



Community Development  
Department  
Planning Division

*City of Arts & Innovation*

October 17, 2022

Bobby Del Real  
The Renken Company  
492 West Foothill Boulevard  
Claremont, CA 91711

**SUBJECT: PARCEL MAP NO. 38280 – 1420 IOWA AVENUE – PLANNING CASE PR-2022-001283  
(PARCEL MAP)**

Dear Bobby Del Real:

On October 17, 2022, the Community & Economic Development Department Director **approved** a Parcel Map to subdivide a 6.63-acre parcel into two parcels for financial purposes, subject to conditions of approval. Please refer to the attached staff report and conditions of approval.

There is now a **10-day appeal and referral period** commencing on **October 18, 2022** and ending at 5:00 p.m. on **October 27, 2022**. Any interested person aggrieved or affected by the decision may **appeal that decision** to the **Planning Commission** by filing a letter and the required \$2,529 appeal fee to the Planning Division of the Community & Economic Development Department. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

The Mayor or any member of the City Council can also **refer the matter** for consideration on the Council's discussion calendar agenda. If not appealed or referred by the Mayor or City Council within the 10-calendar-day appeal period, the action of the Community & Economic Development Department Director is final.

Should you have any questions regarding this matter, please contact me at (951) 826-5652 or [GEnriquez@riversideca.gov](mailto:GEnriquez@riversideca.gov).

Sincerely,

Gissel Enriquez  
Assistant Planner

**Community & Economic Development Department****Planning Division**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

**TENTATIVE PARCEL MAP****Approval Date: October 17, 2022****Development Review Committee Date: March 23, 2022****PROJECT DETAILS**

**CASE NUMBERS:** PR-2022-001283 (Parcel Map No. 38280)

**CONTACT PLANNER:** Gissel Enriquez, Assistant Planner

**APPLICANT:** Boddy Del Real

**PROPERTY ADDRESS:** 1420 Iowa Avenue, situated on the east side of Iowa Avenue, between Columbia and Marlborough Avenues

**ZONE:** BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones

**WARD:** 1

**SITE BACKGROUND/PROJECT DESCRIPTION**

The 6.63-acre project site is located on the east side of Iowa Avenue, between Columbia and Marlborough Avenues. The subject property is currently developed with two office buildings and a surface parking lot.

Surrounding land uses consist of office uses to the north and south, Hunter Business Park Metrolink station to the east, and Hunter Hobby Park to the west.

The applicant is requesting approval of a Parcel Map (PM-38280) to subdivide the project site into two parcels for financial purposes. Parcel 1 will consist of 3.16 acres and will include the two-story, 49,958 square foot office building. Parcel 2 will consist of 3.46 acres and will include the two-story 55,234 square foot office building.

**ANALYSIS**

The project site is zoned BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, which is consistent with the Business/Office Park General Plan land use designation. The proposed subdivision complies with the development standards of the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, and all standards of Title 18 – Subdivision Code as shown on the Table below.

Hunter Business Park Specific Plan Development Standards					
Standard		Proposed Parcel 1	Proposed Parcel 2	Consistent	Inconsistent
Lot Size <sup>1</sup>	1 acre	3.16 acres	3.46 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width <sup>1</sup>	140 feet	259.28 feet (existing)	271.17 feet (existing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	N/A	528.37 feet	551.92 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> Per Table III-1 Land Use Matrix of the Hunter Business Park Specific Plan, a master plan development was approved by Planning Commission on August 23, 1990 under Planning Case MP-002-901.

Parcel 1 will have access from Iowa Avenue and Parcel 2 will have access from Marlborough Avenue. Both parcels have sufficient parking, and no construction is proposed as part of the proposed project.

#### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions).

#### **PUBLIC NOTICE SUMMARY**

Public notices were mailed to property owners within a 300-foot radius of the Project site. No responses have been received by staff regarding this project.

#### **APPEAL INFORMATION**

Actions by the Community & Economic Development Department Director, including any environmental findings, may be appealed to the Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Counter, 3rd Floor, City Hall.

#### **THE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR DECISION**

The Community & Economic Development Department Director **APPROVES** Planning Cases PR-2022-001283 (PM) subject to the conditions of approval.



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## CONDITIONS OF APPROVAL

**Planning Case:** PR-2021-001283 (Parcel Map)

### **Planning**

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on Tentative Parcel Map No. 38280 except for any specific modifications that may be required by these conditions of approval. Changes to the approved design will require further review by the Planning Division; a new application and filing fee may be required.

*Prior to or concurrent with Final Map Recordation:*

2. A reciprocal access agreement shall be recorded and prepared subject to the approval of the Planning Division and City Attorney's Office.

*Standard Conditions:*

3. There is a 36-month time limit in which to satisfy the conditions and finalize this action.
4. The Tentative Parcel Map may be granted time extensions by the Community & Economic Development Director, or their designee, for up to a total of six years beyond the original approval expiration date prior final map recordation. Once a final map has been recorded, the development will be considered vested and time extensions are no longer needed.

Prior to **October 12, 2025**, if a final map has not been recorded, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

**PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.**

5. Any future development shall comply with the development and design standards and entitlement processes at the time such development is submitted for permitting.
6. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
7. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
8. Failure to abide by all conditions of this entitlement shall render it null and void.

### **Public Utilities – Electric**

9. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

10. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
11. New BLANKET public utility easement required over new parcels.

**Public Works**

12. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
13. Deed for widening Marlborough Avenue along project frontage to 44' from monument centerline to Public Works specifications.
14. Reciprocal ingress/egress access easement required to allow access across parcels.

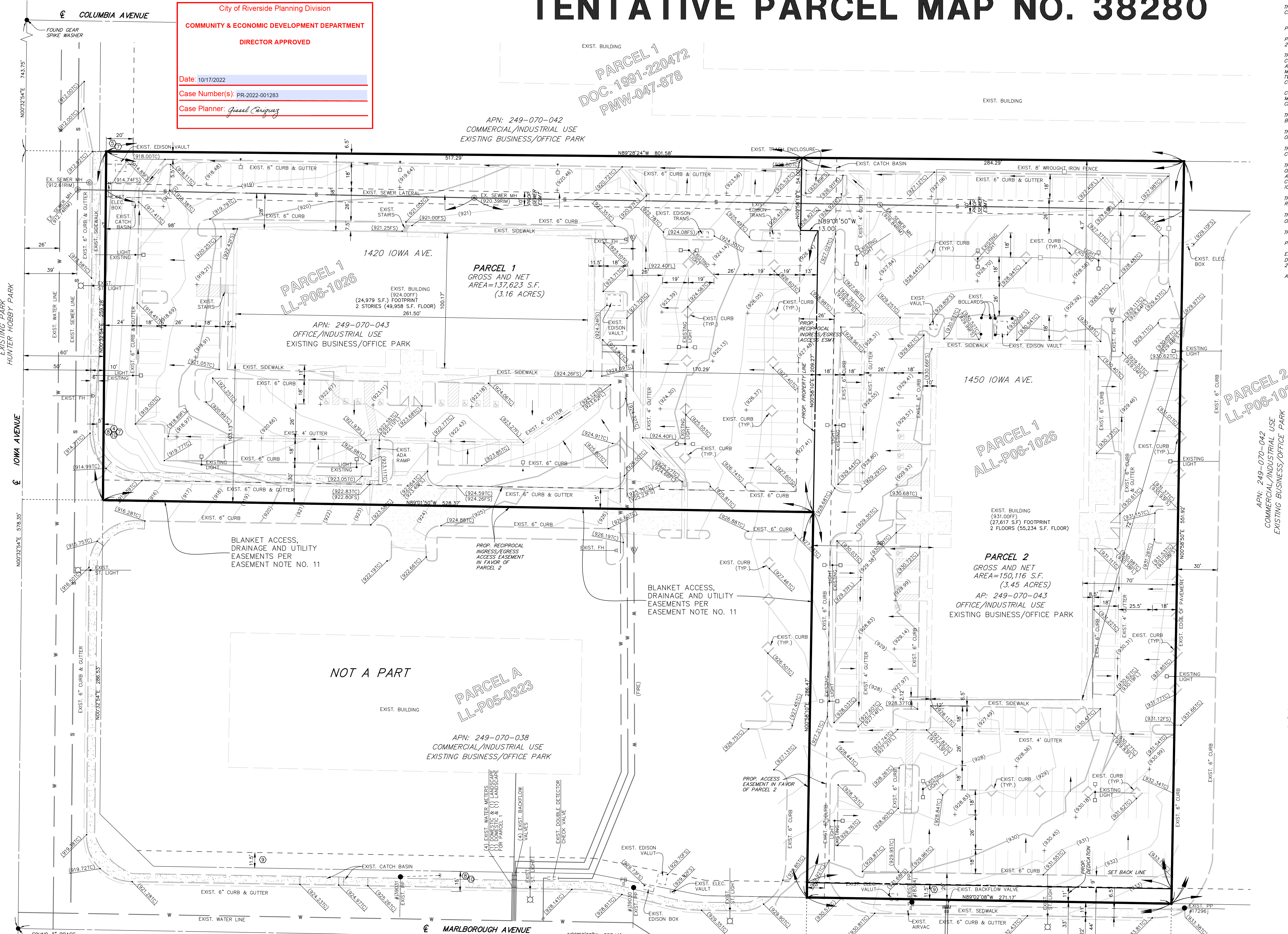


# TENTATIVE PARCEL MAP NO. 38280

City of Riverside Planning Division  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT  
DIRECTOR APPROVED  
Date: 10/17/2022  
Case Number(s): PR-2022-001283  
Case Planner: *Janet Cruz*

PARCEL 1  
DOC. 1991-220472  
PMW-047-878

APN: 249-070-042  
COMMERCIAL/INDUSTRIAL USE  
EXISTING BUSINESS/OFFICE PARK



**UTILITIES**  
ELECTRICAL  
CITY OF RIVERSIDE PUBLIC UTILITIES  
3901 ORANGE STREET  
RIVERSIDE, CA 92501  
TEL: (951) 782-0330  
FAX: (951) 782-0330  
WATER  
CITY OF RIVERSIDE PUBLIC UTILITIES  
3901 ORANGE STREET  
RIVERSIDE, CA 92501  
TEL: (951) 782-0330  
FAX: (951) 782-0330  
GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
13525 TWELFTH STREET  
CHINO, CA 91710  
TEL: (909) 613-1026  
FAX: (909) 930-3776

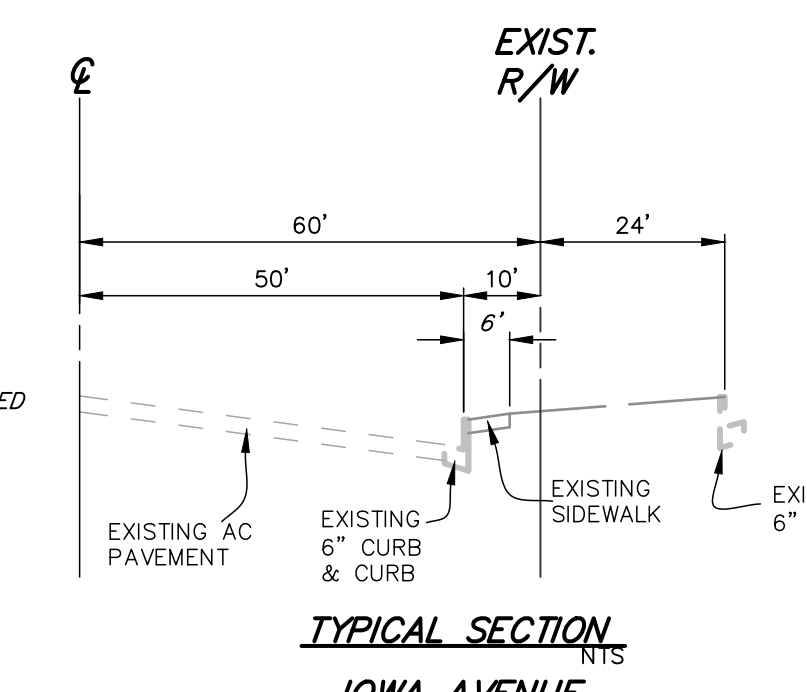
**TELEPHONE**  
VERIZON  
1400 EAST PHILLIPS BOULEVARD  
POMONA, CALIFORNIA 91766-5432  
OFFICE: (909) 469-2246  
FAX: (909) 609-9790  
CABLE  
SPECTRUM CABLE  
2200 S. GROVE AVE.  
ONTARIO, CALIFORNIA 91761  
OFFICE: (888) 397-0283  
ELECTRICAL  
SOUTHERN CALIFORNIA Edison  
1351 EAST FRANCIS AVENUE  
ONTARIO, CALIFORNIA 91761  
TEL: (909) 930-8540  
FAX: (909) 930-8562

**ZONING**  
EXISTING ZONING: BUSINESS & MANUFACTURING PARK & SPECIFIC PLAN  
(HUNTER BUSINESS PARK SPECIFIC PLAN  
EXISTING LAND USE: BUSINESS/OFFICE PARK (B/OP)  
**FLOOD ZONE:**  
FLOOD ZONE X  
MAP # 0606C0727G  
EFFECTIVE DATE: 6/28/2008  
**ASSESSOR'S PARCEL NUMBER**  
249-070-043  
**PROPERTY INFORMATION**  
GROSS AND NET AREA: 288,739 S.F. (6.63 ACRES)  
TOTAL NO. OF NUMBERED PARCELS: 2 PARCELS  
**PARCEL 1**  
GROSS AND NET AREA: 136,623 S.F. (3.16 ACRES)  
GROSS FLOOR AREA: 49,958 S.F. (2 FLOORS)  
STANDARD PARKING: 216 STALLS  
HANDICAP PARKING: 8 STALLS  
TOTAL PARKING: 224 STALLS  
**PARCEL 2**  
GROSS AND NET AREA: 150,116 S.F. (3.45 ACRES)  
GROSS FLOOR AREA: 55,234 S.F. (2 FLOORS)  
STANDARD PARKING: 241 STALLS  
HANDICAP PARKING: 8 STALLS  
TOTAL PARKING: 249 STALLS

**DIGIART**  
DIAL TOLL FREE  
811  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PARCEL	WIDTH (FT.)	DEPTH (FT.)	AREA (S.F.)
1	259.28	528.37	136,623
2	284.29	551.92	150,116

**APPLICANT:**  
THE REMKEN COMPANY  
492 WEST FOOTHILL BOULEVARD  
CLAREMONT, CA 91711  
(909) 482-1080  
CONTACT: BOBBY DEL REAL  
**ENGINEER:**  
LAND DEVELOPMENT DESIGN COMPANY  
2313 E. PHILADELPHIA ST. UNIT F  
ONTARIO, CA 91761  
(909) 810-1466  
KEVIN J. RICHER  
RCE 43714 LIC. EXP. 3/31/2023  
**OWNER:**  
SHENKON INVESTMENTS, LLC  
1420 IOWA AVENUE #220  
RIVERSIDE, CA 92507



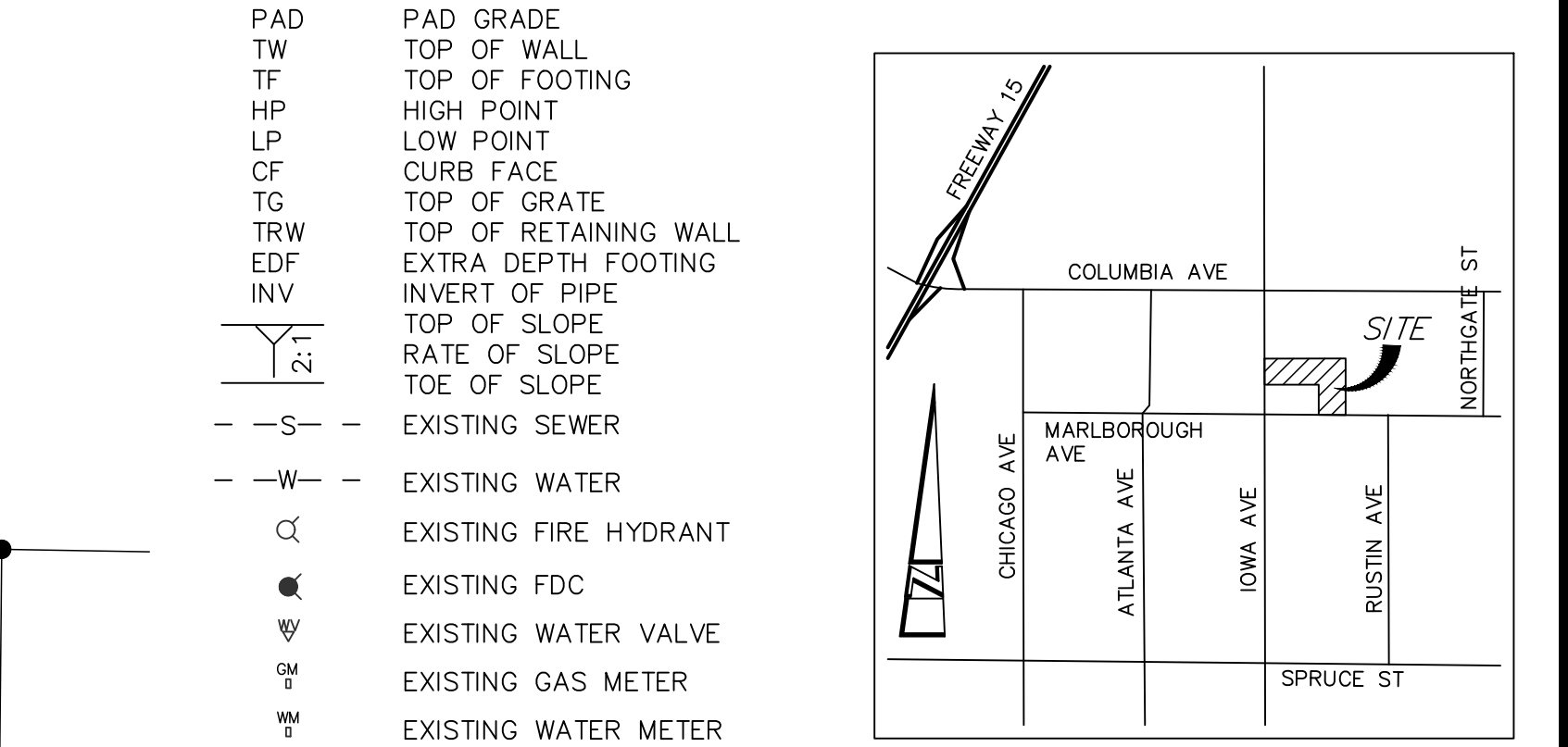
**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-P06-1026, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006-0717818 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THOSE PORTIONS OF PARCELS B AND C OF CITY OF RIVERSIDE LOT LINE ADJUSTMENT LL-P05-0323, PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 30, 2005 AS INST. NO. 0522860, SAID PORTIONS ALSO BEING PORTIONS OF LOTS A, B, D, LOTS 2 THROUGH 7 AND LOTS 24 AND 25 OF STECK'S CITRUS TRACT, ON FILE IN BOOK 11 OF MAPS, PAGE 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOTS 16 AND 17 OF THOSDORF AND HERRICK'S SUBDIVISION, ON FILE IN BOOK 7 OF MAPS, PAGE 29 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL C, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF MARLBOROUGH AVENUE, SAID NORTHERLY LINE BEING A LINE PARALLEL WITH, AND 33.00 FEET NORTHERLY OF THE CENTERLINE OF SAID MARLBOROUGH AVENUE;  
THENCE N89°49'59"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL C, A DISTANCE OF 726.48 FEET, TO THE POINT OF BEGINNING;  
THENCE CONTINUING N89°49'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 271.29 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL C;  
THENCE N07°01'01"E, ALONG THE WESTERLY LINE OF SAID PARCEL C, A DISTANCE OF 286.52 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL B;  
THENCE N89°49'59"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 528.37 FEET, TO THE EASTERLY LINE OF THE ADDITIONAL RIGHT OF WAY DEDICATION, CONVEYED TO THE CITY OF RIVERSIDE BY DEEDS RECORDED AUGUST 4, 2005 AS INSTRUMENT NO. 0627759, AND MARCH 27, 2006 AS INST. NO. 0215544, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASTERLY LINE BEING A LINE PARALLEL WITH, AND 60.00 FEET EASTERLY OF THE CENTERLINE OF IOWA AVENUE, AS SHOWN ON SAID STECK'S CITRUS TRACT;  
THENCE N07°51'16"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 259.28 FEET, TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAID CORNER BEING ON THE NORTHERLY LINE OF SAID PARCEL B;  
THENCE S89°49'59"E, ALONG SAID NORTHERLY LINE, AND ALONG THE NORTHERLY LINE OF AFORESAID PARCEL C, A DISTANCE OF 801.59 FEET, TO A POINT THAT BEARS N07°01'E, A DISTANCE OF 551.92 FEET FROM THE POINT OF BEGINNING;  
THENCE S01°10'01"W, A DISTANCE OF 551.99 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-P06-1026, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006-0717818 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THOSE PORTIONS OF PARCELS B AND C OF CITY OF RIVERSIDE LOT LINE ADJUSTMENT LL-P05-0323, PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 30, 2005 AS INST. NO. 0522860, SAID PORTIONS ALSO BEING PORTIONS OF LOTS A, B, D, LOTS 2 THROUGH 7 AND LOTS 24 AND 25 OF STECK'S CITRUS TRACT, ON FILE IN BOOK 11 OF MAPS, PAGE 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOTS 16 AND 17 OF THOSDORF AND HERRICK'S SUBDIVISION, ON FILE IN BOOK 7 OF MAPS, PAGE 29 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL C, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF MARLBOROUGH AVENUE, SAID NORTHERLY LINE BEING A LINE PARALLEL WITH, AND 33.00 FEET NORTHERLY OF THE CENTERLINE OF SAID MARLBOROUGH AVENUE;  
THENCE N89°49'59"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL C, A DISTANCE OF 726.48 FEET, TO THE POINT OF BEGINNING;  
THENCE CONTINUING N89°49'59"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 271.29 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL C;  
THENCE N07°01'01"E, ALONG THE WESTERLY LINE OF SAID PARCEL C, A DISTANCE OF 286.52 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL B;  
THENCE N89°49'59"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 528.37 FEET, TO THE EASTERLY LINE OF THE ADDITIONAL RIGHT OF WAY DEDICATION, CONVEYED TO THE CITY OF RIVERSIDE BY DEEDS RECORDED AUGUST 4, 2005 AS INSTRUMENT NO. 0627759, AND MARCH 27, 2006 AS INST. NO. 0215544, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASTERLY LINE BEING A LINE PARALLEL WITH, AND 60.00 FEET EASTERLY OF THE CENTERLINE OF IOWA AVENUE, AS SHOWN ON SAID STECK'S CITRUS TRACT;  
THENCE N07°51'16"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 259.28 FEET, TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAID CORNER BEING ON THE NORTHERLY LINE OF SAID PARCEL B;  
THENCE S89°49'59"E, ALONG SAID NORTHERLY LINE, AND ALONG THE NORTHERLY LINE OF AFORESAID PARCEL C, A DISTANCE OF 801.59 FEET, TO A POINT THAT BEARS N07°01'E, A DISTANCE OF 551.92 FEET FROM THE POINT OF BEGINNING;  
THENCE S01°10'01"W, A DISTANCE OF 551.99 FEET, TO THE POINT OF BEGINNING.

**EASEMENT NOTES:**  
BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY OF CALIFORNIA, TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF CALIFORNIA, TITLE NO. NCS-1008652-541 DATED JUL 17 '23, 2023.  
1-3 NOT A SURVEY MATTER.  
4 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 25, 1961 AS INSTRUMENT NO. 44639 OF OFFICIAL RECORDS.  
5 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1961 AS INSTRUMENT NO. 103423 OF OFFICIAL RECORDS.  
6 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 17, 1988 AS INSTRUMENT NO. 233450 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, RESTRICTION OR EASEMENT, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (NOT PLOTTABLE).  
7 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 2005 AS INSTRUMENT NO. 2005-605427 OF OFFICIAL RECORDS.  
8 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2005 AS INSTRUMENT NO. 2005-627759 OF OFFICIAL RECORDS.  
9 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 2006 AS INSTRUMENT NO. 2006-0191385 OF OFFICIAL RECORDS.  
10 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED MARCH 27, 2006 AS INSTRUMENT NO. 2006-0215544 OF OFFICIAL RECORDS.  
11 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 17, 2006 AS INSTRUMENT NO. 2006-0833444 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (NOT PLOTTABLE).  
12-20 NOT A SURVEY MATTER.

**NOTE:**  
1. PROJECT SITE IS COMPLETELY DEVELOPED, THERE ARE NO PROPOSED CONSTRUCTIONS.  
2. ALL UTILITIES ARE EXISTING (GAS SERVICE, ELECTRIC SERVICE, TELEPHONE SERVICE, TELEVISION SERVICE, INTERNET SERVICE, WATER SUPPLY AND SEWER DISPOSAL).  
3. THERE IS A PROPOSED 30.00' WIDE MUTUAL ACCESS EASEMENT ALONG THE DRIVE AISLE BETWEEN PROPOSED PARCELS 1 AND 2.  
4. THERE IS A PROPOSED 15.00 FOOT WIDE ACCESS EASEMENT ALONG THE SOUTH DRIVE AISLE OF PROPOSED PARCEL 1 AND WEST DRIVE AISLE OF PARCEL 2.  
5. STORM WATER AND DRAINAGE PATTERN ARE EXISTING.  
6. THERE ARE NO BLUE LINE STREAMS AND/OR MAJOR ARROYOS ON SITE.  
7. THERE ARE NO IRRIGATION LINE AND WIND MACHINE ON SITE.



**LEGEND**  
BW BACK OF WALK  
EG EXISTING GRADE  
FG FINISH GRADE  
FS FINISH SURFACE  
TC TOP OF CURB  
FL FLOW LINE  
EP EDGE OF PAVEMENT  
FF FINISH FLOOR  
PAD PAD GRADE  
TW TOP OF WALL  
TF TOP OF FOOTING  
HP HIGH POINT  
LP LOW POINT  
CF CURB FACE  
TG TOP OF GRATE  
TRW TOP OF RETAINING WALL  
EDF EXTRA DEPTH FOOTING  
INV INVERT OF PIPE  
RS RATE OF SLOPE  
TS TOE OF SLOPE  
S- EXISTING SEWER  
W- EXISTING WATER  
FH EXISTING FIRE HYDRANT  
FDC EXISTING FDC  
WV EXISTING WATER VALVE  
GM EXISTING GAS METER  
WM EXISTING WATER METER  
PB EXISTING PULL BOX  
ICV EXISTING ICV  
SL EXISTING STREET LIGHT  
C EXISTING CONTOUR  
EC EXIST. CONCRETE

**VICINITY MAP**  
N.T.S.  
2313 E. Philadelphia St., Ste. F  
Ontario, CA 91761  
(909) 930-1466  
FAX (909) 930-1468  
**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
PLANNING SURVEYING  
DATE: 9/1/22  
JOB NO. 6380  
DRAWN BY: RR  
SCALE: 1"=30'  
DESIGNED BY: KJR  
SHEET 1 OF 1  
CHECKED BY: 1 SHEETS

**TENTATIVE PARCEL NO. 38280**  
SITE: 1420 IOWA AVENUE & 1450 IOWA AVENUE, RIVERSIDE, CA 92507  
PREPARED FOR: THE REMKEN COMPANY  
492 WEST FOOTHILL BOULEVARD  
CLAREMONT, CA 91711  
(909) 482-1080  
DATE: 9/1/22  
R.C.E. 31653 LIC. EXP. 12/31/22  
APPROVED BY: *Janet Cruz*  
DATE: 9/1/22