

PLOT PLAN:TRANSMITTED Case #: PP25382

Parcel: 294-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 7 USE - COMPACT PARKING SPACES

RECOMMND

A maximum of nine (9) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement

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90.PLANNING. 10 USE - INSTALL BIKE RACKS (cont.) RECOMMND

plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.26 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25382 is calculated to be 1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

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90.PLANNING. 27 USE - ORD 810 O S FEE (cont.)

RECOMMND

810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25382 has been calculated to be 1 net acres.

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

90.PLANNING. 29 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

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90.PLANNING. 29 USE - LC LNDSACP INSPECT DEPOST (cont.) RECOMMND

Department shall clear this condition upon determination of compliance.

90.PLANNING. 30 USE - LC COMPLY W/ LNDSACP/ IRR RECOMMND

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

90.PLANNING. 31 USE - ALUC CONDITION RECOMMND

Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

TRANS DEPARTMENT

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No.

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90.TRANS. 3 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

89-1-C Administrator.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Van Buren Boulevard and Barton Street.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Barton Street.
- (4) Street sweeping.

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90.TRANS. 6 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

90.TRANS. 7 USE - LANDSCAPING

RECOMMND

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

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

90.TRANS. 8 USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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90.TRANS. 9 USE - LANDSCAPING (cont.)

RECOMMND

Landscaping will be improved within Van Buren Boulevard and Barton Street.

90.TRANS. 10 MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 52 foot from the centerline to curb, 8" curbed landscape median, and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for reduced half-width improvement from 55' to 52' AC pavement and reduced half-width right-of-way from 76' to 64'.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 12' parkway.
2. A 26' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. Construct transition AC pavement tapering for acceleration lane and join existing AC pavement to the east project boundary as determined by the Director of Transportation.

Barton Street along project boundary is a paved County maintained road designated as an Secondary Highway and shall be improved with 6" concrete curb and gutter located 37 foot from centerline to curb, and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461, page 2 of 2. (Modified for reduced half-width improvement from 44' to 37' AC pavement and reduced half-width right-of-way from 62' to 44'.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 7' parkway.
2. A 26' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

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90.TRANS. 10 MAP - EXISTING MAINTAINED (cont.) RECOMMND

3. Construct transition AC pavement tapering for deceleration lane and join existing AC pavement to the south project boundary as determined by the Director of Transportation.

90.TRANS. 11 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the Applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 12 USE - AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
1st AMENDED CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 17, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
1st District Board of Supervisor's-Jeffries
City of Riverside
March Joint Powers Authority

PLOT PLAN NO. 25382, AMENDED NO. 1 – EA42600 – Applicant: Shakil Patel – Engineer/Representative: Sake Engineers, Inc. – First/First Supervisorial District – March Zoning Area – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) – Location: Southeasterly corner of Van Buren Blvd and Barton St – 2.26 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The Plot Plan proposes to construct a 10,380 sq. ft. commercial office center with 48 parking spaces. – APN: 294-030-005 – Concurrent Case: CZ07800

Please review the attached **Amended No.1** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda October 10, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham, (951) 955-5719, Project Planner, or e-mail at dabraham@rctlma.org / **MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.

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

DATE: July 11, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Airport Land Use Commission
March Air Reserve Base

1st District Supervisor
1st District Planning Commissioner
City of Riverside
Val Verde Unified School District
Western Municipal Water District
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382 – EA42600 – Applicant: Shakil Patel – Engineer/Representative: Sake Engineers, Inc. – First/First Supervisorial District – March Zoning Area – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Office (CD: CO) (0.35 – 1.0 Floor Area Ratio) – Location: Southeasterly corner of Van Buren Blvd and Barton St – 2.26 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes a 10,500 sq. ft. commercial office center with 42 parking spaces. – APN: 294-030-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 1, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

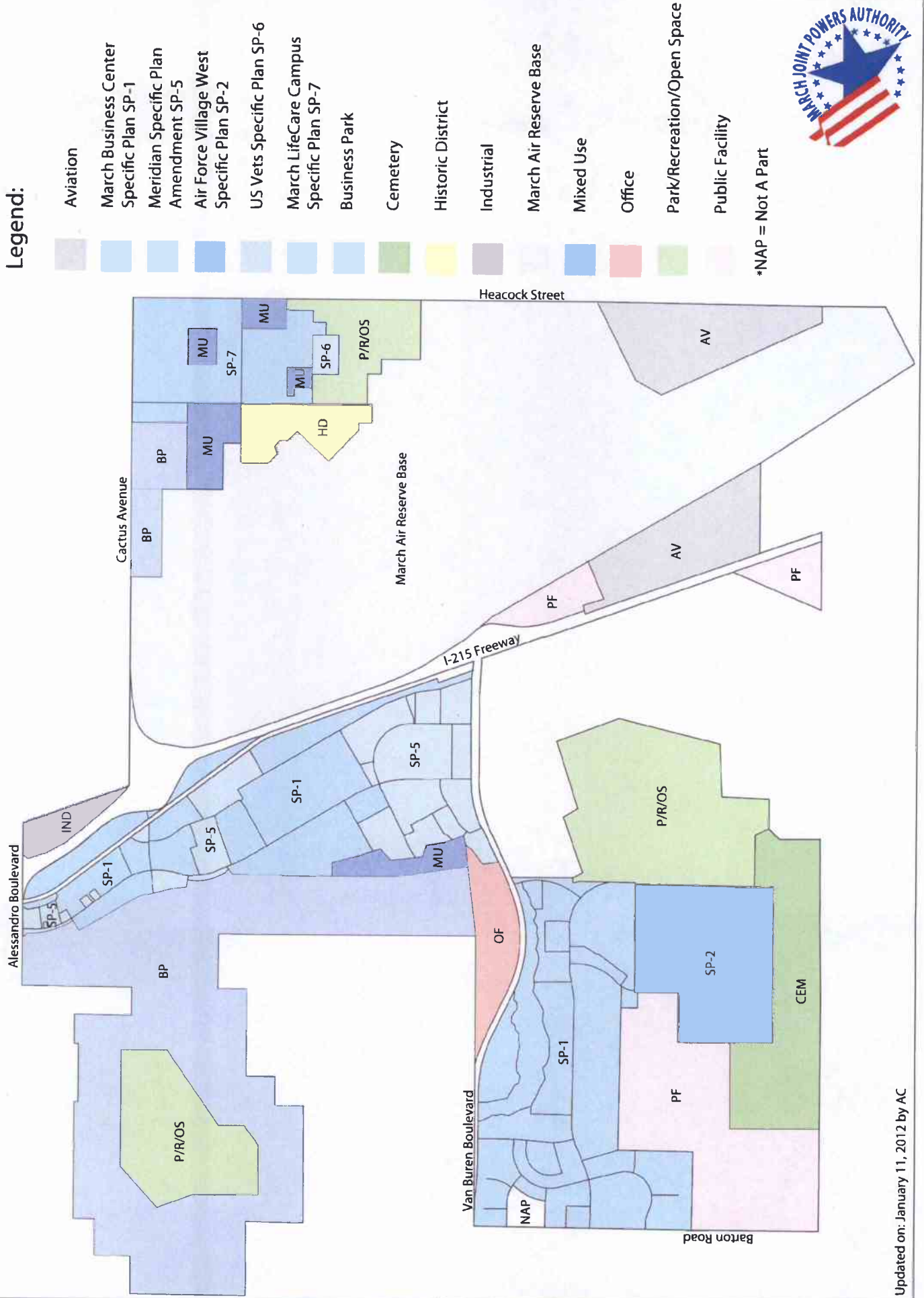
PLEASE PRINT NAME AND TITLE: _____

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.

General Plan Land Use Map

March Joint Powers Authority



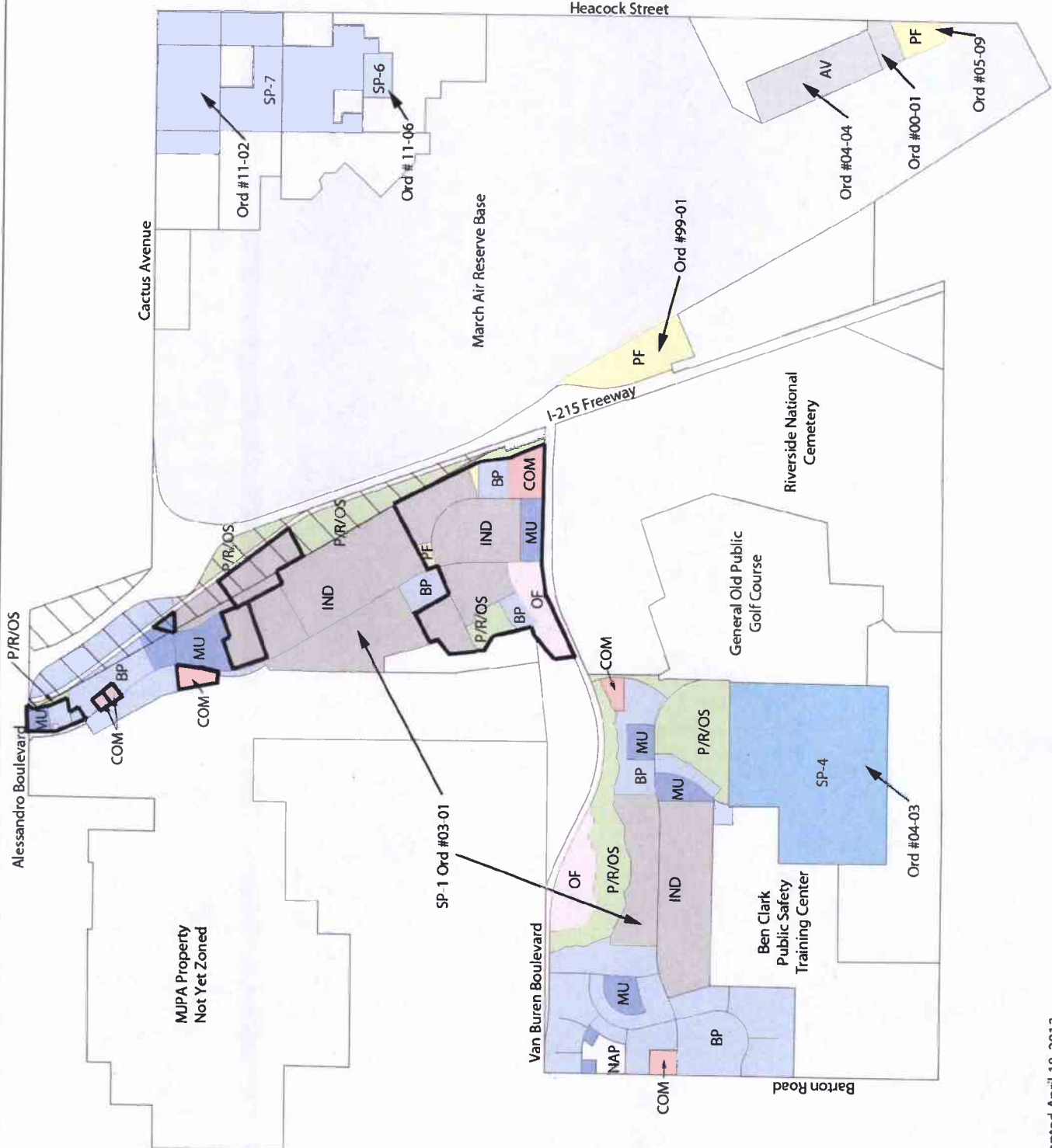
Zoning Map

March Joint Powers Authority

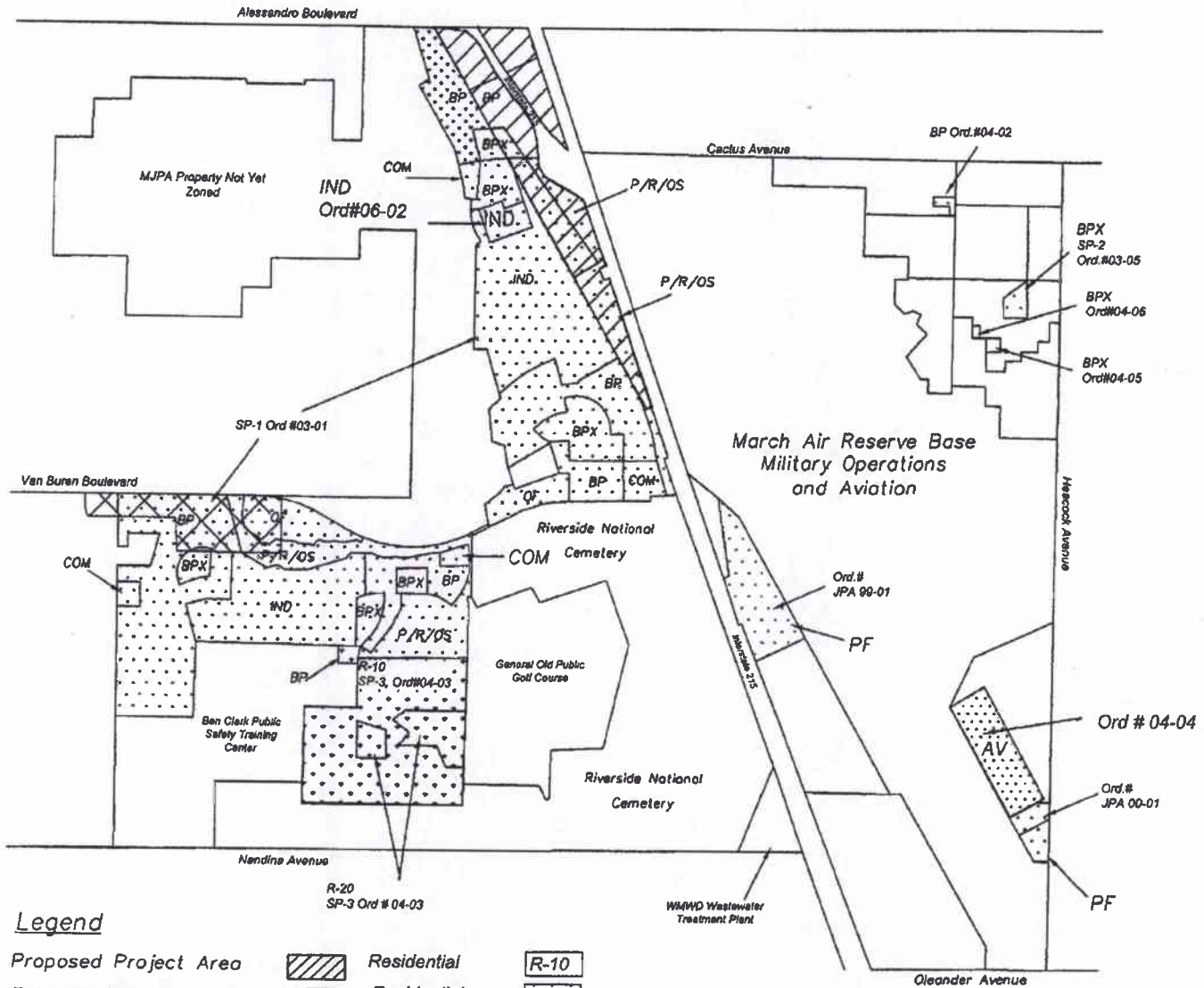


Legend:

- Aviation
- Air Force Village West Specific Plan SP-4 - Ord 04-03
- Business Park
- Commercial
- Industrial
- March LifeCare Campus Specific Plan SP-7
- Mixed Use
- Office
- Park/Recreation/Open Space
- Public Facility
- US Vets Specific Plan SP-6
- Meridian Specific Plan Amendment SP-5 - Ord 10-02
- AICUZ Accident Potential Zones



March Joint Powers Authority – Zoning Map



Legend

Proposed Project Area		Residential	
Existing Zoned Area		Residential	
Business Park		School Overlay Zone	
Commercial		Clear Zone	
Industrial		Accident Potential Zone I	
Business Park Mixed Use		Accident Potential Zone II	
Office			
Public Facility			
Park/Recreation			
Open Space			
Aviation			

Not To Scale

Brett Dawson
August 18, 2008



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED
SEP 26 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

CHAIR September 24, 2013

Simon Housman
Rancho Mirage

Ms. Damaris Abraham, Urban Regional Planner III

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside County Planning Department

4080 Lemon Street, Twelfth Floor

Riverside CA 92501

HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1089MA13

John Lyon
Riverside

Related File No.: CZ07800 (Change of Zone) and PP25382 (Plot Plan)

APN: 294-030-005

Glen Holmes
Hemet

Dear Ms. Abraham:

Greg Pettis
Cathedral City

On September 12, 2013, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07800 (Change of Zone Case No. 7800), a proposal to change the zoning of a 1.21-acre parcel located at the southeast corner of Van Buren Boulevard and Barton Street (southerly of the community of Orangecrest and northwesterly of the community of Air Force Village West) from A-1-10 (Light Agriculture, 10 acre minimum lot size) to C-O (Commercial-Office), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

On September 12, 2013, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP25382 (Plot Plan Case No. 25382), a proposal to develop a 10,500 square foot office building with five suites on the above-referenced property, **CONDITIONALLY CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port), pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions (as modified to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on September 23, 2013):

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise-sensitive outdoor nonresidential uses.
 - (f) Children's schools.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for procedures and additional information.
 4. Prior to issuance of any building permits, the applicant shall have received a determination of "Not a Hazard to Air Navigation" from the Federal Aviation Administration (FAA). Copies of the FAA determination shall be provided to the Riverside County Planning Department, Riverside County Department of Building and Safety (if there is an active case at the time), and the Riverside County Airport Land Use Commission. **[This condition shall be considered to have been MET.]**
 5. The attached notice shall be provided to all prospective purchasers and/or tenants of the property.
 6. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 7. This project has been evaluated as a proposal for the establishment of a 10,500 square foot office building. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; restaurants (other than carry-out/take-home facilities with less than 12 seats); any other uses that would be considered to have an occupancy level greater than

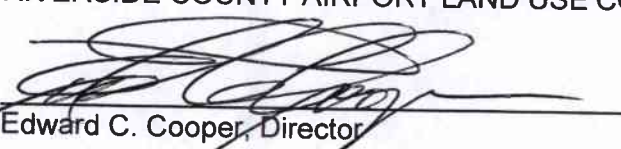
one person per 30 square feet (minimum square feet per occupant less than 30) pursuant to California Building Code (1998) Table 10-A.

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letters issued on September 24, 2013 for Aeronautical Study No. 2013-AWP-4901-OE:

8. **The Federal Aviation Administration has conducted an aeronautical study of the proposed building (Aeronautical Study No. 2013-AWP-4901-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.**
9. **The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 35 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,795 feet above mean sea level.**
10. **The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.**
11. **Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
12. **Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.**

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity
FAA Aeronautical Study Nos. 2013-AWP-4901-OE

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION September 24, 2013

cc: Salsol Properties (Tustin)
 Shakil Patel (Loma Linda) (payee)
 Jose Cobian, Sake Engineers
 Gary Gosliga, Airport Manager, March Inland Port Airport Authority
 Jon Wreschinsky, March Air Reserve Base
 ALUC Staff

Y:\ALUC\Airport Case Files\March\ZAP1089MA13\ZAP1089MA13.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-4901-OE

Issued Date: 09/23/2013

SALSOL PROP
SALSOL PROP
13155 JAMBOREE ROAD
TUSTIN, CA 92782

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Van Buren & Barto
Location: Riverside, CA
Latitude: 33-53-15.08N NAD 83
Longitude: 117-18-48.97W
Heights: 1760 feet site elevation (SE)
35 feet above ground level (AGL)
1795 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/23/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-4901-OE.

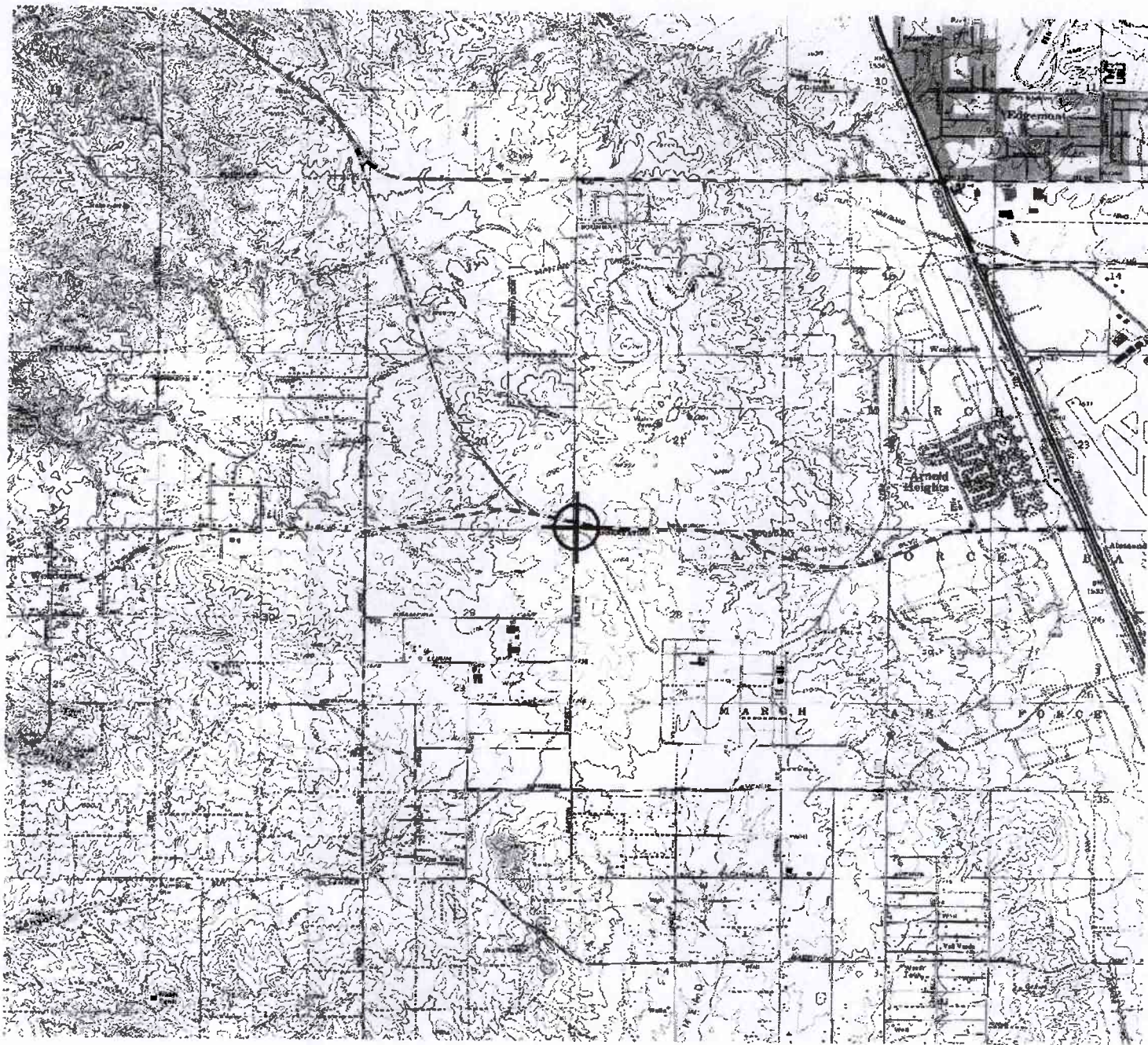
Signature Control No: 195739058-198701367

(DNE)

Joan Tengowski
Technician

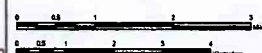
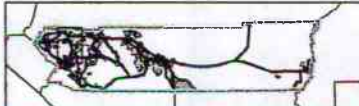
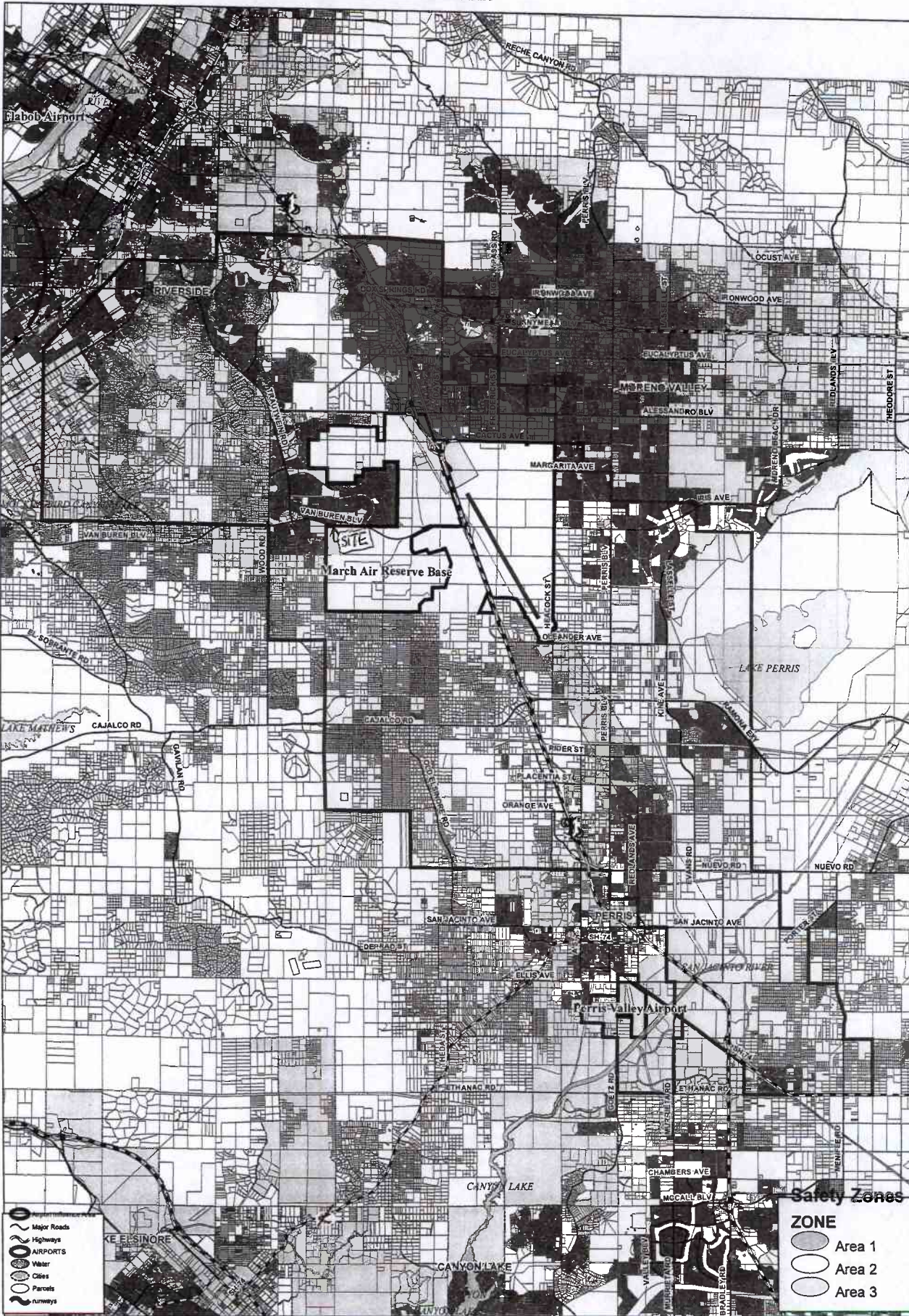
Attachment(s)
Map(s)

TOPO Map for ASN 2013-AWP-4901-OE

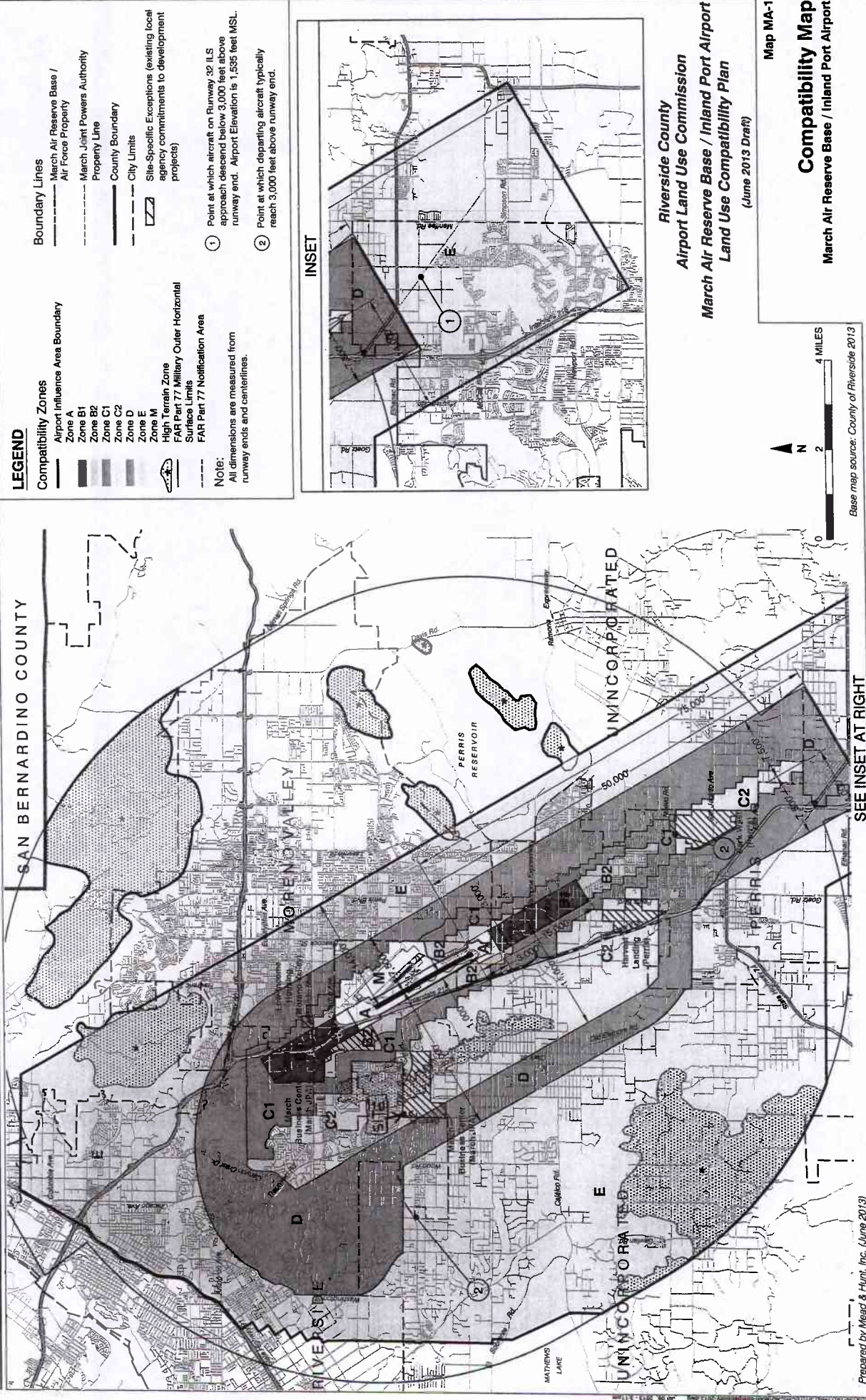


Riverside County Airports

March Air Reserve Base



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Date and information represented on this map is subject to updates, modifications and may not be complete or suitable for all purposes. Utility GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

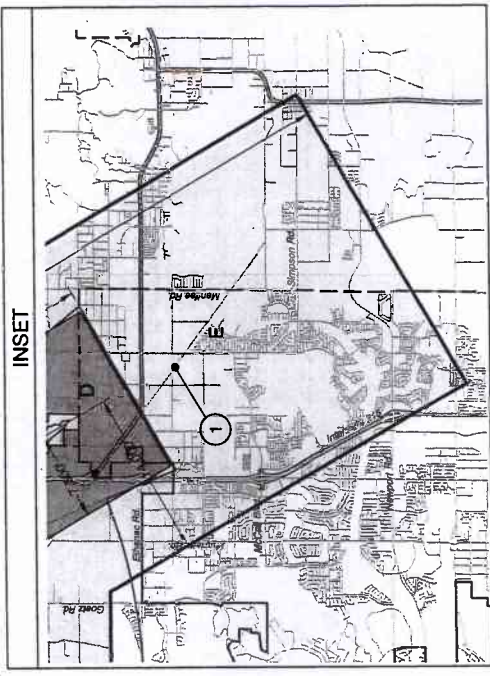
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Propriety Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

Note:
All dimensions are measured from runway ends and centerlines.

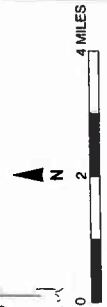
① Point at which aircraft on Runway 32 ILS approach descended below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

② Point at which departing aircraft typically reach 3,000 feet above runway end.



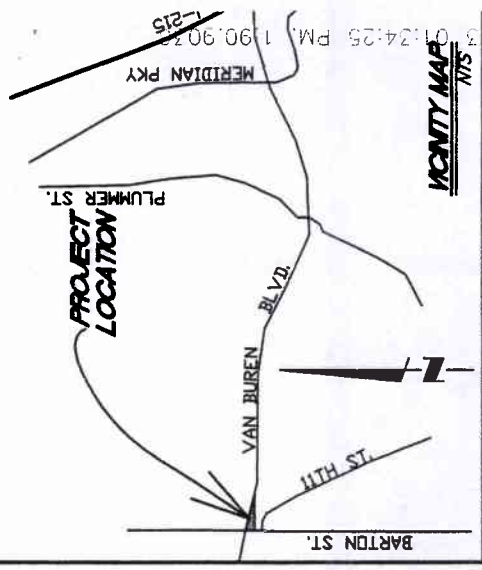
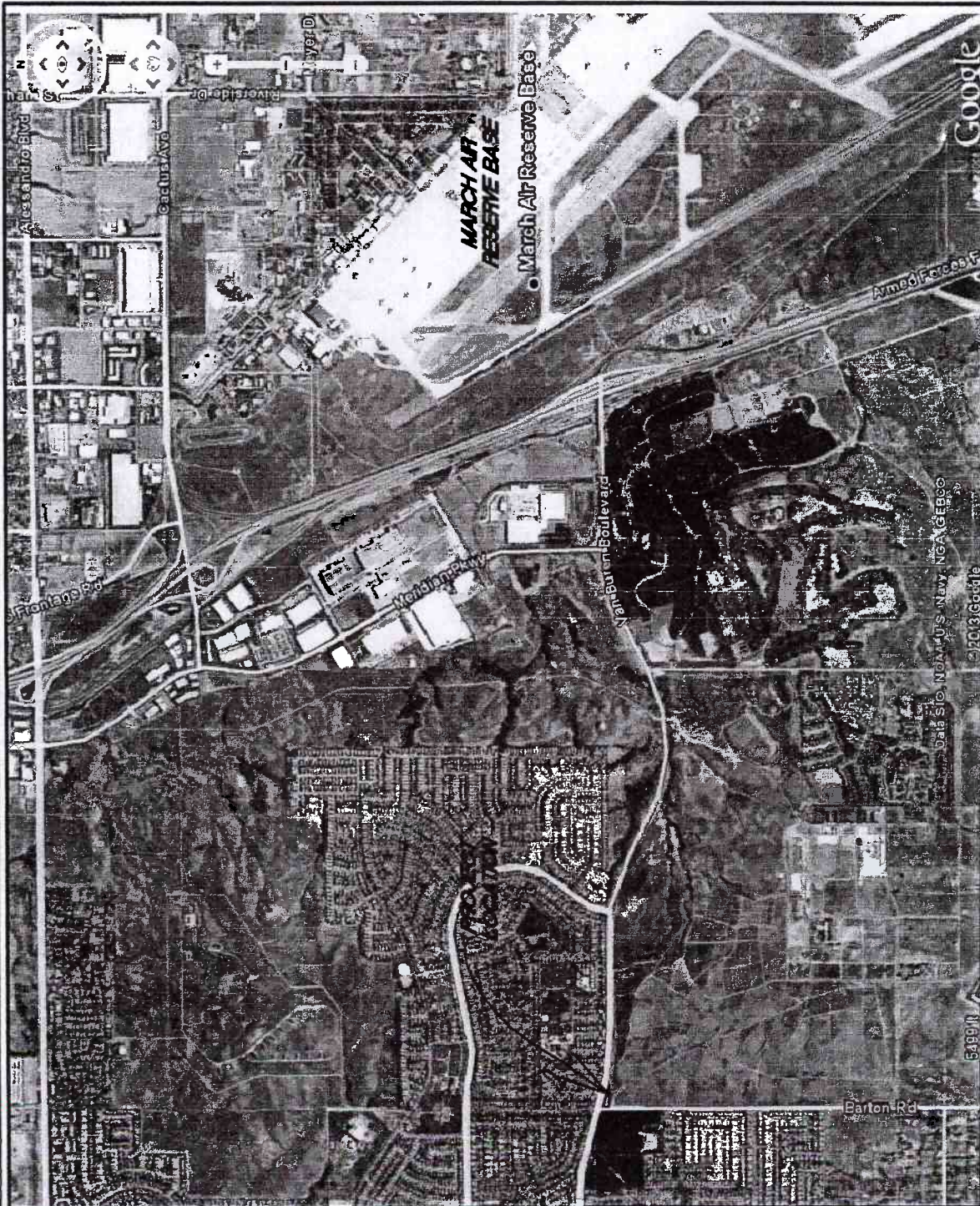
**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(June 2013 Draft)**

Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport



Base map source: County of Riverside 2013

SEE INSET AT RIGHT



THOMAS GUIDE: PAGE 746, GRID F-3

VICINITY MAP
N/S

OWNER/DEVELOPER:

SALSOL PROP
13155 JAMBOREE ROAD
TUSTIN, CA 92782
(949) 929-2651

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041

ASSESSORS PARCEL NO.:

294-030-005

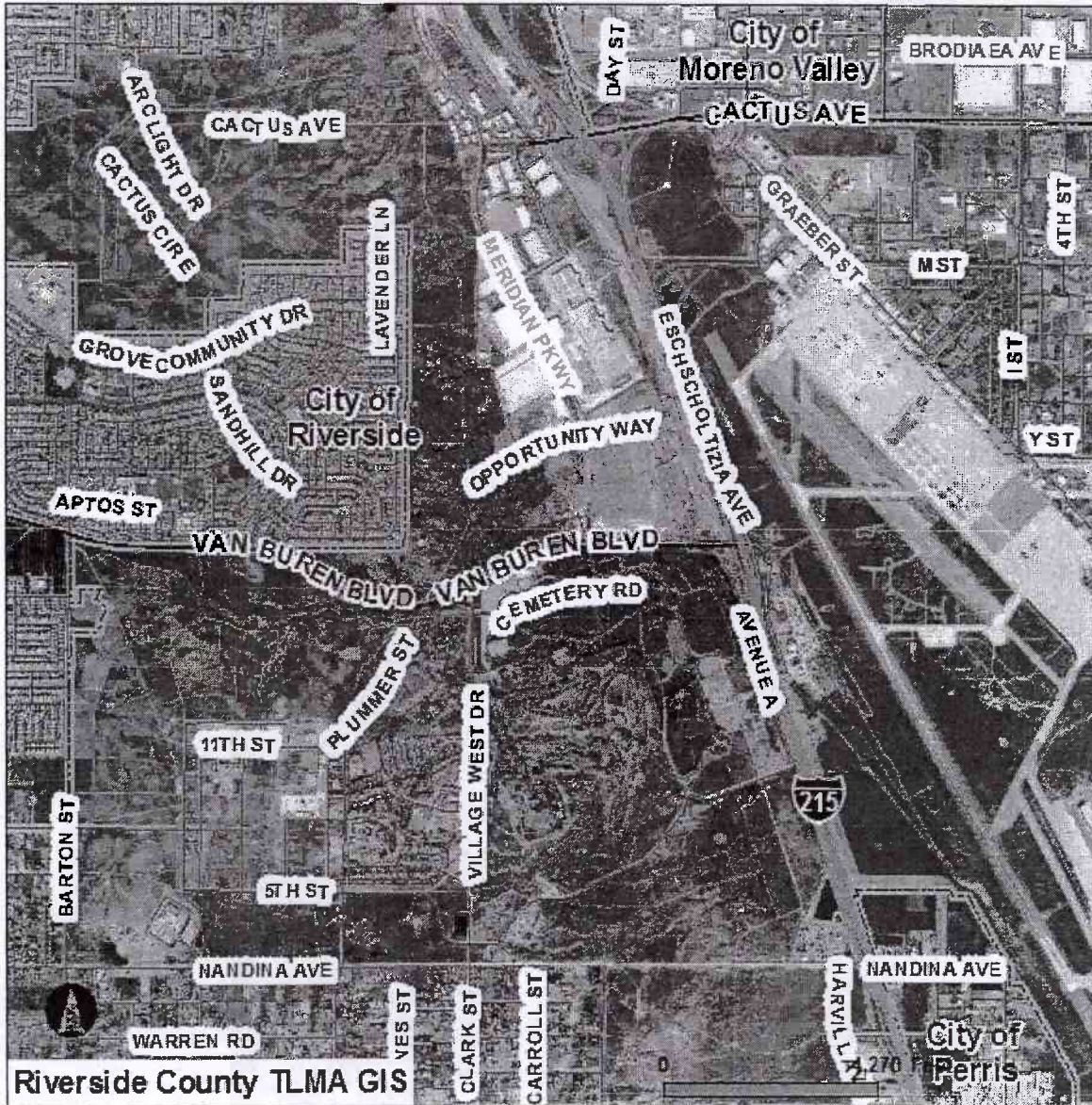
TOTAL ACREAGE:

1.01 AC

SAKE ENGINEERS, INC.
ENGINEERING & SURVEYING & LAND DEVELOPMENT
400 S. RAMONA AVE. STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX (951) 279-2830

SHEET NO	1
COUNTY OF RIVERSIDE	
SITE PLAN FOR PLOT PLAN 25382	
OF 1 SHEET	
FILE NO.	
SCALE AS SHOWN ON PLAN	

RIVERSIDE COUNTY GIS



Selected parcel(s):
294-030-005

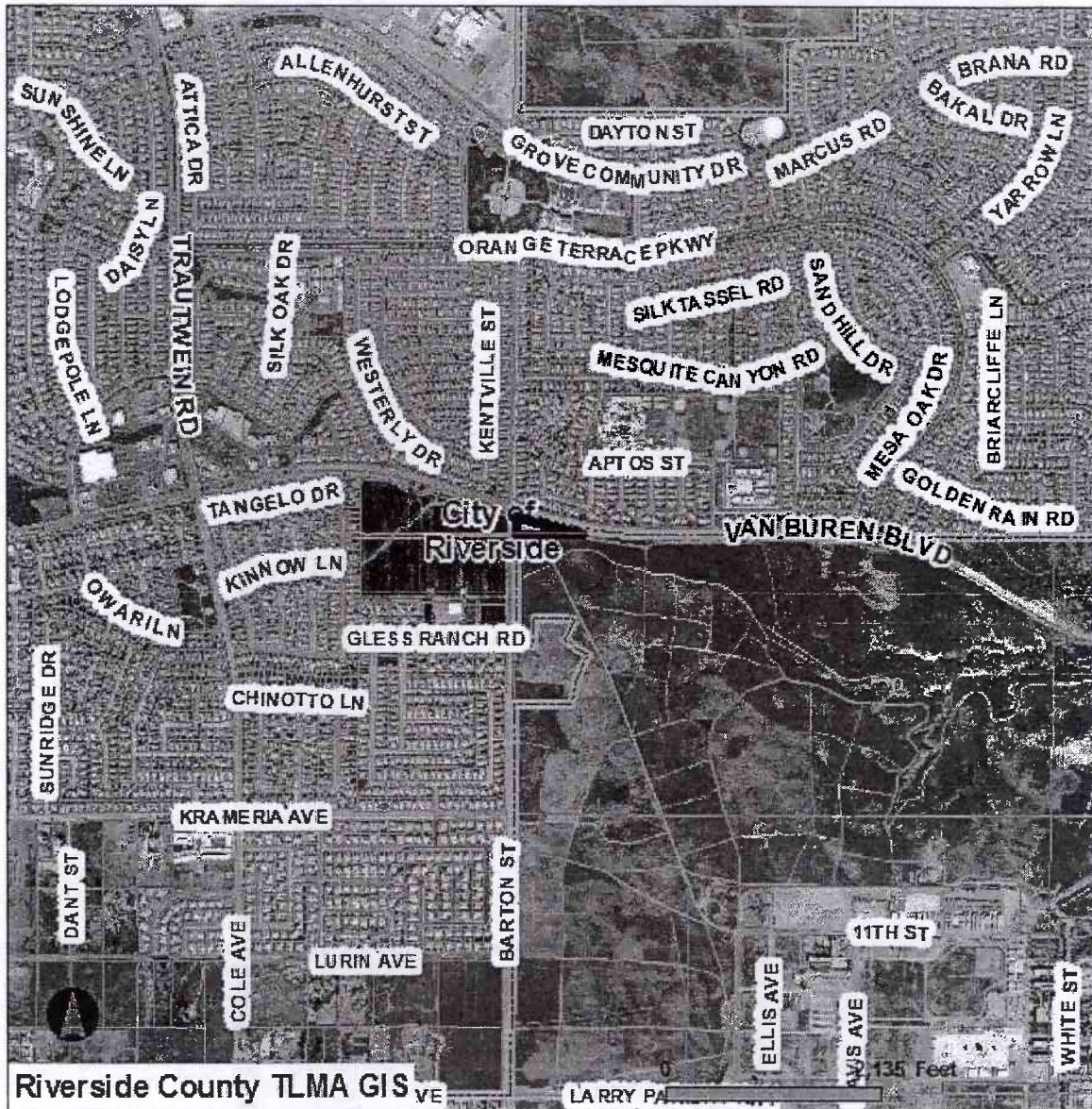
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Version 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
294-030-005

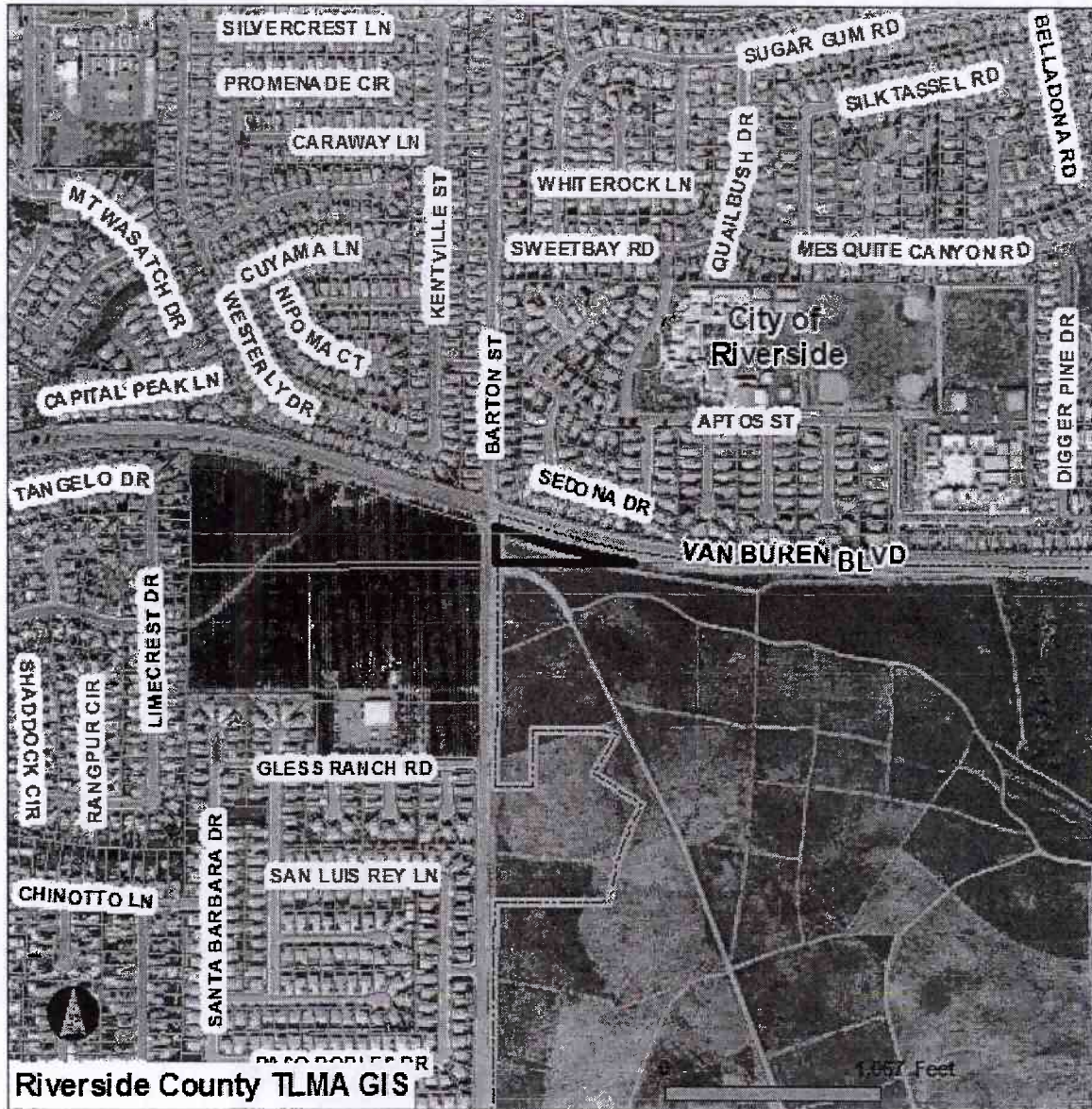
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Selected parcel(s):
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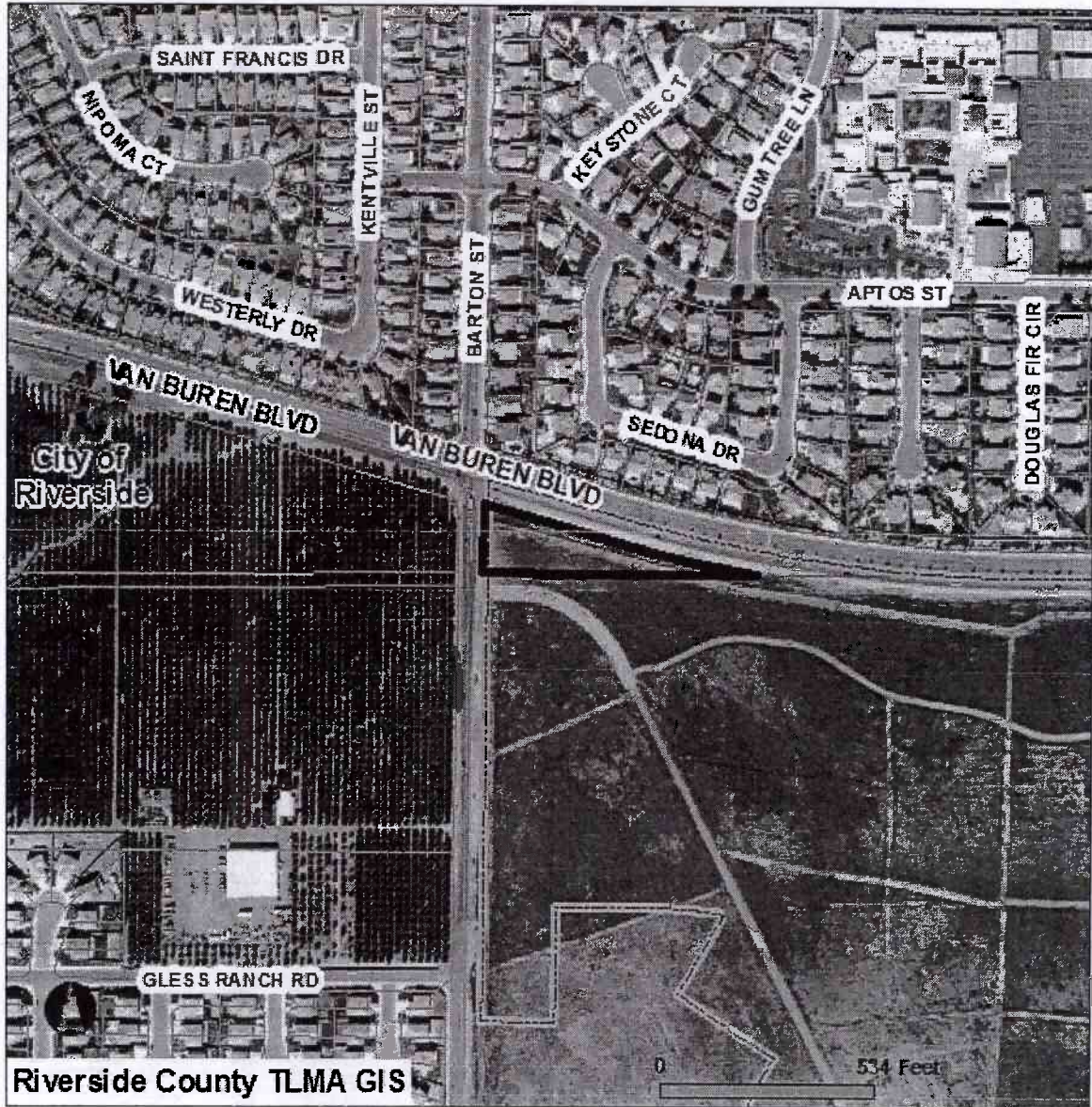
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Version 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
294-030-005

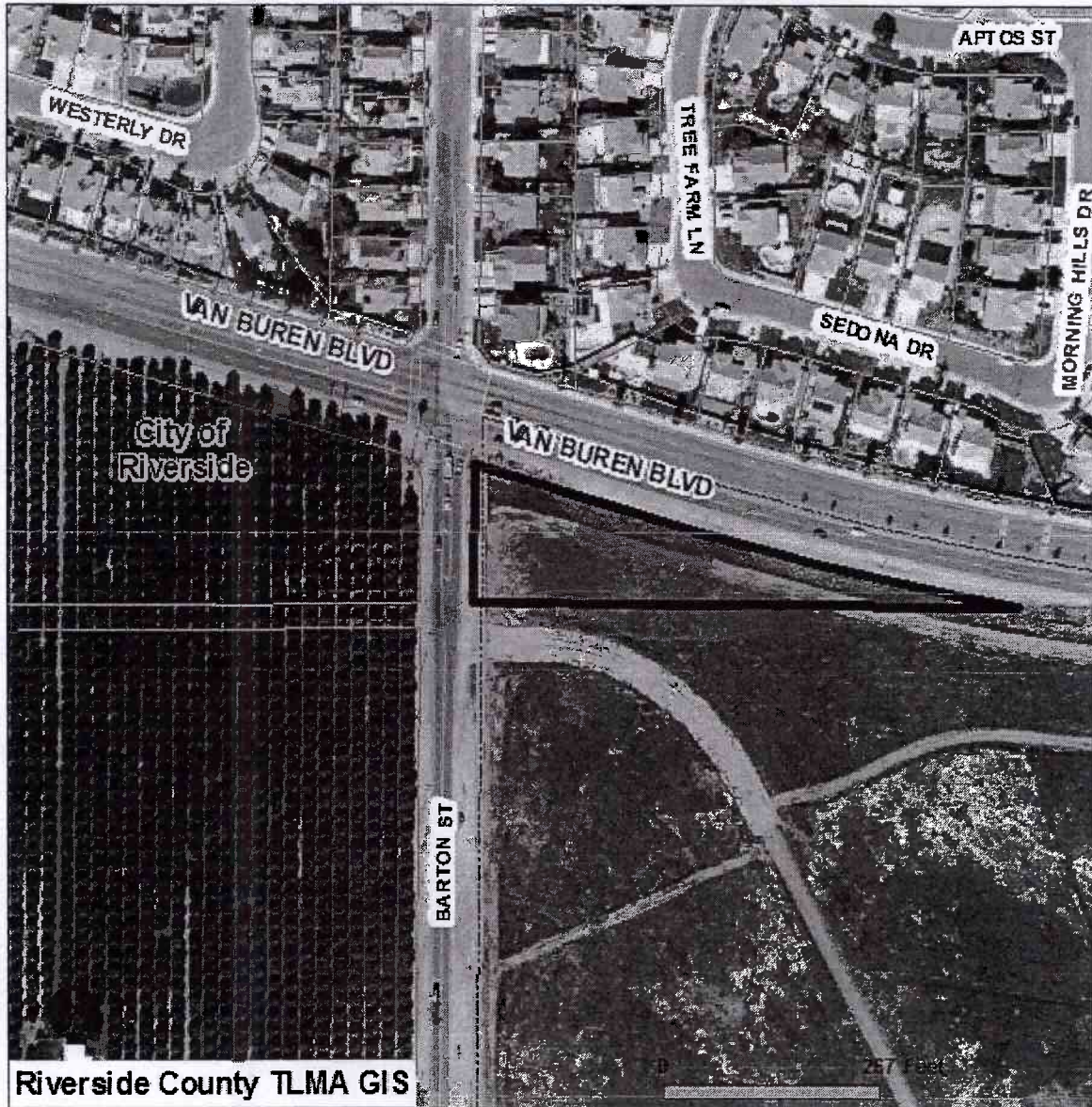
IMPORTANT

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Version 130624

RIVERSIDE COUNTY GIS



Selected parcel(s):
294-030-005

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Version 130624

9-18-86 (Ord. 348.2623)

03-01-94 (Ord. 348.3584)

06-27-97 (Ord. 348.3793)

09-10-99 (Ord. 348.3883)

C-O (COMMERCIAL-OFFICE ZONE)

SECTION 9.71. INTENT. The Board of Supervisors finds that there is a need in the County of Riverside for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses.

SECTION 9.72. USES PERMITTED.

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

- (1) Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.
- (2) Art gallery, library, reading room, museum.
- (3) Banks and financial institutions.
- (4) Employment agencies.
- (5) Parking lots and parking structures.
- (6) Prescription pharmacy when related and incidental to a professional office building.
- (7) Tourist information centers.
- (8) Travel agencies.
- (9) Day care centers.
- (10) Churches, temples and other places of religious worship.

Amended Effective:
09-10-99 (Ord. 348.3883) repealed
10-21-99 (Ord. 348.3888)

b. The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

- (1) Clinics, including but not limited to medical, dental and chiropractic.
- (2) (Deleted)
- (3) Health and exercise centers, provided all facilities are located within an enclosed building.
- (4) Hotels, resort hotels and motels.
- (5) Laboratories, film, dental, medical, research or testing.
- (6) Restaurants, not including drive-in or take-out restaurants.
- (7) Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective:
03-01-94 (Ord. 348.3584)

d. Any use that is not specifically listed in Subsections a. or b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the

character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:
05-05-92 (Ord. 348-3420)
03-01-94 (Ord. 348.3584)

SECTION 9.73. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-O Zone:

a. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

b. Setbacks.

(1) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the right-of-way line. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be 25 feet from the property line.

(2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback.

(3) Setback areas may be used for driveways, parking, and landscaping.

c. Height Requirements. The height of structures, including buildings, shall be as follows:

(1) Structures shall not exceed 40 feet at the yard setback line.

(2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this ordinance.

d. Masonry Wall. Prior to occupancy of any use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use.

e. Landscaping.

(1) A minimum of 15 percent of the site proposed for development shall be landscaped and irrigated.

(2) Not less than five feet of the front yard setback shall be landscaped.

f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance.

g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

h. Outside Storage Areas. Outside storage areas are prohibited.

i. Utilities. Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.

j. Mechanical Equipment. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

l. On-site Signs.

(1) Not more than one freestanding sign shall be permitted on a project site, except that if a project has frontage on two or more streets, the project shall be permitted two freestanding signs, provided that the two signs are not located on the same street.

(2) Freestanding signs shall refer only to the permitted uses conducted on the premises, shall be located outside of the road right-of-way, shall not exceed a height of six feet and the maximum surface area of the sign shall not exceed 32 square feet.

(3) Signs affixed to building walls and stating the name of the structure, use or institution, shall not exceed five percent of the surface area of the wall upon which the sign is located, and shall not be illuminated when facing any parcel specifically zoned for residential use.

(4) A building directory with letters not exceeding two inches in height and containing only the name of the occupant, the suite or office number, and the nature of the use or service rendered, shall be permitted.

(5) No on-site sign shall be affixed on, above or over the roof of any building, and no on-site sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard style roof shall be considered a parapet.

m. Access. No access shall be allowed from residential streets.

SECTION 9.74. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that waiver or modification of the standard will not be contrary to the public health and safety.

Added Effective: 03-14-89 (Ord. 348.3010) 05-05-92 (Ord. 348.3420) 03-01-94 (Ord. 348.3584)

Amended Effective: 09-10-99 (Ord. 348.3883)

Go To Section Two



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: September 18, 2013

To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: Plot Plan No, 25382 (Commercial Project)

Reference Number: SR29099

Applicant: Shakil Patel
Salsol Properties, Inc.
13155 Jamboree Road
Tustin, CA 92882

Noise Consultant: Roma Environmental
31751 Sandhill Lane,
Temecula CA 92591
(951) 544-3170

Review Stage: First Review

Information Provided: "Noise Impact Analysis for Plot Plan 25382 Riverside County, California", dated August 30, 2013.

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

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

- A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 57,400 assumed for Van Buren Boulevard (the County General Plan classifies Van Buren Boulevard as an "Urban Expressway" roadway). ADT design capacity of 27,300 assumed for Barton Road (the County General Plan classifies Barton Road as "Major" roadways), quoted from the "Jurupa Area Plan Circulation, Volume 1-Figure 6", dated August 2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Urban Arterial and Major highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Van Buren Boulevard and Barton Road to the potentially nearest building face is estimated to be 144 feet and 85 feet respective.
5. Modeling for of Van Buren Boulevard and Barton Road was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is for the most part adequate. Based on our calculations, the recommendations should provide sufficient attenuation to reduce exterior roadway noise levels to interior noise levels to below 50 Ldn.

Recommendations:

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

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in

construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. To inform potential sensitive receivers within $\frac{1}{4}$ mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.
5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west of the site.
6. To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses.

Long-Term Traffic Impact

7. All windows facing either Van Buren or Barton Road shall have a sound transmission loss (STC) rating of 28.
8. Provide a mechanical ventilation system such as air-conditioning so as to have "closed window" conditions.

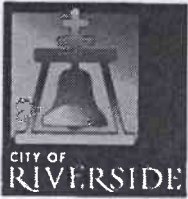
Abraham, Damaris

From: Tsang, Kevin
Sent: Thursday, October 24, 2013 11:33 AM
To: Abraham, Damaris
Subject: RE: PP25382/CZ07800

Hello Damaris,

The project description states this project proposes a 10,275 square foot commercial office building with 48 parking stalls. Based on ITE *Trip Generation* 9th Ed. Land Use Code 710 the project is estimated to generate 16 morning peak hourly trips, 15 afternoon peak hourly trips, and 113 daily trips. With regards to the project access on Van Buren Blvd. staff believes there is adequate headway between arriving vehicles to allow for left-in access. The traffic signal at the Barton Street/Van Buren Blvd. intersection should provide adequate gaps for these vehicles as well. Additionally the access is located on the departing leg of the intersection therefore issues with queuing on Van Buren Blvd. should not be a factor.

Thanks



Community Development
Department
Planning Division

City of Arts & Innovation

August 1, 2013

Damaris Abraham
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: CHANGE OF ZONE NO. 7800 AND PLOT PLAN NO. 25382 – SOUTHEAST CORNER OF VAN BUREN BOULEVARD AND BARTON STREET

Dear Mr. Abraham:

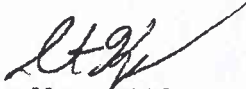
Thank you for the opportunity to comment on Change of Zone No. 7800 and Plot Plan No. 25382. The proposal includes a request to change the zone of an existing vacant site from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O) as well as a plot plan to construct a 10,500 square-foot commercial office center with 42 parking spaces on approximately one acre located at the southeast corner of Van Buren Boulevard and Barton Street.

Given the location of the project site along Van Buren Boulevard and immediately adjacent to the Riverside city limits to the north across Van Buren Boulevard and to the west across Barton Street, City of Riverside staff offers the following comments for your review and consideration:

- The driveway on Van Buren Boulevard must be restricted to right-turn ingress and egress only. The City will not support any median modifications to accommodate left-turn movements along Van Buren Boulevard. Additionally, a deceleration lane must be provided on east-bound Van Buren Boulevard to allow slowing vehicles to enter the site without impeding through traffic. Additional street widening and right-of-way dedication beyond the improvements shown on the plot plan is required to provide the deceleration lane.
- The typical street section for Barton Street incorrectly shows the easterly right-of-way at 30 feet. The current right-of-way is 44 feet from centerline. Additional dedication may be required to provide adequate parkway width.
- The property is not currently located within the City of Riverside sewer service boundary. However, Western Municipal Water District Board of Directors and Riverside City Council are scheduled to consider modifying the service area. If the modification is approved by both parties, the City can provide sewer service to the property.

City of Riverside staff appreciates your collaboration on this project and looks forward to continue working alongside the property owner and County of Riverside staff. Should you have any questions regarding this letter, please feel free to contact Gus Gonzalez, Associate Planner, at (951) 826-5277 or ggonzalez@riversideca.gov.

Sincerely,



Steve Hayes, AICP
City Planner

c: Al Zelinka, FAICP, CMSM, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Public Works Director
Steve Libring, Traffic Engineer
Rob Van Zanten, Principal Engineer

G:\PLANNING SPECIAL PROJECTS\General Plan\Agency Comments\Riverside_County\PSP13-0074 Van Buren and Barton



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

July 31, 2013

Damaris Abraham, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**CHANGE ZONE NO. 7800 AND PLOT PLAN NO. 25382 - EA42600 SOUTH
EASTERLY CORNER OF VAN BUREN BOULEVARD AND BARTON STREET.**

In response to your Initial Case Transmittal dated July 11, 2013, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.
3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.
4. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
5. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.

7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at wmwd.com/devservices/standardspec.htm.
8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
9. Developer to pay all cost associated with preliminary review by Western at the time of review.
10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
ENGINEERING TECHNICIAN II

TM:sc

Enclosure(s): Transmittal (copy)



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 17, 2013

RECEIVED
JUL 17 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

RE: Plot Plan (PP) No. 25382

Proposal: The PP proposes a 10,500 sq. ft. commercial office center

APN: 294-030-005

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southeast corner of Van Buren Blvd. and Barton St. in the Lake Mathews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

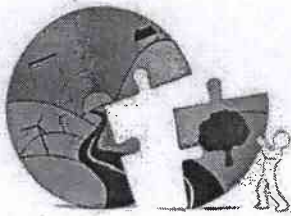
7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: RETAIL CENTER

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25382 DATE SUBMITTED: 6/18/2013

APPLICATION INFORMATION

Applicant's Name: SHAKIL PATEL E-Mail: patelshakil@gmail.com

Mailing Address: 25982 HINCKLEY STREET
LOMA LINDA CA 92354
City State ZIP

Daytime Phone No: (909) 913-3175 Fax No: (909) 796-4437

Engineer/Representative's Name: SAKE ENGINEERS INC/SAM AKBARPOUR E-Mail: SAM@SAKEENGINEERS.COM

Mailing Address: 400 S. RAMONA AVE STE 202
CORONA CA 92879
City State ZIP

Daytime Phone No: (951) 279-4041 Fax No: (951) 279-2830

Property Owner's Name: SALSOL PROP E-Mail: _____

Mailing Address: 13155 JAMBOREE ROAD
TUSTIN CA 92782
City State ZIP

Daytime Phone No: (951) 929-2651 Fax No: ()

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

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

APPLICATION FOR LAND USE PROJECT

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

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

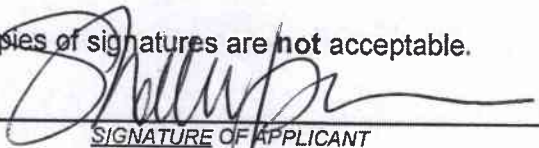
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

SHAKIL PATEL

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

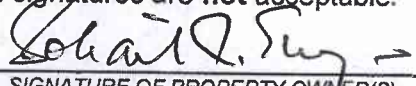
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SALSOL PROP

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

SOHAIL I. SIMJEE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 294-030-005

Section: 21 Township: 3 S Range: 4 W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.01 AC

General location (nearby or cross streets): North of 11 TH ST., South of VAN BUREN BLVD., East of BARTON ST., West of COYOTE BUSH RD.

Thomas Brothers map, edition year, page number, and coordinates: PAGE 746, GRID F-3

Project Description: (describe the proposed project in detail)

RETAIL CENTER

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 2,400 +/- C.Y.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0 +/- C.Y.

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

Import 2,400 +/- C.Y. Export _____ Neither _____

What is the anticipated source/destination of the import/export?
DIRT BROKER

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

How many anticipated truckloads? 120 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 10,500 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

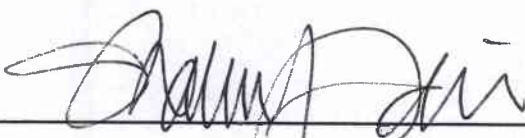
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date

06/18/13

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

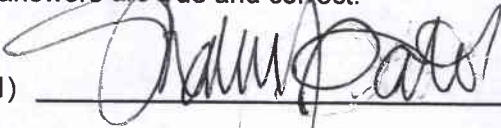
Yes No



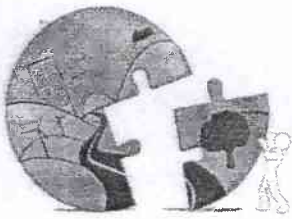
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 08/18/13

Owner/Authorized Agent (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207800 DATE SUBMITTED: 7/2/2013

APPLICATION INFORMATION

Applicant's Name: SHAKIL PATEL E-Mail: _____

Mailing Address: 25982 HINCKLEY STREET
LOMA LINDA ^{Street} CA 92354
City State ZIP

Daytime Phone No: (909) 913-3175 Fax No: (909) 796-4437

Engineer/Representative's Name: SAKE ENGINEERS INC
SAM AKBARPOUR E-Mail: SAM@SAKEENGINEERS.COM

Mailing Address: 400 S. RAMONA AVE STE 202
CORONA ^{Street} CA 92879
City State ZIP

Daytime Phone No: (951) 279-4041 Fax No: (951) 279-2830

Property Owner's Name: SALSOL PROP E-Mail: _____

Mailing Address: 13155 JAMBOREE ROAD
TUSTIN ^{Street} CA 92782
City State ZIP

Daytime Phone No: (951) 929-2651 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

SHAKIL PATEL

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

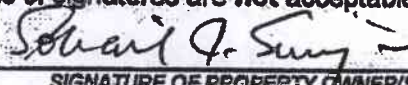
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I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application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

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

SALSOL PROP

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 294-030-005

Section: 21 Township: 3 S Range: 4 W

Approximate Gross Acreage: 2.26 AC

General location (nearby or cross streets): North of 11 TH ST. South of VAN BUREN BLVD. East of BARTON ST. West of COYOTE BUSH RD.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: PAGE 746, GRID F-3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

EXISTING ZONE= A-1-10

PROPOSED ZONE= CO

Related cases filed in conjunction with this request:

PLOT PLAN

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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:

CHANGE OF ZONE NO. 7800/PLOT PLAN NO. 25382 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shakil Patel – First/First Supervisorial District – Location: Southeasterly corner of Van Buren Blvd. and Barton St. – 2.26 Gross Acres – **REQUEST:** The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes to construct a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 4, 2013
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2013,

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

APN (s) or case numbers PP 25382 / CZ07800 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

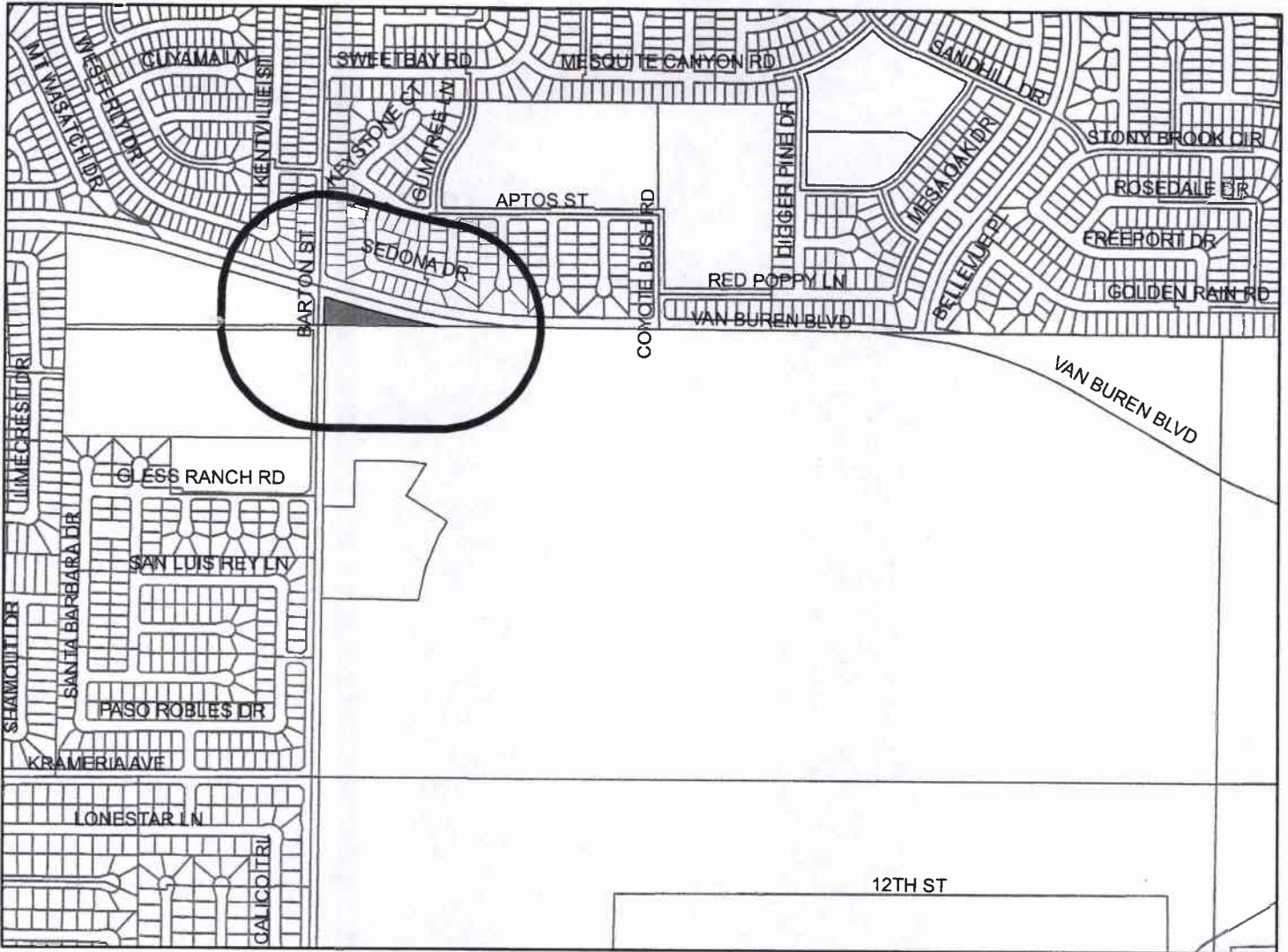
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

MA
✓
Reques
4/7/14

PP25382/CZ07800 (600 feet buffer)



Selected Parcels

284-202-022 284-202-001 294-541-023 284-202-006 294-532-002 294-531-035 294-541-010 294-541-018 284-202-004 294-541-012
 294-532-004 294-541-008 294-541-013 294-531-050 294-542-010 294-531-060 294-531-063 294-531-057 284-202-002 294-531-062
 294-531-034 284-202-015 294-531-059 294-541-014 294-531-061 294-531-044 284-201-031 284-202-018 294-541-022 294-541-017
 294-542-007 284-202-021 294-541-002 294-541-003 294-541-005 284-202-013 294-541-001 284-202-023 294-541-006 294-542-003
 284-202-017 294-542-002 266-120-002 284-020-010 294-541-004 284-202-003 294-531-051 284-202-008 294-531-054 294-541-016
 294-542-009 294-531-033 294-531-058 294-100-005 294-531-056 294-531-047 294-531-049 284-202-014 294-542-006 294-542-001
 294-542-004 284-202-020 284-202-019 294-532-005 294-531-043 294-541-007 294-531-048 284-202-007 294-541-021 294-531-



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

ASMT: 284020010, APN: 284020010
JANET GLESS, ETAL
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

ASMT: 284202005, APN: 284202005
DEBORAH KESTER, ETAL
8959 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284201030, APN: 284201030
HEAJIN HARVEY, ETAL
8951 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202006, APN: 284202006
SOPHIA CONTRERAS, ETAL
8949 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284201031, APN: 284201031
KERRI WOLFF, ETAL
8941 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202007, APN: 284202007
VANESSA COLWELL MAYO, ETAL
8939 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284202001, APN: 284202001
JOSEFINA DUENAS, ETAL
8999 BARTON ST
RIVERSIDE CA 92508

ASMT: 284202008, APN: 284202008
KEVIN TOWNSEND
8929 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284202002, APN: 284202002
INOGI LIM, ETAL
26536 POPPY CT
LOMA LINDA CA 92354

ASMT: 284202013, APN: 284202013
CRISTINA NUNEZ, ETAL
26606 FOREST LINK
NEW BRAUNFELS TX 78132

ASMT: 284202003, APN: 284202003
KERRY MCCOY, ETAL
8979 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284202014, APN: 284202014
KIM KRANZ, ETAL
8938 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202004, APN: 284202004
NANCY ABORITA, ETAL
8969 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 284202015, APN: 284202015
DIANE FAUCHER, ETAL
8948 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202016, APN: 284202016
LILIANA VILLALOBOS, ETAL
8958 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202017, APN: 284202017
KRISTEN PEARSON, ETAL
8968 KENTVILLE ST
RIVERSIDE, CA. 92508

ASMT: 284202018, APN: 284202018
DOROTHY WISLER
701 S LANTANA AVE
BREA CA 92821

ASMT: 284202019, APN: 284202019
BELA MAGANLAL, ETAL
9426 ROSE GARDEN PL
RIVERSIDE CA 92508

ASMT: 284202020, APN: 284202020
DEBRA RILEY, ETAL
19995 WESTERLY DR
RIVERSIDE, CA. 92508

ASMT: 284202021, APN: 284202021
GABRIELA CUEVAS, ETAL
19991 WESTERLY DR
RIVERSIDE, CA. 92508

ASMT: 284202022, APN: 284202022
19987 WESTERLY DRIVE TRUST
6185 MAGNOLIA AVE NO 273
RIVERSIDE CA 92506

ASMT: 284202023, APN: 284202023
ZEINA ELSALEH, ETAL
19983 WESTERLY DR
RIVERSIDE, CA. 92508

ASMT: 284202024, APN: 284202024
MAGGIE CARISEO, ETAL
19979 WESTERLY DR
RIVERSIDE, CA. 92508

ASMT: 294030005, APN: 294030005
SALSOL PROP
7902 E SANTA CRUZ AVE
ORANGE CA 92869

ASMT: 294100005, APN: 294100005
MARCH JOINT POWERS AUTHORITY
C/O ELLEN STEPHENS FINANCE MANAGER
23555 MEYER DR
RIVERSIDE CA 92518

ASMT: 294531033, APN: 294531033
AYDE GUTIERREZ, ETAL
8985 DOUGLAS FIR CIR
RIVERSIDE, CA. 92508

ASMT: 294531034, APN: 294531034
BETTY MARKHAM, ETAL
1070 NORTHWOOD AVE
BREA CA 92821

ASMT: 294531035, APN: 294531035
LA TRICE JOHNSON, ETAL
8961 DOUGLAS FIR CIR
RIVERSIDE, CA. 92508



ASMT: 294531043, APN: 294531043
PAULINE COSTELLO
8926 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531044, APN: 294531044
DEBRA WYRICK, ETAL
8938 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531045, APN: 294531045
PINGYUN FENG, ETAL
8950 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531046, APN: 294531046
INES ANDERSON, ETAL
8962 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531047, APN: 294531047
SHIRLEE GILLELAND, ETAL
8976 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531048, APN: 294531048
NEDRA ABEYGUNERATNE, ETAL
8973 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531049, APN: 294531049
KIMBERLY HANNA, ETAL
8961 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531050, APN: 294531050
ANGELA BUTLER, ETAL
8949 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531051, APN: 294531051
ESTHER SEO, ETAL
8937 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531052, APN: 294531052
TRACIE ILIFF, ETAL
8925 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531053, APN: 294531053
REGINA CALLANAN, ETAL
8913 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531054, APN: 294531054
LENA TYLER, ETAL
8901 PINE NEEDLES CT
RIVERSIDE, CA. 92508

ASMT: 294531055, APN: 294531055
QIUQIN YANG, ETAL
C/O QIUQIN YANG
2423 FIDELIDAD DR
HACIENDA HEIGHTS CA 91745

ASMT: 294531056, APN: 294531056
ESPERANZA SANCHEZ, ETAL
8914 MORNING HILLS DR
RIVERSIDE, CA. 92508



ASMT: 294531057, APN: 294531057
VANESSA HARVEY, ETAL
8926 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294532001, APN: 294532001
ROSE WANG, ETAL
18743 ALFRED AVE
CERRITOS CA 90703

ASMT: 294531058, APN: 294531058
MAKBULAHMED PATEL
7303 WHITEGATE AVE
RIVERSIDE CA 92508

ASMT: 294532002, APN: 294532002
JEFF HANSBERGER, ETAL
8937 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294531059, APN: 294531059
INDIANA FISHER, ETAL
8950 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294532003, APN: 294532003
SAVINDER TALWAR
19069 VAN BUREN RD 114
RIVERSIDE CA 92508

ASMT: 294531060, APN: 294531060
PETER JIMENEZ, ETAL
8962 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294532004, APN: 294532004
BRANDON LANKFORD
8913 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294531061, APN: 294531061
JONATHAN BRANNEN, ETAL
8976 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294532005, APN: 294532005
PATRICIA DAWSON
8901 MORNING HILLS DR
RIVERSIDE, CA. 92508

ASMT: 294531062, APN: 294531062
RUBY MADDOX, ETAL
20143 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541001, APN: 294541001
MARY BRASWELL, ETAL
20131 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294531063, APN: 294531063
ELAINE HICKS, ETAL
20137 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541002, APN: 294541002
LAURA BERG, ETAL
20125 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541003, APN: 294541003
 KRISTINE WILSON, ETAL
 20119 SEDONA DR
 RIVERSIDE, CA. 92508

ASMT: 294541010, APN: 294541010
 KIMBERLEY MEMBIELA, ETAL
 2448 N AVALON AVE
 ORANGE CA 92867

ASMT: 294541004, APN: 294541004
 ADRIENNE KNABB, ETAL
 20113 SEDONA DR
 RIVERSIDE, CA. 92508

ASMT: 294541011, APN: 294541011
 AUDREY MACNEIL, ETAL
 8925 TREE FARM LN
 RIVERSIDE, CA. 92508

ASMT: 294541005, APN: 294541005
 GINO DIAZ
 20107 SEDONA DR
 RIVERSIDE, CA. 92508

ASMT: 294541012, APN: 294541012
 BLONDIE
 C/O JEAN CLAUDE LEVY
 51 BELVEDERE CIR
 WESTMOUNT QC CANADA H3Y1G7

ASMT: 294541006, APN: 294541006
 MICHELLE MCKENZIE, ETAL
 20101 SEDONA DR
 RIVERSIDE, CA. 92508

ASMT: 294541013, APN: 294541013
 CANDACE HANEY, ETAL
 20083 APTOS ST
 RIVERSIDE, CA. 92508

ASMT: 294541007, APN: 294541007
 ESPERANZA DEHERNANDEZ, ETAL
 8973 TREE FARM LN
 RIVERSIDE, CA. 92508

ASMT: 294541014, APN: 294541014
 JENNIFER MCABEE, ETAL
 20055 APTOS ST
 RIVERSIDE, CA. 92508

ASMT: 294541008, APN: 294541008
 SIERRA MERCER, ETAL
 8961 TREE FARM LN
 RIVERSIDE, CA. 92508

ASMT: 294541016, APN: 294541016
 KHANG KY
 C/O NAM THI PHUONG
 8914 BARTON ST
 RIVERSIDE, CA. 92508

ASMT: 294541009, APN: 294541009
 RUTH SOTO
 8949 TREE FARM LN
 RIVERSIDE, CA. 92508

ASMT: 294541017, APN: 294541017
 EDWIN ANATUANYA
 8926 BARTON ST
 RIVERSIDE, CA. 92508



ASMT: 294541018, APN: 294541018
BARBARA GLENN
8938 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 294542002, APN: 294542002
DIANNE SWEM, ETAL
8938 TREE FARM LN
RIVERSIDE, CA. 92508

ASMT: 294541019, APN: 294541019
WANDA DELEON, ETAL
8950 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 294542003, APN: 294542003
DIANE SEHLER, ETAL
8950 TREE FARM LN
RIVERSIDE, CA. 92508

ASMT: 294541020, APN: 294541020
ROSS ALBERGO
8962 BARTON ST
RIVERSIDE, CA. 92504

ASMT: 294542004, APN: 294542004
LETITIA LEVINE, ETAL
20114 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541021, APN: 294541021
GAYLE RICH, ETAL
C/O GAYLE M RICH
7177 BROCKTON AVE NO 333A
RIVERSIDE CA 92506

ASMT: 294542005, APN: 294542005
CRISTINA CAMPUZANO, ETAL
20120 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541022, APN: 294541022
DUSTIN BALDWIN
8986 BARTON ST
RIVERSIDE, CA. 92504

ASMT: 294542006, APN: 294542006
KATHRYN ORICK, ETAL
20126 SEDONA DR
RIVERSIDE, CA. 92508

ASMT: 294541023, APN: 294541023
ANA GREENAWALT
8998 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 294542007, APN: 294542007
SHELLY SANCHEZ, ETAL
20131 APTOS ST
RIVERSIDE, CA. 92508

ASMT: 294542001, APN: 294542001
KERRIE HUDSON, ETAL
20107 APTOS ST
RIVERSIDE, CA. 92508

ASMT: 294542008, APN: 294542008
LORI RINI, ETAL
20125 APTOS ST
RIVERSIDE, CA. 92508

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ASMT: 294542009, APN: 294542009
LISA MAHONEY
20119 APTOS ST
RIVERSIDE, CA. 92508

ASMT: 294542010, APN: 294542010
BRIDGET KAUFMAN
20113 APTOS ST
RIVERSIDE, CA. 92508

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Planning Department,
City of Riverside
3900 Main St. 3rd floor
Riverside, CA 92522

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

March Joint Powers Authority
ATTN: General Manager
23555 Meyer Dr.
Riverside, CA 92518

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

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

March Air Reserve Base
Civil Engineering – BOS
452nd MSG/CECC
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Applicant:
Shakil Patel
25982 Hinckley Street
Loma Linda, CA 92354

Eng-Rep:
Sake Engineers Inc.
Attn: Sam Akbarpour
400 S. Ramona Ave, Suite 202
Corona, CA 92879

Owner:
Salsol Prop
13155 Jamboree Road
Tustin, CA 92782

Applicant:
Shakil Patel
25982 Hinckley Street
Loma Linda, CA 92354

Eng-Rep:
Sake Engineers Inc.
Attn: Sam Akbarpour
400 S. Ramona Ave, Suite 202
Corona, CA 92879

Owner:
Salsol Prop
13155 Jamboree Road
Tustin, CA 92782



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42600/PP25382/CZ07800

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Shakil Patel

Project Applicant

25982 Hinckley Street, Loma Linda, CA 92354

Address

The project site is located at the southeasterly corner of Van Buren Blvd and Barton St.

Project Location

The Change of Zone proposes to change the site's existing zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to Commercial Office (C-O). The Plot Plan proposes a 10,275 sq. ft. multi-tenant commercial office building for uses permitted in the C-O zone, with five suites and 48 parking spaces.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm

Revised 3/10/2014

Y:\Planning Case Files-Riverside office\PP25382\DH-PC-BOS Hearings\DH-PC\NOD Form.CZ07800.PP25382.docx

Please charge deposit fee case#: ZEA42600 ZCFG5976 \$.2,231.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CZ07800/PP25382

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: October 23, 2013

Applicant/Project Sponsor: Shakil Patel Date Submitted: June 18, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25382\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.CZ07800.PP25382.docx

Please charge deposit fee case#: ZEA42600 ZCFG05976 \$2,231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1305607

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: PATEL SHAKIL \$50.00
paid by: VI 025334
CFG DOC FEE FOR EA42600
paid towards: CFG05976 CALIF FISH & GAME: DOC FEE
at parcel: 20011 VAN BUREN BLV RIV
appl type: CFG3

By _____ Jun 18, 2013 14:24
MGARDNER posting date Jun 18, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1310072

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: PATEL SHAKIL \$2,156.25
paid by: VI 005457
CFG DOC FEE FOR EA42600
paid towards: CFG05976 CALIF FISH & GAME: DOC FEE
at parcel: 20011 VAN BUREN BLV RIV
appl type: CFG3

By _____ Oct 22, 2013 09:02
MGARDNER posting date Oct 22, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1400880

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: PATEL SHAKIL \$25.00
paid by: AE 215449
CFG DOC FEE FOR EA42600
paid towards: CFG05976 CALIF FISH & GAME: DOC FEE
at parcel: 20011 VAN BUREN BLV RIV
appl type: CFG3

By _____ Jan 29, 2014 15:49
MGARDNER posting date Jan 29, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

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