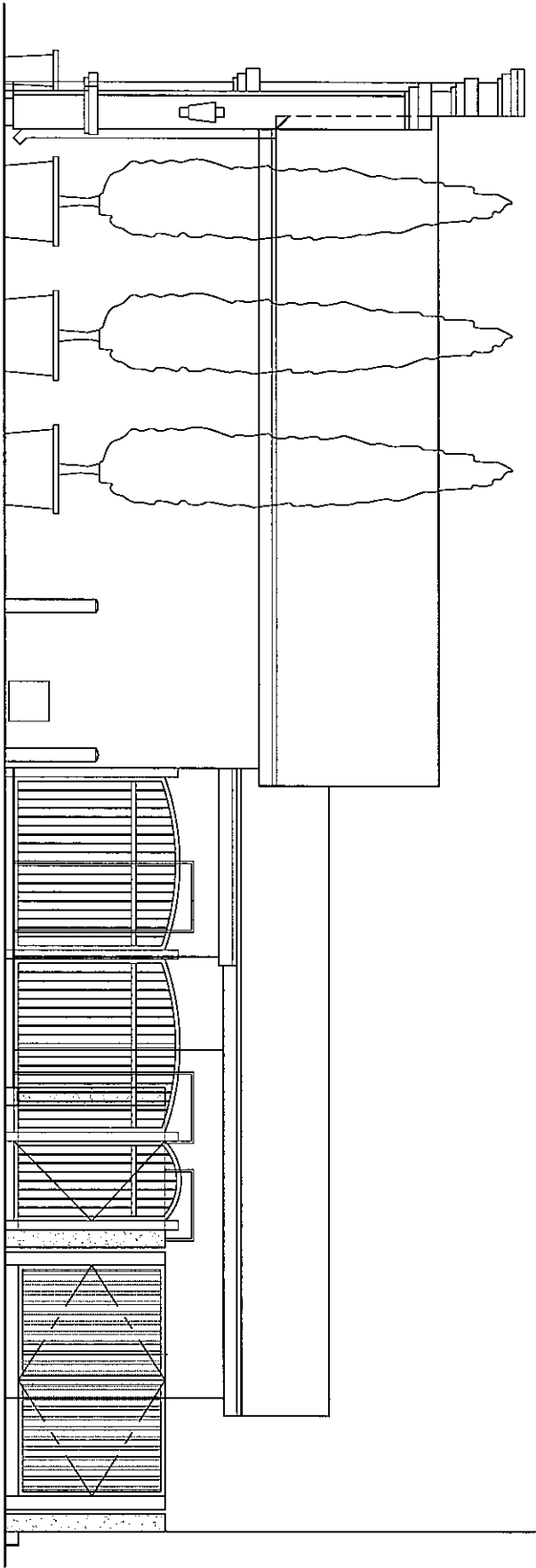
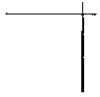
Page 4 of 4

- b. An agricultural preserve;
 - c. Within an MSHCP cell;
 - d. A fault zone;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
- a. The Belltown community;
 - b. The Rubidoux zoning district;
 - c. The Rubidoux redevelopment area;
 - d. An area designated as susceptible to subsidence;
 - e. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel No.178-251-002.

Y:\Planning Case Files-Riverside office\CUP03582\4-15-09 PC\CUP03582-Staff Report 3-10-09.doc

Date Prepared: 3/11/09

Date Revised: 3/11/09



WEST ELEVATION

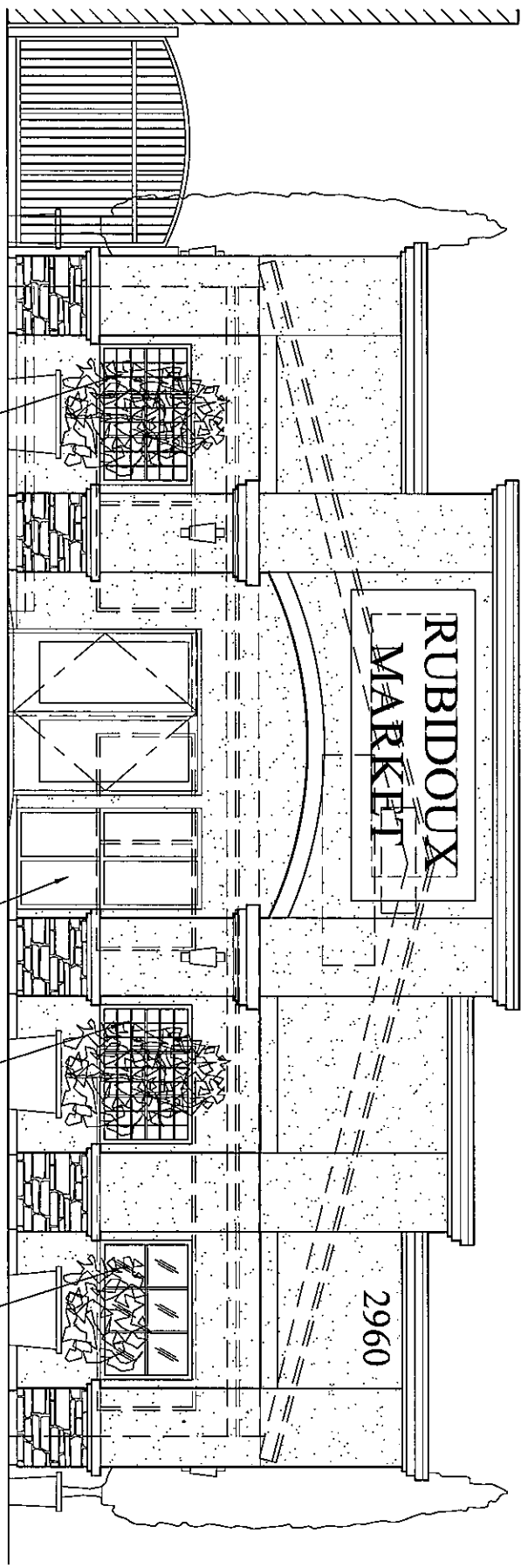
SCALE : 1/8" = 1'-0"

ROUBIDOUX MARKET

APRIL 24, 2008

BOESHA ARCHITECTS & ASSOCIATES, INC.
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.BOA-ARCHITECTS.COM





NORTH ELEVATION
SCALE: 1/4" = 1'-0"

05/04/09
11:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 5

USE - COMPLY WITH ELEVATION

RECOMMND

Within 180 days of project approval, an assurance letter from the applicant or the Riverside County Economic Development Agency shall be provided to the Riverside County Planning Department verifying compliance with the proposed building elvation improvements as show on approved Exhibit B.

Agenda Item No.: 5.4
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Jeffery Childers
Planning Commission: April 15, 2009

CONDITIONAL USE PERMIT NO. 3582
CEQA Exempt
Applicant: Amal M. Abdelrahman
Engineer/Rep.: Dick Evitt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

MAY 13

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ABR 3/16/1

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INFORMATIONAL ITEMS:

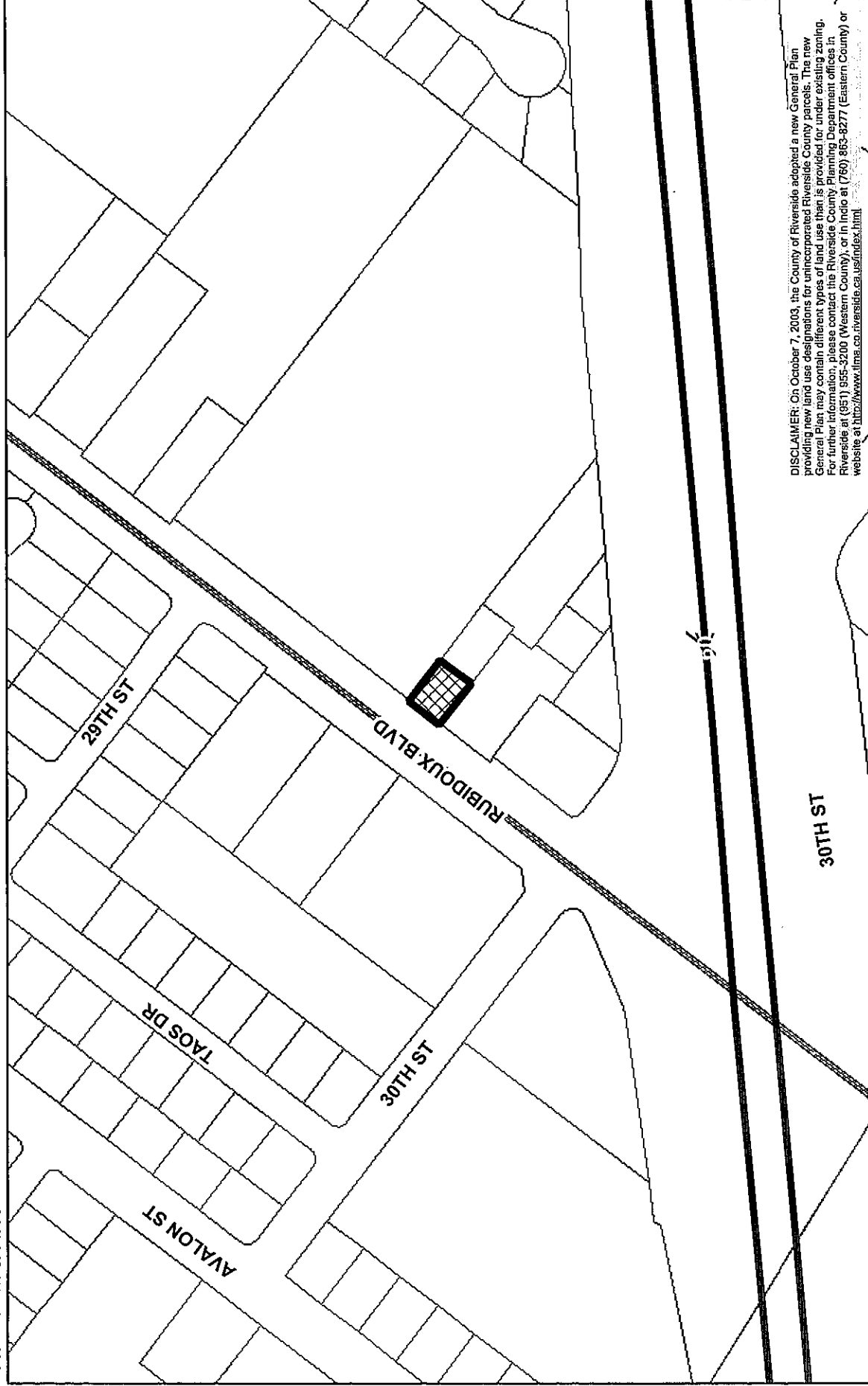
1. As of this writing, no letters, in support or opposition have been received.
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 - b. An agricultural preserve;
 - c. Within an MSHCP cell;
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 - e. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel No.178-251-002.

CUP03582

VICINITY MAP

Planner: Jeff Childers
Date: 4/15/09
VICINITY MAP

Supervisor Tavaglione
District 2
Date Drawn: 3/11/09



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lms.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 178-25
Thomas Bros. Pg. 685 E1

District: Rubidoux
Township/Range: T2SR5W
Section : 10



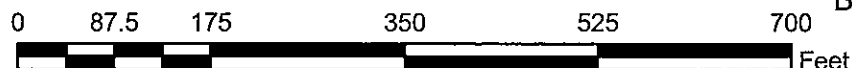


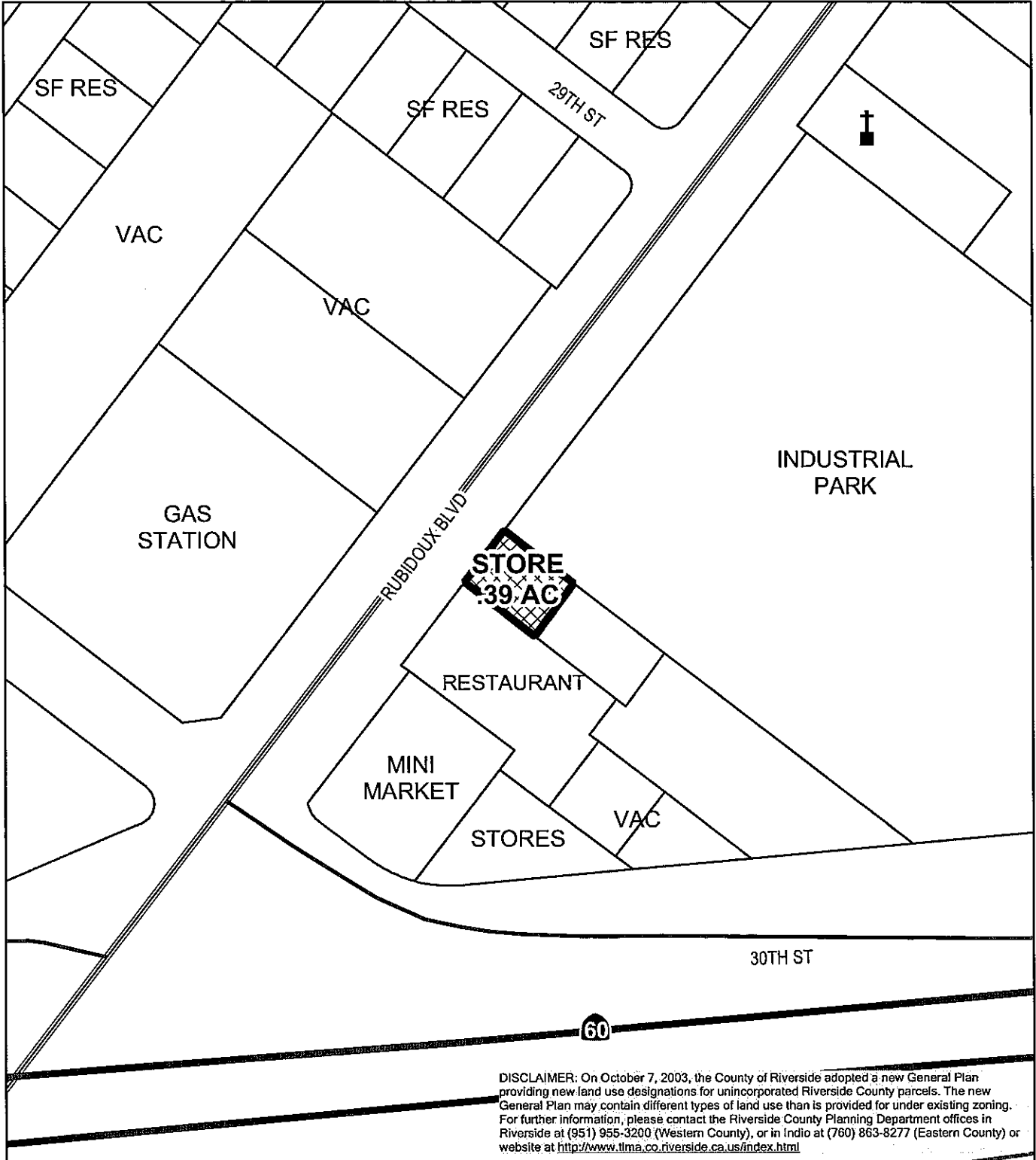
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 10



Assessors
Bk. Pg. 178-25
Thomas
Bros. Pg. 685 E1





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RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 10



Assessors
Bk. Pg. 178-25
Thomas
Bros. Pg. 685 E1





RIVERSIDE COUNTY PLANNING DEPARTMENT

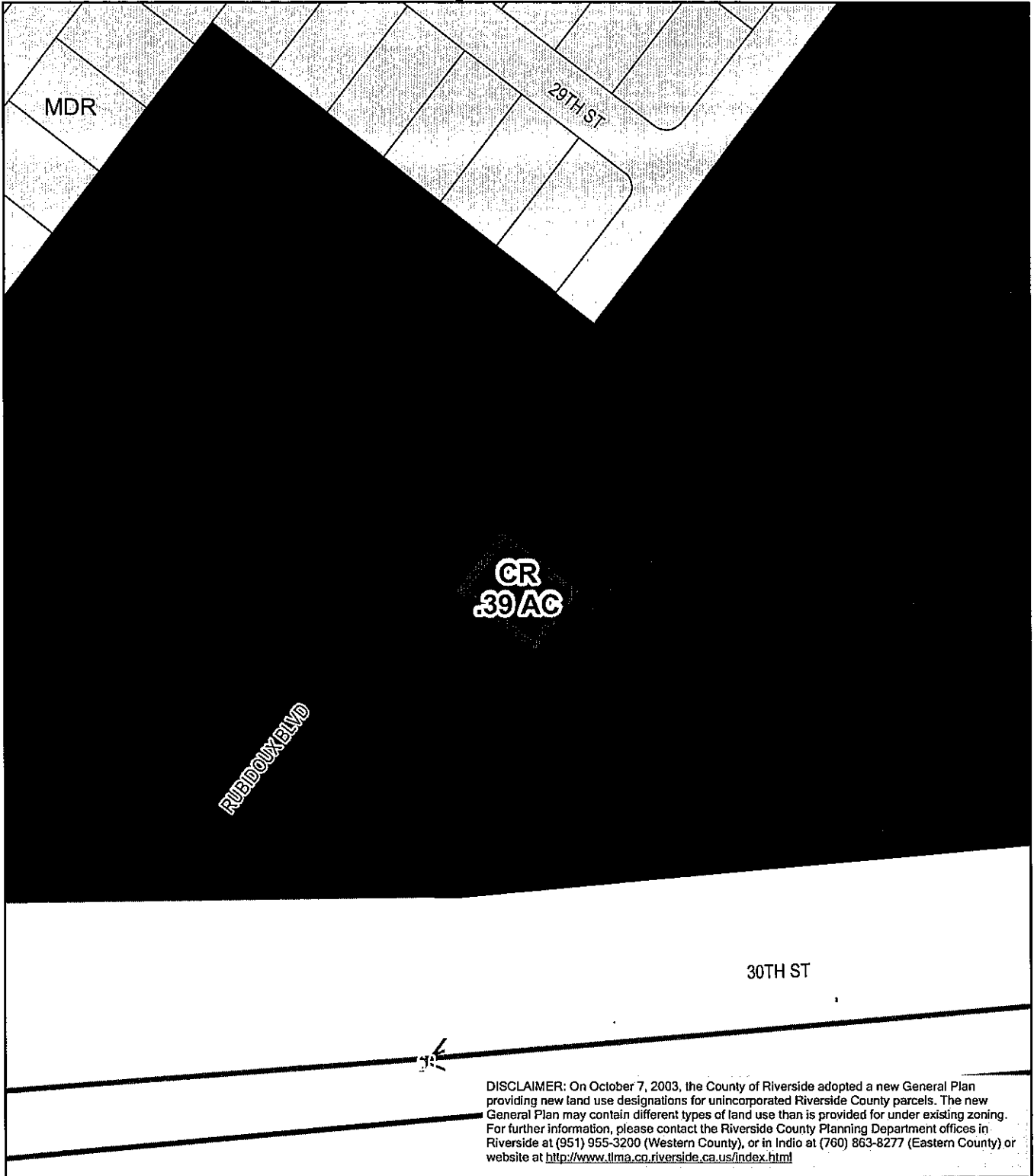
District: Rubidoux
Township/Range: T2SR5W
Section: 10



Assessors
Bk. Pg. 178-25
Thomas
Bros. Pg. 685 E1



CUP03582
Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 10



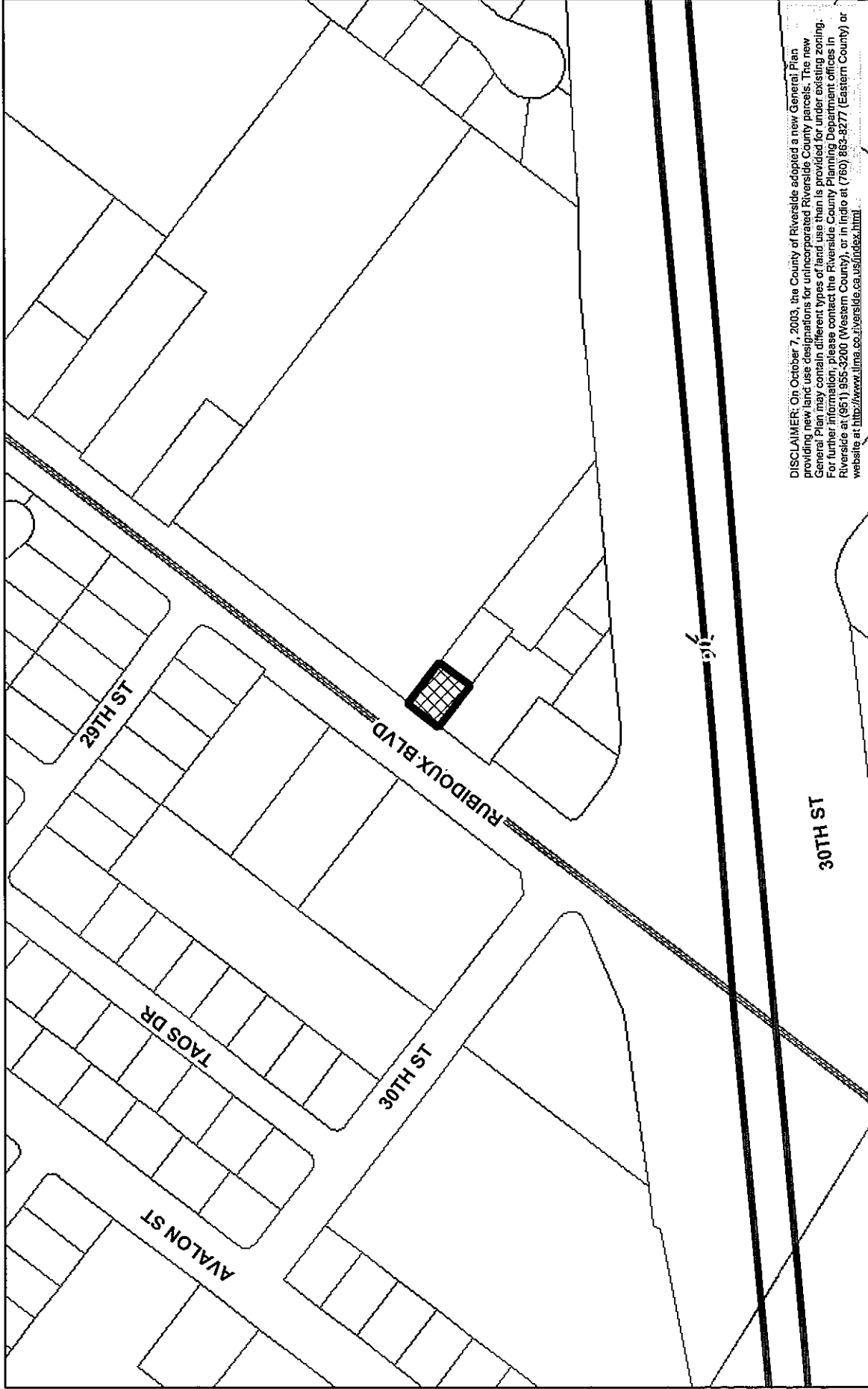
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Bk. Pg. 178-25
Thomas
Bros. Pg. 685 E1



CUP03582 POLICY AREAS

Planner: Jeff Childers
Date: 4/15/09
Exhibit 8

Supervisor Tavaglione
District 2
Date Drawn: 3/11/09



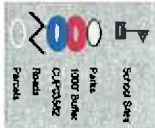
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RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section : 10

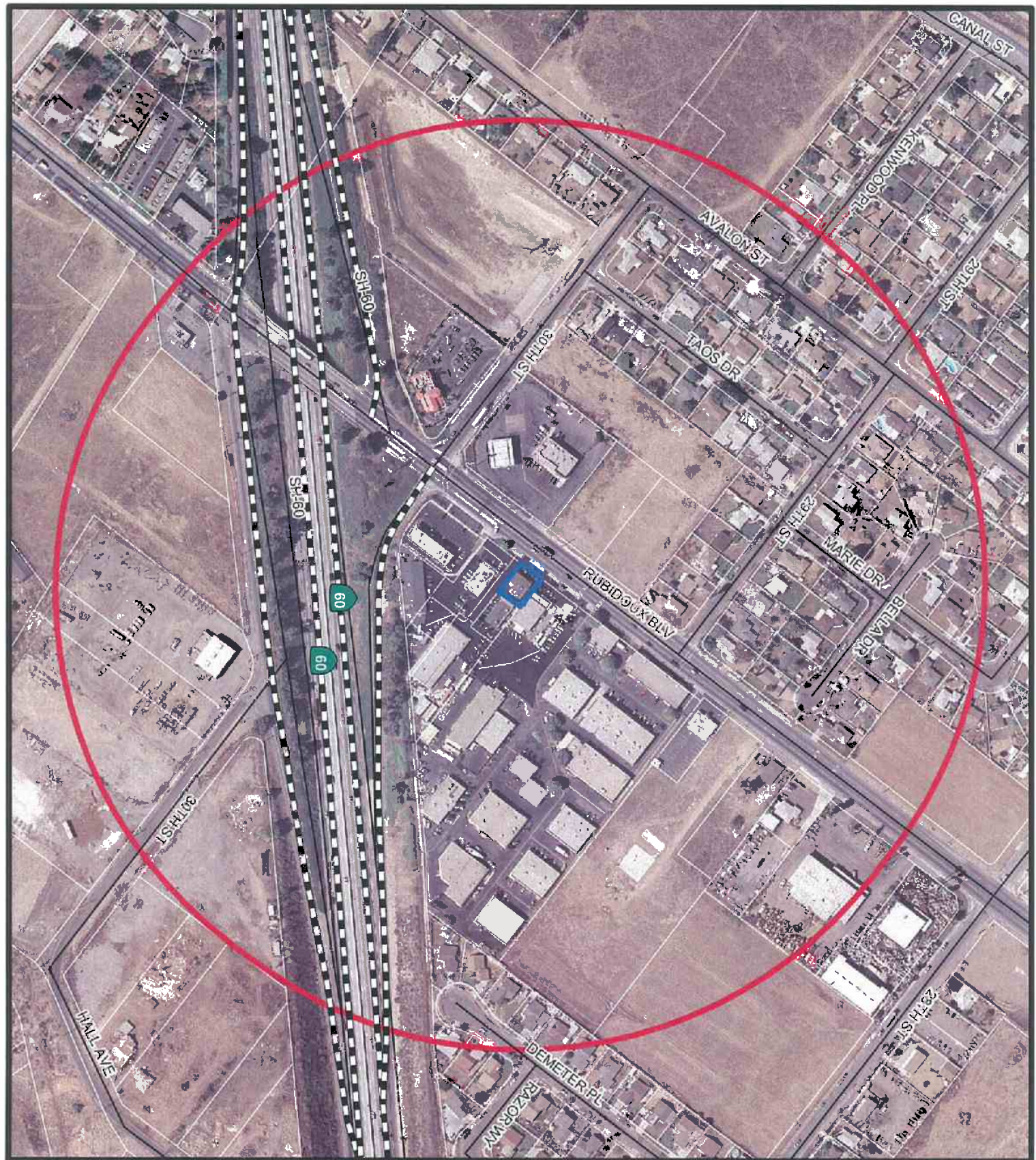
Assessors
Blk. Pg. 178-25
Thomas
Bros. Pg. 685 E1





Date: 4-28-2008

This map is the property of the State of Louisiana. It is provided for informational purposes only. The State of Louisiana is not responsible for any errors or omissions on this map. The State of Louisiana is not liable for any damages, including consequential damages, arising from the use of this map. The State of Louisiana is not responsible for any changes to the data used in this map. The State of Louisiana is not responsible for any changes to the data used in this map.



CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of and existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3582. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3582 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No.3582, Exhibit A, dated 6/2/08.

APPROVED EXHIBIT B = Conditional Use Permit No.3582, Exhibit B, dated 6/2/08.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to permit the sale of beer and wine to an existing 1,208 square foot convenience store in the Rubidoux area. The 0.11 acre site is located easterly of Rubdoux Boulevard, and northerly of Highway 60.

The site is subject to little if any offsite runoff. Since no new buildings are proposed and no significant impervious areas are being developed, the District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LAND DIVISION REQUIRED (cont.) RECOMMND

accordance with iverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours 6:00 a.m. to 2:00 a.m. as required in 10.Planning 26.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), for a liquor store and providing five parking spaces with one accessible space.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

Free Standing Sign

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY (cont.) RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the State Department of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 27 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 33 USE- PERMIT SIGNS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

10. GENERAL CONDITIONS

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

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

10.PLANNING. 36 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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

No additional on-site right-of-way shall be required on Rubidoux Boulevard since adequate right-of-way exists.

10.TRANS. 3 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Rubidoux Boulevard due to existing improvements.

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3585 shall terminate on July 1, 2029. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

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

03/16/09
12:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CONDITIONAL USE PERMIT Case #: CUP03582

Parcel: 178-251-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law. Please contact District Environmental Services at (951) 358-5172.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 3, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency

Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux Community Service Dist.

CONDITIONAL USE PERMIT NO. 3582 – EA41750 – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities. – APN: 178-251-002

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 26, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at **(951) 955-2137** or email at angonzal@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Dist #: 2
Fee:
Penalty:
Total Fees: \$491.00

County of Riverside Community Health Agency
Department of Environmental Health



Facility :45462
Decal No. :
Date : 5/2/2007
Effective: 5/2/2007
Expires : 5/2/2008

ENVIRONMENTAL HEALTH PERMIT

O.C.R. : A1759942

Lic. No.:

Sq.Ft./Make/Model: UNDER 2000 SQ FT

THIS PERMIT IS GRANTED FOR THE BUSINESS INDICATED ON THE CONDITION THE PERSON, CORPORATION OR ENTITY NAMED IN THE PERMIT WILL ENSURE THAT THE BUSINESS IS OPERATED IN COMPLIANCE WITH THE LAWS, ORDINANCES AND REGULATIONS THAT ARE NOW OR MAY HEREAFTER BE IN FORCE BY THE UNITED STATES GOVERNMENT, THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE PERTAINING TO SUCH BUSINESS. THIS PERMIT MUST BE RENEWED ON OR BEFORE THE EXPIRATION DATE AS SHOWN ABOVE. THIS PERMIT MAY BE SUSPENDED OR REVOKED BY THE ENFORCEMENT OFFICER FOR CAUSE. INSPECTION OF THIS BUSINESS MAY BE CONDUCTED BY A DULY AUTHORIZED REPRESENTATIVE OF THE DIRECTOR OF ENVIRONMENTAL HEALTH. THIS PERMIT IS NOT TRANSFERABLE OR REFUNDABLE.

NAME AMEL ABLERAHMAN
D.B.A. RUBIDOUX CHECK CASHING MART
LOCATION 2880 RUBIDOUX BLVD
TYPE OF BUSINESS FOOD ESTABLISHMENT
MAILING ADDRESS 2880 RUBIDOUX BLVD
CITY AND STATE RIVERSIDE, CA 92509

DEH-SAN-060 (Revised 10/03)

POST IN A CONSPICUOUS PLACE

DISTRIBUTION: ORIGINAL - OWNER; CANARY - FILE; PINK - FILE

MUST BE DISPLAYED AT PLACE OF BUSINESS FOR WHICH ISSUED

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT



ACCOUNT NUMBER

3/1/2007 SR EH 100-870054

RUBIDOUX CK AND MART
AMAL MUFID ABDELRAHMAN
2960 RUBIDOUX BLVD
RIVERSIDE, CA 92509-2129

NOTICE TO PERMITTEE:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.
THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Information Center at 800-400-7115.
For information on your rights, contact the Taxpayers' Rights Advocate Office at 888-324-2798 or 916-324-2798.

BOE-442-R REV. 15 (2-06)

A MESSAGE TO OUR NEW PERMIT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a district office
- Attending a Basic Sales and Use Tax Law class offered at one of our district offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Information Center at 800-400-7115

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. Conversely, you have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the Board
- You are responsible for following the regulations set forth by the Board

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a Board representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a Board office, or giving it to a Board representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the Board, please contact the Taxpayers' Rights Advocate Office for help by calling toll-free, 888-324-2798 or 916-324-2798. Their fax number is 916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

STATE BOARD OF EQUALIZATION
Sales and Use Tax Department

Form **SS-4**

Application for Employer Identification Number

OMB No. 1545-0003

(Rev. February 2006)
Department of the Treasury
Internal Revenue Service

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)
▶ See separate instructions for each line. ▶ Keep a copy for your records.

EIN
41-2243635

1 Legal name of entity (or Individual) for whom the EIN is being requested
AMAL MUFID ABDELRAHMAN

2 Trade name of business (if different from name on line 1)
RUBIDOUX CK MART

3 Executor, administrator, trustee, "care of" name

4a Mailing address (room, apt., suite no. and street, or P.O. box)
2960 RUBIDOUX BLVD.

4b City, state, and ZIP code
RIVERSIDE, CA 92509-2129

5a Street address (if different) (Do not enter a P.O. box.)

5b City, state, and ZIP code

6 County and state where principal business is located
RIVERSIDE

7a Name of principal officer, general partner, grantor, owner, or trustee
AMAL MUFID ABDELRAHMAN

7b SSN, ITIN, or EIN
152-84-7548

8a Type of entity (check only one box)

Sole proprietor (SSN) **152-84-7548**

Partnership

Corporation (enter form number to be filed) ▶

Personal service corporation

Church or church-controlled organization

Other nonprofit organization (specify) ▶

Other (specify) ▶

Estate (SSN of decedent)

Plan administrator (SSN)

Trust (SSN of grantor)

National Guard

Farmers' cooperative

REMIC

State/local government

Federal government/military

Indian tribal governments/enterprises

Group Exemption Number (GEN) ▶

8b If a corporation, name the state or foreign country (if applicable) where incorporated

State

Foreign country

9 Reason for applying (check only one box)

Started new business (specify type) ▶ **05.01.07**

Hired employees (Check the box and see line 12.)

Compliance with IRS withholding regulations

Other (specify) ▶

Banking purpose (specify purpose) ▶

Changed type of organization (specify new type) ▶

Purchased going business

Created a trust (specify type) ▶

Created a pension plan (specify type) ▶

10 Date business started or acquired (month, day, year) See instructions.
05/01/2007

11 Closing month of accounting year
DECEMBER

12 First date wages or annuities were paid (month, day, year). Note: If applicant is a withholding agent, enter date income will first be paid to nonresident alien. (month, day, year) ▶ **JULY 07**

13 Highest number of employees expected in the next 12 months (enter -0- if none).
Do you expect to have \$1,000 or less in employment tax liability for the calendar year? Yes No. (If you expect to pay \$4,000 or less in wages, you can mark yes.)

Agricultural

Household

Other **1**

14 Check one box that best describes the principal activity of your business.

Construction Rental & leasing Transportation & warehousing Health care & social assistance Wholesale-agent/broker

Real estate Manufacturing Finance & insurance Accommodation & food service Wholesale-other Retail

Other (specify)

15 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.
FOOD STORE

16a Has the applicant ever applied for an employer identification number for this or any other business? Yes No
Note: If "Yes," please complete lines 16b and 16c.

16b If you marked "Yes" on line 16a, give applicant's legal name and trade name shown on prior application if different from line 1 or 2 above.
Legal name ▶ Trade name ▶

16c Approximate date when, and city and state where, the application was filed. Enter previous employer identification number if known.
Approximate date when filed (mo., day, year) City and state where filed Previous EIN

Complete this section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Third Party Designee

Designee's name Designee's telephone number (include area code)

Address and ZIP code Designee's fax number (include area code)

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Name and title (type or print clearly) ▶

Signature ▶ Date ▶

Applicant's telephone number (include area code)
(951) 788-0042

Applicant's fax number (include area code)
(951) 788-0054

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions. Form **SS-4** (Rev. 2-2006)

DXA

FICTITIOUS BUSINESS NAME STATEMENT

1. **Reminder Notice**
 (\$5.00 fee to have Clerk's Office send notice to renew filing)

LOCKER'S REG. USE

 RECEIPT
 With a Notice Fee

COUNTY CLERK'S FILING STAMP

FILED
 RIVERSIDE COUNTY CLERK'S OFFICE
 LARRY W. WARD

R-2007-05522
 04/19/07 Fee: \$5.00

Page 2 of 2 A. Ribac

SEE REVERSE SIDE FOR FEES AND INSTRUCTIONS

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS

2a. Fictitious Business Name (If more than one business name at same address - Attach Supplemental Sheet)

Rubidoux Creek

2b. Business Address City, State and ZIP Code of Principal place of Business in Riverside County (No P.O. or Mail Boxes)

2960 Rubidoux Bl. Riverside CA 92509

Mailing address if different

Riverside CA 92509

3. Full Name of Registrant - First, Middle and Last

Amal Abdelrahman

Residence Address

11875 Constantine CR

Morongo Valley CA 92557
 (If corporation or limited liability company, state of incorporation or organization)

Full Name of Registrant - First, Middle and Last

Residence Address

City State Zip

(If corporation or limited liability company, state of incorporation or organization)

Full Name of Registrant - First, Middle and Last

Residence Address

City State Zip

(If corporation or limited liability company, state of incorporation or organization)

Full Name of Registrant - First, Middle and Last

Residence Address

City State Zip

(If corporation or limited liability company, state of incorporation or organization)

4. This business is conducted by: (If More Than 4 Registrants - Attach Additional Sheet Showing Owner Information)

- Individual
- Individual - Husband & Wife
- Business Trust
- Corporation
- a General Partnership
- a Limited Partnership
- Co-partners
- Joint Venture
- Limited Liability Company/Partnership
- an Unincorporated Association - other than a partnership
- Other (Specify) _____

5. Registrant has not yet begun to transact business under the fictitious name(s) listed above.
 Registrant commenced to transact business under the fictitious business name(s) listed above on _____

I declare that all the information in this statement is true and correct. (A registrant who declares as true, information which he or she knows to be false is guilty of a crime.)

6. Signature(s) [Signature]
 (only one is required)

Typed or Printed Name(s) Amal Abdelrahman

If Limited Liability Company/Corporation, Title _____

THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY ON DATE INDICATED BY FILE STAMP ABOVE

NOTICE

THIS FICTITIOUS BUSINESS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME. THE FILING OF THIS STATEMENT DOES NOT ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE OR COMMON LAW (SEE SECTION 14411, ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

LARRY W. WARD

RIVERSIDE COUNTY CLERK

By [Signature] Deputy

INFORMATION AND INSTRUCTIONS

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1 APPLICANT'S NAME

2 PREMISES ADDRESS (Street number and name, city, zip code) **2960 Rubidoux Blvd Riverside (OUT) CA**

3 LICENSE TYPE **20**

4 TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input checked="" type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only <input type="checkbox"/> All			
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

5 COUNTY POPULATION **PA 2,031,625**

6 TOTAL NUMBER OF LICENSES IN COUNTY
 On-Sale Off-Sale

7 RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

8 CENSUS TRACT NUMBER **#**

9 NO. OF LICENSES ALLOWED IN CENSUS TRACT
5 On-Sale Off-Sale

10 NO. OF LICENSES EXISTING IN CENSUS TRACT
6 On-Sale Off-Sale

11 IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)
 Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

12 DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?
 Yes (Go to Item #13) No (Go to Item #20)

13 CRIME REPORTING DISTRICT NUMBER

14 TOTAL NUMBER OF REPORTING DISTRICTS

15 TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16 AVERAGE NO. OF OFFENSES PER DISTRICT

17 120% OF AVERAGE NUMBER OF OFFENSES

18 TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19 IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)
 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20 CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

B. Dalley

Census Tract	Types	Status	License Num	Licensee Premises
0401.	21	ACT	416427	BELLTOWN MARKET INC 2420 HALL AVE, RIVERSIDE CA 92509
0401.	21	ACT	375416	HAWARA MTANOS 3610 VALLEY WAY, RUBIDOUX CA 92509
0401.	41	ACT	451709	JIMENEZ ALFONSO SANDOVAL 2964 RUBIDOUX BLVD, RUBIDOUX CA 92509-2129
0401.	20	ACT	306279	RUBIDOUX ENTERPRISES INC 3071 RUBIDOUX BLVD, RIVERSIDE CA 92509
0401.	21	ACT	347077	BALSLEY YOUNG HE KIM 2985 RUBIDOUX BLVD, RIVERSIDE CA 92509
0401.	20	ISUS	338926	ABBASCO INC 3873 PYRITE ST, RIVERSIDE CA 92509
0401.	47	ACT	379450	BALSLEY YOUNG HE KIM 2994 RUBIDOUX BLVD, RIVERSIDE CA 92509
0401.	20	ACT	395896	SAFISAMGHABADI BEHROUZ 3685 VALLEY WY, RIVERSIDE CA 92509
0401.	20	PEND	461294	ABDELRAHMAN AMAL MUFID 2960 RUBIDOUX BLVD, RIVERSIDE CA 92509-2129
0401.	47	ACT	400663	KOSS OAK QUARRY LLC 7151 SIERRA AVE, RIVERSIDE CA 92509

*6 reports
5 allowed*

PCN epists



PRIVACY POLICY

FFIEC Main
Disclaimer
Help on Data
FFIEC Census Report
Back to Geocode

Geocode Search Result for 2007 HMDA/CRA Reporting

Street Address	2980 RUBIDOUX BLVD	MSA/MD Code	40140
City Name	RIVERSIDE	State Code	06
State Abbreviation	CA	County Code	065
Zip Code	92509	Tract Code	0401.00

MSA/MD Name: RIVERSIDE-SAN BERNARDINO-ONTARIO, CA
State Name: CALIFORNIA
County Name: RIVERSIDE COUNTY

[Get Census Demographic](#) [Get Street Map](#)

Maintained by FFIEC
Last update: 07/11/2007 2:15 PM



RIVERSIDE COUNTY SHERIFF

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

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

April 21, 2008

RE: CUP 3582 – EA41750

Project Location: 2960 Rubidoux Blvd, Rubidoux, 92509 – Northerly of State Highway 60 and Easterly of Rubidoux Blvd.

Mr. Gonzalez,

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

1. ALCOHOL SALES

The Riverside County Sheriff's Department has noticed a continual problem with juveniles and theft of alcoholic beverages from off-sale alcohol licensed premises in addition to transient alcohol consumption and loitering around licensed premises. In response the Sheriff's Department requests the applicant limit alcohol sales of alcohol to packages containing no less than 6 cans/bottles to a case. No single cans or bottles less than or equal to 40 ounces will be permitted to be sold on the premises.

Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems the Riverside County Sheriff's Department and/or other Riverside County Enforcement Agencies reserve the right to take appropriate enforcement actions to abate the problem and the permit/alcohol license may be subject to revocation.

All alcohol sales cases/displays shall be located in the back of the store farthest from the exit to aid in the prevention of grab and run thefts. It is further recommended that the sales displays/cases be in sight of the sales counter at all times if possible.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention Coordinator at (951) 955-9230.

Cordially,

A handwritten signature in black ink that reads "Chris Mattson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Chris Mattson
Deputy Sheriff
Crime Prevention Programs Coordinator
Jurupa Valley Sheriff Station

cc: - JVS Project File

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 3, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency

Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux Community Service Dist.

CONDITIONAL USE PERMIT NO. 3582 – EA41750 – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities. – APN: 178-251-002

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 26, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at angonzal@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

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

DATE: 6/11/08

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3582 – CEQA Exempt – Applicant: Amal M. Abdelrahman – Engineer/Representative: Dick Evitt – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and Easterly of Rubidoux Boulevard – 0.11 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit is to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 square foot convenience store and five parking spaces including one accessible parking space for persons with disabilities – APN: 178-251-002. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 15, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Childers, Project Planner at 951-955-3626 or e-mail jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has recommended CONTINUANCE of the above-described application, and is therefore not recommending any California Environmental Quality Act (CEQA) action. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/10/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3582 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

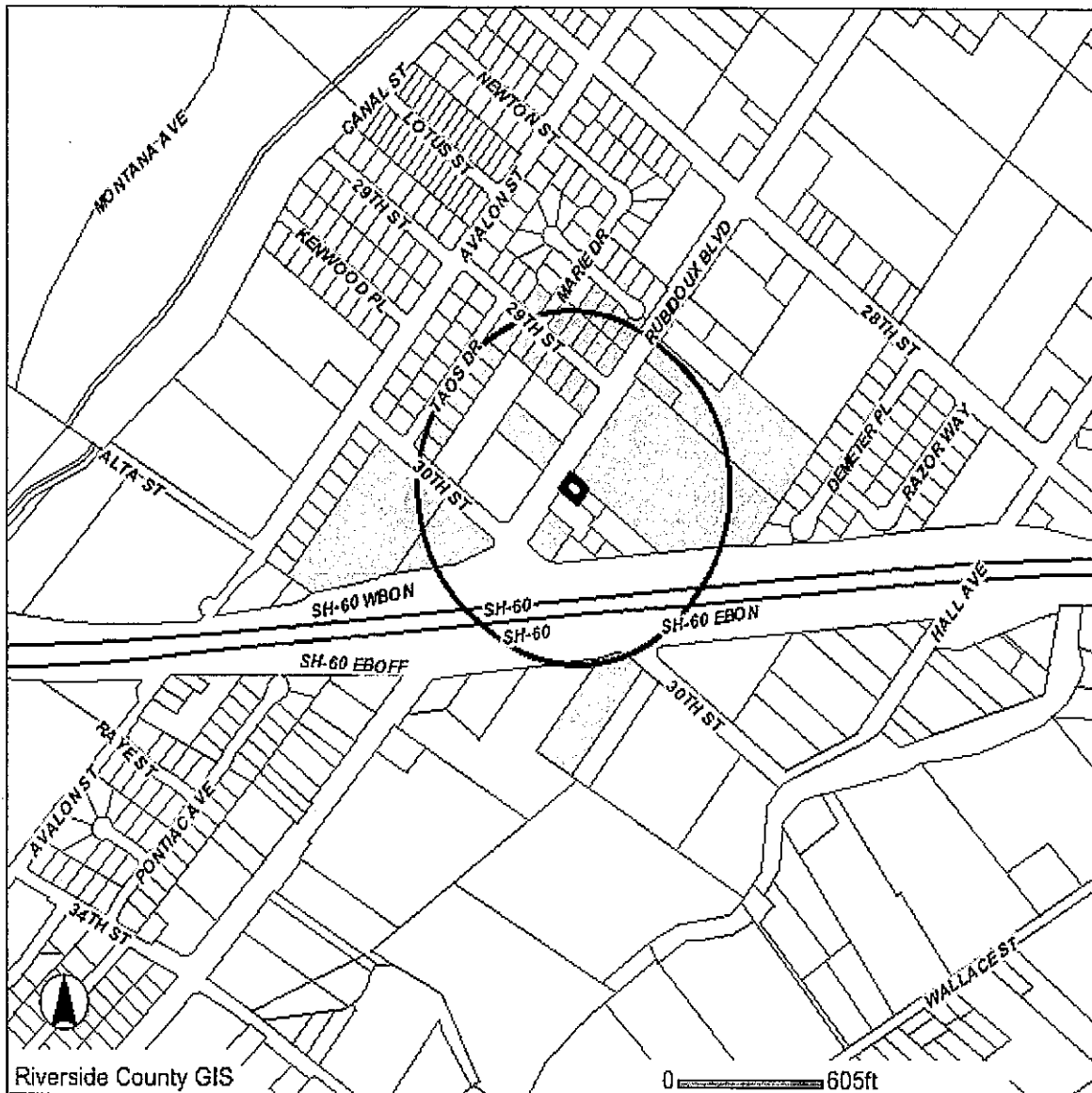
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/10/09 
EXPIRES 2/10/09

600 feet buffer



Selected parcel(s):

- 178-201-010 178-201-011 178-202-002 178-202-003 178-202-004 178-202-005 178-202-006
- 178-202-007 178-202-010 178-202-011 178-202-012 178-202-013 178-202-014 178-202-015
- 178-202-016 178-202-017 178-202-019 178-211-004 178-212-026 178-212-027 178-212-028
- 178-212-029 178-212-031 178-212-032 178-212-033 178-212-034 178-212-035 178-221-001
- 178-221-002 178-251-001 178-251-010 178-252-003

IMPORTANT

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

MAP PRINTED ON...03/10/2009



APN: 178201010 ASMT: 178201010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 178201011 ASMT: 178201011
MARY S SCARPACE
P O BOX 3004
SHELL BEACH CA 93448

APN: 178202002 ASMT: 178202002
GILBERT B RODRIGUEZ
IRENE G RODRIGUEZ
RUBEN B RODRIGUEZ
VERA G RODRIGUEZ
C/O RUBEN RODRIGUEZ
2119 A ST
LA VERNE CA 91750

APN: 178202003 ASMT: 178202003
JUAN LARA
LAURA LARA
5618 29TH ST
RIVERSIDE CA. 92509

APN: 178202004 ASMT: 178202004
MIGUEL SANCHEZ
5626 29TH ST
RIVERSIDE CA. 92509

APN: 178202005 ASMT: 178202005
VERNON D JONES
SHIRLEY R JONES
11355 DOVERWOOD DR
RIVERSIDE CA 92505

APN: 178202006 ASMT: 178202006
MARTIN RODRIGUEZ
5640 29TH ST
RIVERSIDE CA. 92509

APN: 178202007 ASMT: 178202007
JUAN CARLOS LUNA
5648 29TH ST
RIVERSIDE CA. 92509

APN: 178202010 ASMT: 178202010
HSBC BANK USA
C/O WELLS FARGO BANK
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 178202011 ASMT: 178202011
MARIA FARIAS
2944 TAOS DR
RIVERSIDE CA. 92509

APN: 178202012 ASMT: 178202012
SALVADOR LINARES
ROSA HERRERA
2952 TAOS DR
RIVERSIDE CA. 92509

APN: 178202013 ASMT: 178202013
JUAN MIRELES
MARIA DELCARMEN MIRELES
4890 RIVERVIEW DR
RIVERSIDE CA 92509

APN: 178202014 ASMT: 178202014
GLORIA F LEWIS
2976 TAOS DR
RIVERSIDE CA. 92509

APN: 178202015 ASMT: 178202015
DENISE SUE HOLLEY
P O BOX 33284
RIVERSIDE CA 92519



APN: 178202016 ASMT: 178202016
DEUTSCHE BANK NATL TRUST CO
C/O TAX DEPT
1661 WORTHINGTON RD
WEST PALM BEACH FL 33416

APN: 178202017 ASMT: 178202017
JAMES HOLLEY
2928 TAOS DR
RIVERSIDE CA 92509

APN: 178202019 ASMT: 178202019
LESTER BERT BALSLEY
YOUNG HE KIM
C/O KIMS ARCO AM PM
2985 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 178211004 ASMT: 178211004
J W MORGAN
2895 MARIE DR
RIVERSIDE CA. 92509

APN: 178212026 ASMT: 178212026
ANTONIO CHAVEZ
12937 TEHACHAPI ST
HESPERIA CA 92344

APN: 178212027 ASMT: 178212027
SAMUEL R SMITH
LOU ANNA SMITH
5618 BELLA DR
RIVERSIDE CA. 92509

APN: 178212028 ASMT: 178212028
VICTOR TELLEZ OROZCO
5626 BELLA DR
RIVERSIDE CA. 92509

APN: 178212029 ASMT: 178212029
BRENDA MORGAN
5634 BELLA DR
RIVERSIDE CA. 92509

APN: 178212031 ASMT: 178212031
MARSIAL CARLOS
HERLINDA CARLOS
2894 MARIE DR
RIVERSIDE CA. 92509

APN: 178212032 ASMT: 178212032
ANASTASIA WILKERSON
6814 PHOENIX AVE
RIVERSIDE CA 92504

APN: 178212033 ASMT: 178212033
DAISY M SUMMERVILLE
P O BOX 3371
RIVERSIDE CA 92519

APN: 178212034 ASMT: 178212034
PILAR RAMIREZ MARTINEZ
5617 29TH ST
RIVERSIDE CA. 92509

APN: 178212035 ASMT: 178212035
HAI HOANG NGUYEN
5339 37TH ST
RIVERSIDE CA 92509

APN: 178221001 ASMT: 178221001
COMMUNITY MISSION BAPTIST CH OF
RUBIDOUX
COMMUNITY MISSION BAPTIST CHURCH
2890 RUBIDOUX BLV
RIVERSIDE CA. 92509



APN: 178221002 ASMT: 178221002
KAHO UEPI
SALOTE AVATONGO
NINA TUPOU
SIONE TUPOU, ETAL.
1465 AMERICAN DR
RIVERSIDE CA 92501

APN: 178251001 ASMT: 178251001
RIVERSIDE BUSINESS PARK
C/O BRUCE R BIRKELAND
26515 DAPPLE GREY
LAGUNA HILLS CA 92653

APN: 178251010 ASMT: 178251010
YOUNG HE KIM
C/O KIMS ARCO AM PM
2985 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 178252003 ASMT: 178252003
SUNCAL EMERALD MEADOWS
C/O BRUCE COOK
2392 MORSE AVE
IRVINE CA 92614

Rubidoux Community Service Dist.
ATTN: Mr. Snyder
3590 Rubidoux Blvd.
Riverside, CA 92509

ATTN: EDA Director
Economic Development Agency,
Riverside County
1325 Spruce St., Suite 400
Riverside, CA 92507

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

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

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

Applicant:
Ardelrahman Amal M
2960 Rubidoux Blvd
Riverside, CA 92509

Owner:
Riverside Business Park LLC
26515 Dapple Grey Dr.
Laguna Hills, CA 92653

Engineer:
Evitt Dick
5905 Winncliff Dr.
Riverside, CA 92509

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road ·
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3582

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of State Highway 60 and easterly of Rubidoux Boulevard.

Project Description: The Conditional Use Permit proposes to permit the sale of beer and wine for consumption off the premises where sold (ABC Type-20). The project site consists of an existing 1,208 sq. ft. convenience store and five parking spaces including one accessible parking space for persons with disabilities.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Amal M. Abdelrahman

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The project conforms to Article Nineteen (19), Section 15301, of the CEQA Guidelines, which states that existing facilities are exempt from CEQA if the proposed project: Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Jeffery Childers 951-955-3626
County Contact Person Phone Number

[Signature] Urban/Regional Planner IV 4/15/09
Signature Title Date

Date Received for Filing and Posting at OPR: N/A

Please charge deposit fee case#: ZEA ZCFG
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0801309

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ABDELRAHMAN AMAL M \$64.00
paid by: CK 1075
CALIFORNIA FISH AND GAME FOR EA41750
paid towards: CFG05099 CALIF FISH & GAME: DOC FEE
at parcel: 2964 RUBIDOUX BLV RIV
appl type: CFG3

By _____ Feb 07, 2008 10:31
MBRASWEL posting date Feb 07, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!