COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION

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MAR 4 2019

Community & Economic
Development Department

STAFF REPORT

AGENDA ITEM: 3.4

HEARING DATE: March 14, 2019

CASE NUMBER: ZAP1096RI19 – Passco Pacifica, LLC (Representative: EPD Solutions, Inc.)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance)

MAJOR ISSUES: The proposed project results in a density of 7.9 dwelling units per gross acre, which is inconsistent with the Compatibility Zone C maximum density allowance of 0.2 dwelling units per acre (minimum 5 acre lot).

RECOMMENDATION: Staff recommends that the General Plan Amendment and Rezone be found INCONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Tentative Tract Map, Planned Residential Development, Design Review and Variance also be found INCONSISTENT.

PROJECT DESCRIPTION: The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres: 1) a General Plan Amendment to change the site's General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site's zoning from Commercial Retail (CR) to Single-Family Residential and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site's 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback.

PROJECT LOCATION: The site is located southerly of Jurupa Avenue, easterly of Tyler Street, westerly of Idyllwild Lane, and northerly of Mandalay Court, approximately 8,343 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

a. Airport Influence Area: Riverside Municipal Airport

b. Land Use Policy: Airport Compatibility Zone C

c. Noise Levels: 55-60 CNEL contour

BACKGROUND:

Residential Density: The site is located in Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area (AIA), which restricts residential density to 0.2 dwelling units per acre (minimum 5 acre lot size). The proposed project of 56 single family units on 7.07 acres results in a density of 7.9 dwelling units per acre, which is inconsistent with the Zone C residential criterion.

County Wide Policy 3.3.1 Infill: Countywide Policy 3.3.1 (Infill) allows for greater densities than would otherwise be permitted in Compatibility Zone C, but caps densities at double the allowable density of the zone. As the maximum density of the zone is 0.2 dwelling units per acre, doubling the density increases the limit from 0.2 to 0.4 dwelling units per acre (2½ acre lot size), which would still not be close to the project's density of 7.9 dwelling units per acre. The existing surrounding tract communities were predominately established in 1970s and 1980s (with one tract approved in 2014 (although it has only been graded with no homes developed), which predates the Riverside Municipal Airport Land Use Compatibility Plan. The approximate residential density of these tracts are 4.7 dwelling units per acre (2.3 dwelling units per acre for the tract approved in 2014.)

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone C (children's schools, day care centers, libraries, hospitals, nursing homes, buildings with 3 aboveground habitable floors, highly noise-sensitive outdoor nonresidential uses, and hazards to flight). However, as noted above, the proposed density is not consistent with the Zone C residential criterion.

Noise: The site is located within the 55 to 60 dBA CNEL contour from Riverside Municipal Airport. Single family residences are identified as marginally acceptable within the 55 to 60 CNEL contour range. The single family residences would be affected by aircraft generated noise. However, standard construction is normally considered to provide for a 15 dB reduction from exterior noise levels. In the event that the City were to approve this proposal ALUC staff would recommend a condition to incorporate noise attenuation measures into the design of the single family residences to such extent as may be required to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

Part 77: The elevation of Runway 9-27 at its westerly terminus is 757.6 feet above mean sea level (AMSL). At a distance of approximately 8,343 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 841 feet AMSL. The project site elevation is 764 feet AMSL. With a maximum building height of 35

feet, the resulting top point elevation is 799 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons is not required.

Open Area: The site is located within Airport Compatibility C of the Riverside Municipal Airport Influence Area, which requires projects 10 acres or larger to designate 20% of project area as ALUC qualifying open area that could potentially serve as emergency landing areas. The project site is 7.07 acres and, therefore, is not required to provide ALUC open area.

General Plan Amendment/Rezone: The proposed General Plan Amendment (changing land use designation from Commercial to Medium Density Residential) and Rezone (changing the zoning from Commercial Retail Zone to Single-Family Residential Zone and Building Stories Overlay Zone) would allow for the proposed development. However, given the location of the site within Compatibility Zone C, the proposed density of 7.9 dwelling units per acre is inconsistent with this residential criterion of 0.2 dwelling units per acre (minimum 5 acre lot size) and prohibited at this location. Therefore, the proposed General Plan Amendment and Rezone are inconsistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.

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 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, production of cereal grains, sunflower, and row crops, 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) Children's schools, hospitals, and nursing homes.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the dwelling units, and shall be recorded as a deed notice.

4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. Noise attenuation measures shall be incorporated into the design of the single family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

6. An informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Airport Land Use Compatibility Plan shall be included in the brochure.

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence 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)

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 9 - ALUC Staff Report

General Information

- Airport Ownership: City of Riverside
- Year Opened: c. 1930
- Property Size
  - Fee Title: 441 acres
  - Avigation Easements: Required for all development in airport influence area; acreage uncertain
- Airport Classification: General Aviation
- Airport Elevation: 816 feet MSL

Airport Planning Documents

- Airport Master Plan
  - Adopted by Riverside City Council, November 1990
- Airport Layout Plan Drawing
  - Last updated January 2001
- FAR Part 150 Airport Noise Compatibility Program
  - Approved by FAA, March 1985

Runway/Taxiway Design

Runway 9-27

- Critical Aircraft: Small business jet
- Airport Reference Code: B-II
- Dimensions: 5,401 ft. long, 150 ft. wide
- Pavement Strength (main landing gear configuration)
  - 48,000 lbs (single wheel)
  - 75,000 lbs (dual wheel)
  - 110,000 lbs (dual-tandem wheel)
- Average Gradient: 1.1% rising to east
- Runway Lighting
  - Medium-intensity edge lights (MIRL)
  - Runway 9: Approach lights (MALSR)
  - Runway 27: Runway End Identifier Lights (REILs)
- Primary Taxiways: Full-length parallel on south

Runway 16-34

- Critical Aircraft: Single-engine, piston
- Airport Reference Code: B-I
- Dimensions: 2,851 ft. long, 48 ft. wide
- Pavement Strength (main landing gear configuration)
  - 40,000 lbs (single wheel)
  - 50,000 lbs (dual wheel)
  - 80,000 lbs (dual-tandem wheel)
- Average Gradient: 0.6% (rising to north)
- Runway Lighting
  - Medium-intensity edge lights (MIRL)
- Primary Taxiways: Full-length parallel taxiway on west

Traffic Patterns and Approach Procedures

- Airplane Traffic Patterns
  - Runways 9, 27, 34: Left traffic
  - Runway 16: Right traffic
  - Pattern altitude: 1,000 ft. AGL light aircraft; 1,500 ft. AGL jets and others
- Instrument Approach Procedures (lowest minimums)
  - Runway 9 ILS:
    - Straight-in (¾-mile visibility; 200 ft. descent height)
    - Circling (1 mile visibility, 442 ft. descent height; no circling north of Runway 9-27
  - Runway 9 VOR or GPS
    - Straight-in (¾-mile visibility; 466 ft. descent height)
    - Circling (1-mile visibility, 442 ft. descent height)
  - Few additional procedures provide circling only
- Standard Inst. Departure Procedures: None
- Visual Approach Aids
  - Airport: Rotating beacon
  - Runway 27: Visual Approach Slope Indicator (2.0°)
  - Runway 34: Precision Approach Slope Indicator
- Operational Restrictions / Noise Abatement Procedures
  - Runway 16-34 usage limited to 12,500-lb aircraft

Approach Protection

- Runway Protection Zones (RPZs)
  - Runway 9: 2,500 ft. long; >½ on airport or road r.o.w.
  - Runway 27: 1,000 ft. long; all on airport property
  - Runway 16: 1,000 ft. long; ¾ on airport property
  - Runway 34: 1,000 ft. long; <¼ on airport property
- Approach Obstacles: None

Building Area

- Location: Southeast quadrant of airport
- Aircraft Parking Capacity
  - Hangar spaces: 137 (incl. units add'l in large hangars
  - Tiedowns: Uncertain
- Other Major Facilities
  - Air traffic control tower
  - Lighted helipad southeast of runway intersection
  - Terminal building with pilots' lounge, restaurant
- Services
  - Fuel: Jet A, 100LL (by truck)
  - Other: Aircraft rental & charter, flight instruction

Planned Facility Improvements

- Airfield
  - Extend Rwy 9-27 eastward to 6,153 ft. length
  - Establish Rwy 27 straight-in nonprecision approach
- Building Area
  - Increase based aircraft parking
- Property
  - None

Exhibit RI-1

Airport Features Summary

Riverside Municipal Airport

Based Aircraft

	Current [a] 2002 data	Future [a] 2025	Ultimate
Aircraft Type			
Single-Engine	205	250	
Twin-Engine Piston			data
& Turboprop	24	100	not
Business Jets	1	59	available
Helicopters / Others	10	50	
Total	240	459	

Aircraft Operations

	Current [a] 2002 data	Future [a] 2025	Ultimate [c]
Total			
Annual	114,100 [b]	160,800	220,000
Average Day	312	441	603
Distribution by Aircraft Type			
Single-Engine	84%	62%	41%
Twin-Engine Piston	10%	6%	5%
Twin-Engine, Turboprop	2%	11%	23%
Business Jet	1%	17%	20%
Helicopters / Other	3%	2%	11%
Distribution by Type of Operation [c]			
Local (incl. touch-and-goes)			
Single-Engine			45%
Twin-Engine Piston			20%
Helicopter			45%
All Others			0%
Total	43%	45%	24%
Itinerant			
Single-Engine			55%
Twin-Engine Piston			80%
Helicopter			55%
All Others			100%
Total	57%	55%	76%

Time of Day Distribution [c]

	Current	Future & Ultimate
Single-Engine		
Day	80%	no
Evening	18%	change
Night	2%	
Other Aircraft		
Day	90%	no
Evening	9%	change
Night	1%	

Runway Use Distribution [c]

	Current	Future & Ultimate
Business Jets & Turbo Props Day/Evening/Night		
Takeoffs		
Runway 9	10%	10%
Runway 27	90%	90%
Runway 16	0%	0%
Runway 34	0%	0%
Landings		
Runway 9	10%	50%
Runway 27	90%	50%
Runway 16	0%	0%
Runway 34	0%	0%
Other Airplanes – Day/Evening/Night		
Takeoffs & Landings		
Runway 9	9%	no
Runway 27	88%	change
Runway 16	1%	
Runway 34	2%	

Flight Track Usage

Data summary not available

Notes

[a] Source: *Riverside Municipal Airport Forecast Update (2002)*

[b] Source: Air Traffic Control (ATC) tower counts plus estimated night operations

[c] Source: Estimated/projected for compatibility planning purposes based on discussion with Airport Manager (February 2004)

Exhibit RI-3

Airport Activity Data Summary

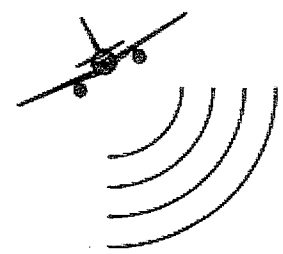
Riverside Municipal Airport

Presence of Aircraft Overflight: Riverside Municipal Airport

EXPANDED BUYER AWARENESS MEASURES

As stipulated in the Riverside County Airport Land Use Compatibility Plan (ALUCP) for Riverside Municipal Airport, any new single-family or multi-family residential development within the Riverside Municipal Airport Influence Area (except Compatibility Zone E) shall be provided measures intended to ensure that prospective buyers or renters are informed about the presence of aircraft overflights of the property.

This brochure provides buyers or renters with information showing the locations of aircraft flight patterns, frequency of overflights, typical altitudes of the aircraft, and range of noise levels that can be expected from individual aircraft overflight.

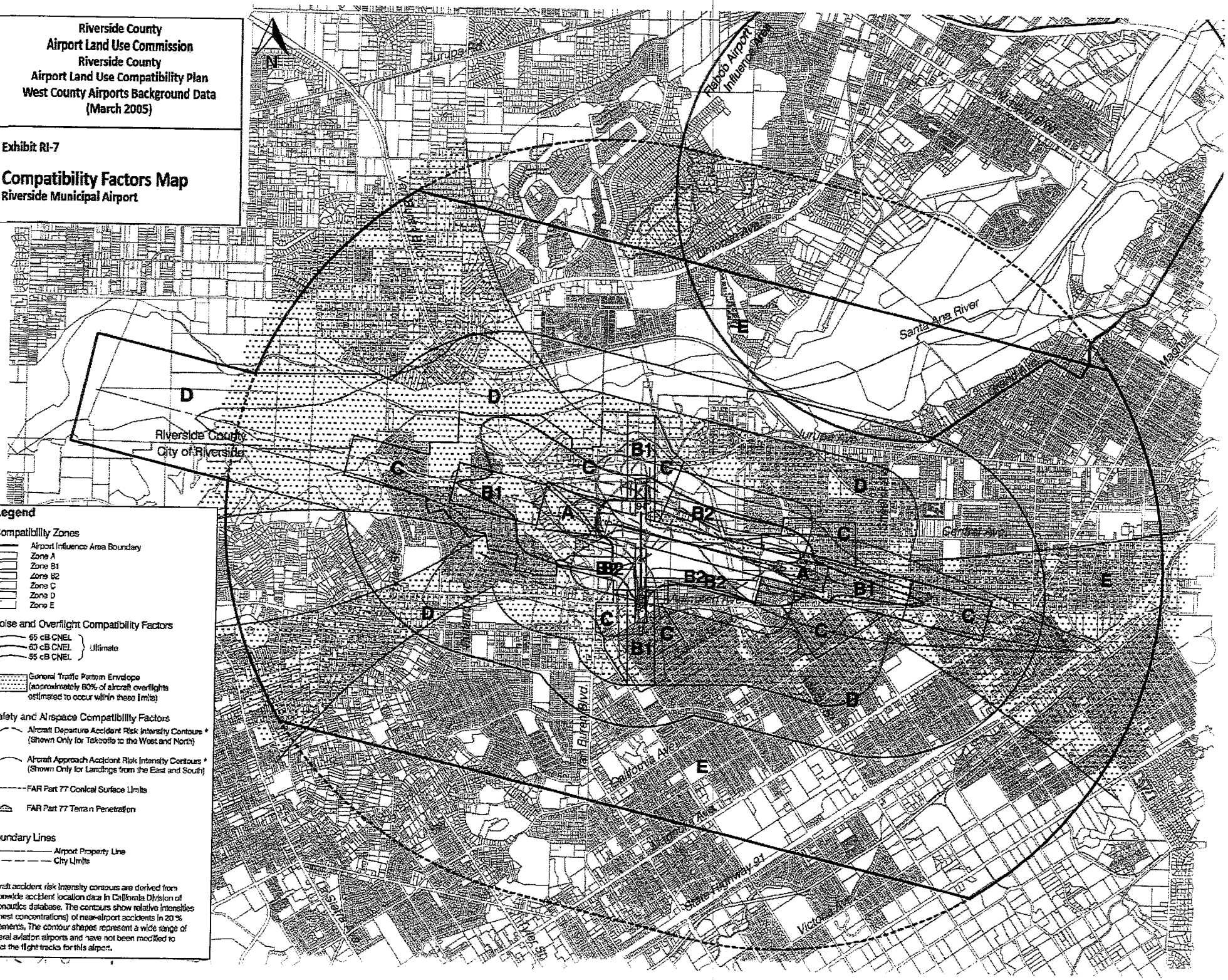


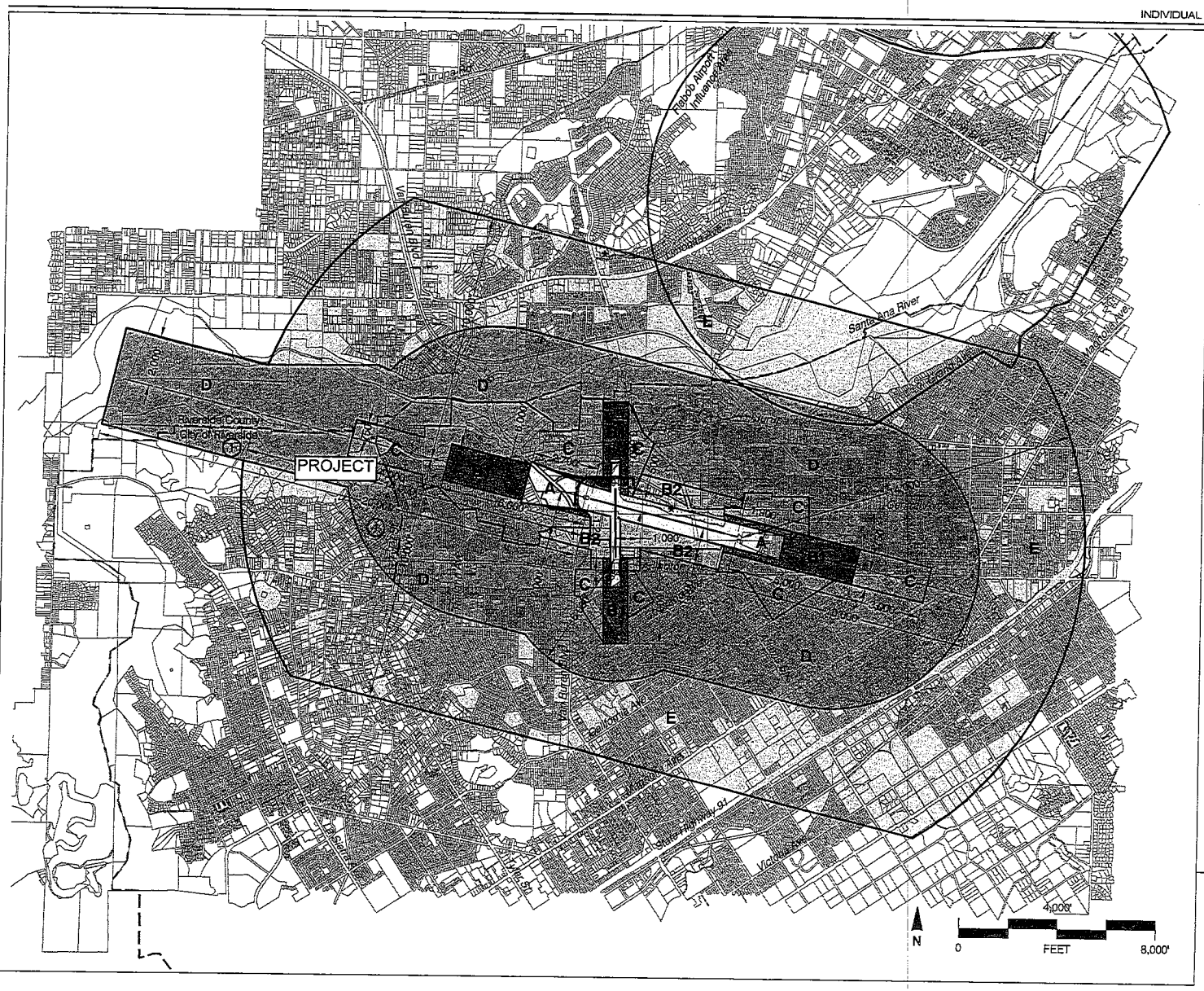
For more information contact:
Airport Land Use Commission
(951) 955-5132
www.rcaluc.org

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
West County Airports Background Data
(March 2005)

Exhibit RI-7

Compatibility Factors Map
Riverside Municipal Airport





Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(Adopted March 2005)

Map RI-1

Compatibility Map

Riverside Municipal Airport

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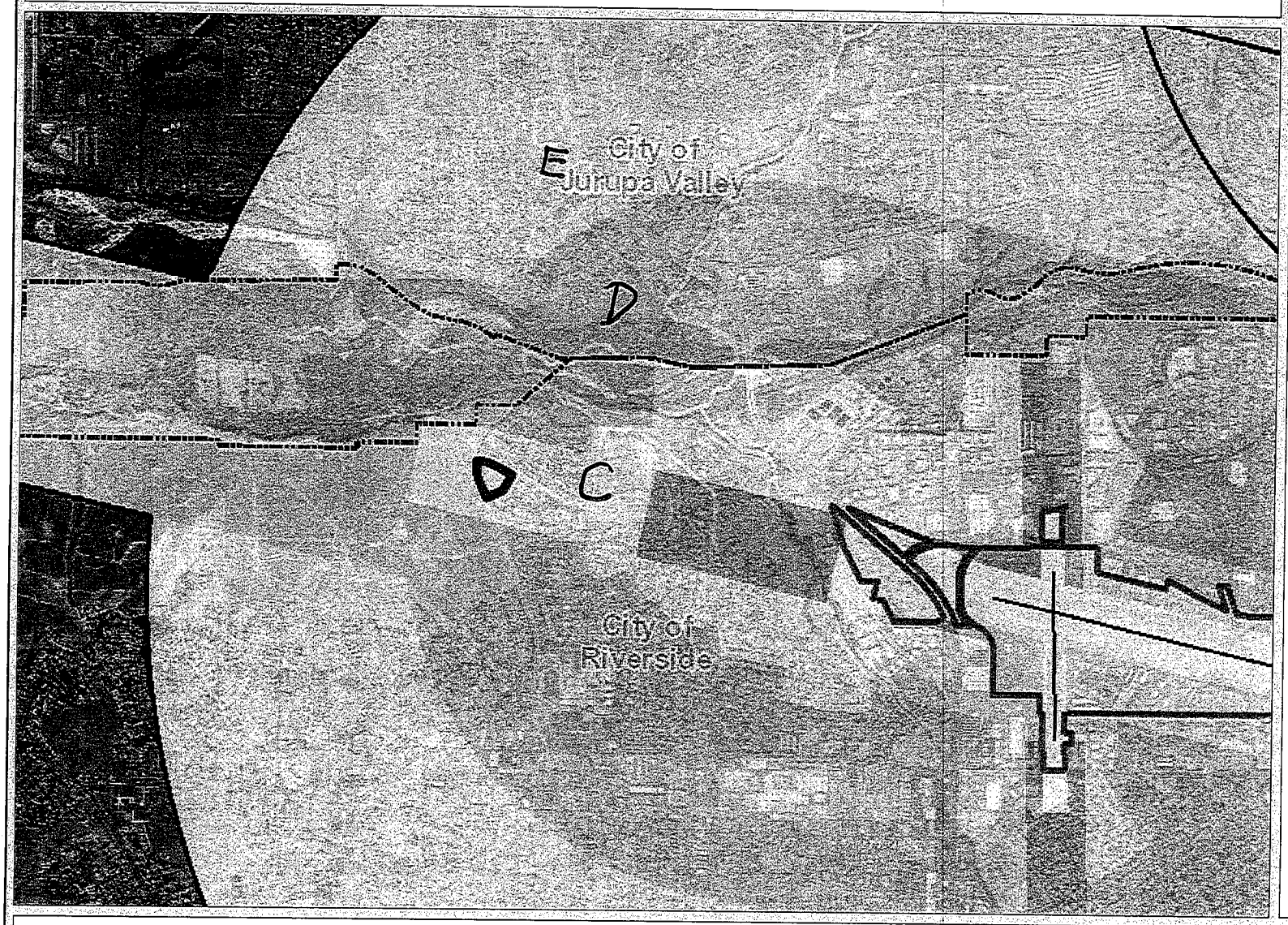
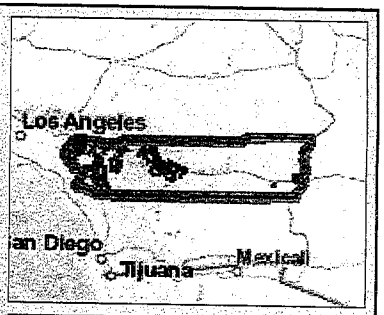
Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

RCIT

0 3,032 6,064 Feet

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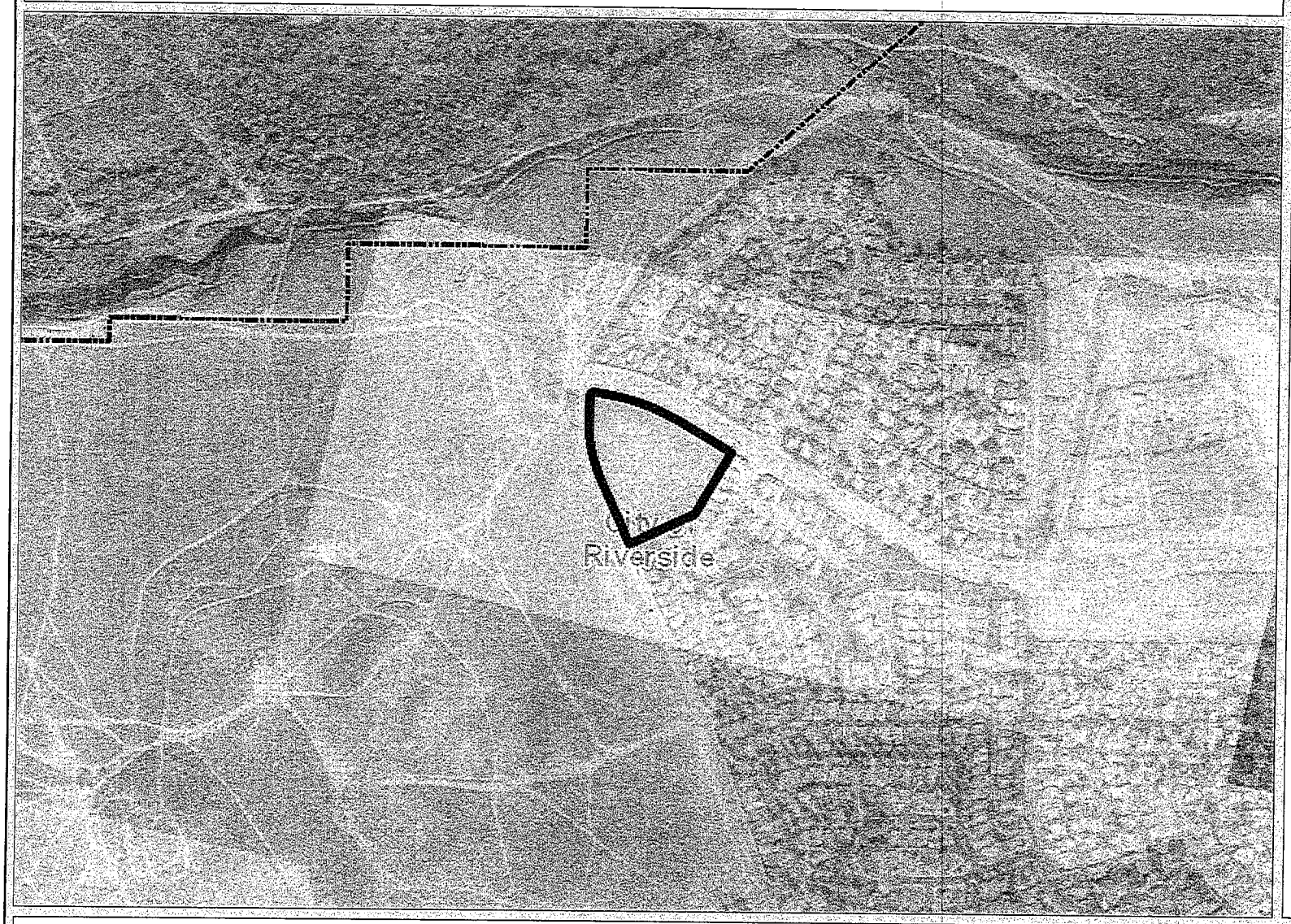

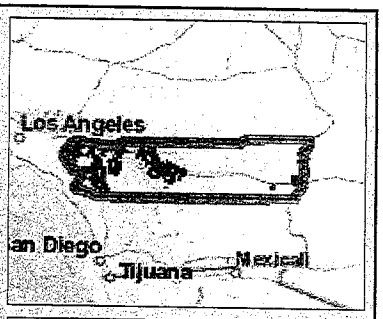

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- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
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  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

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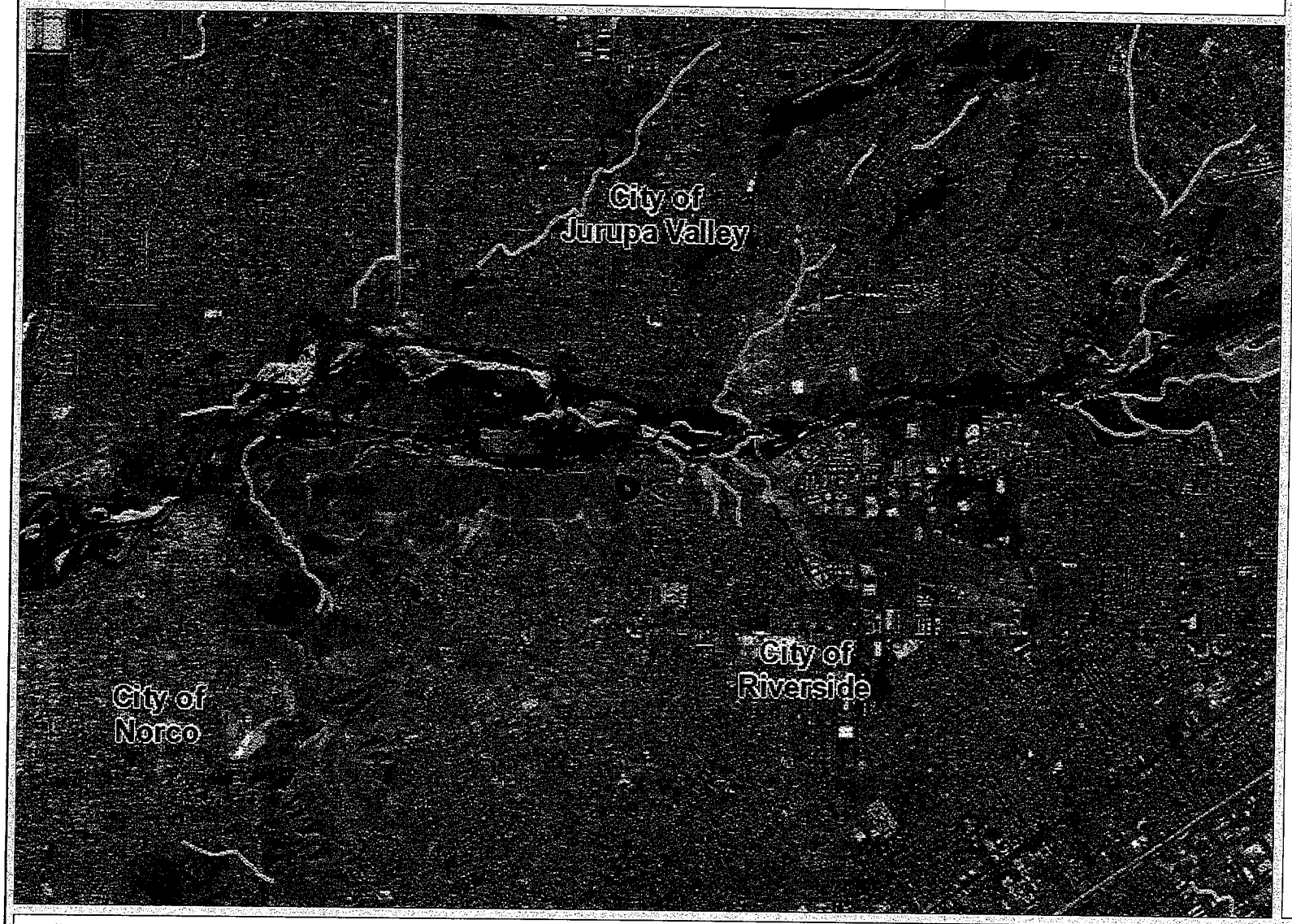

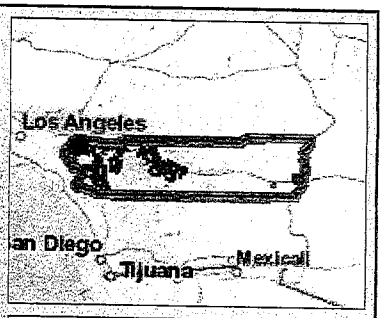

Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

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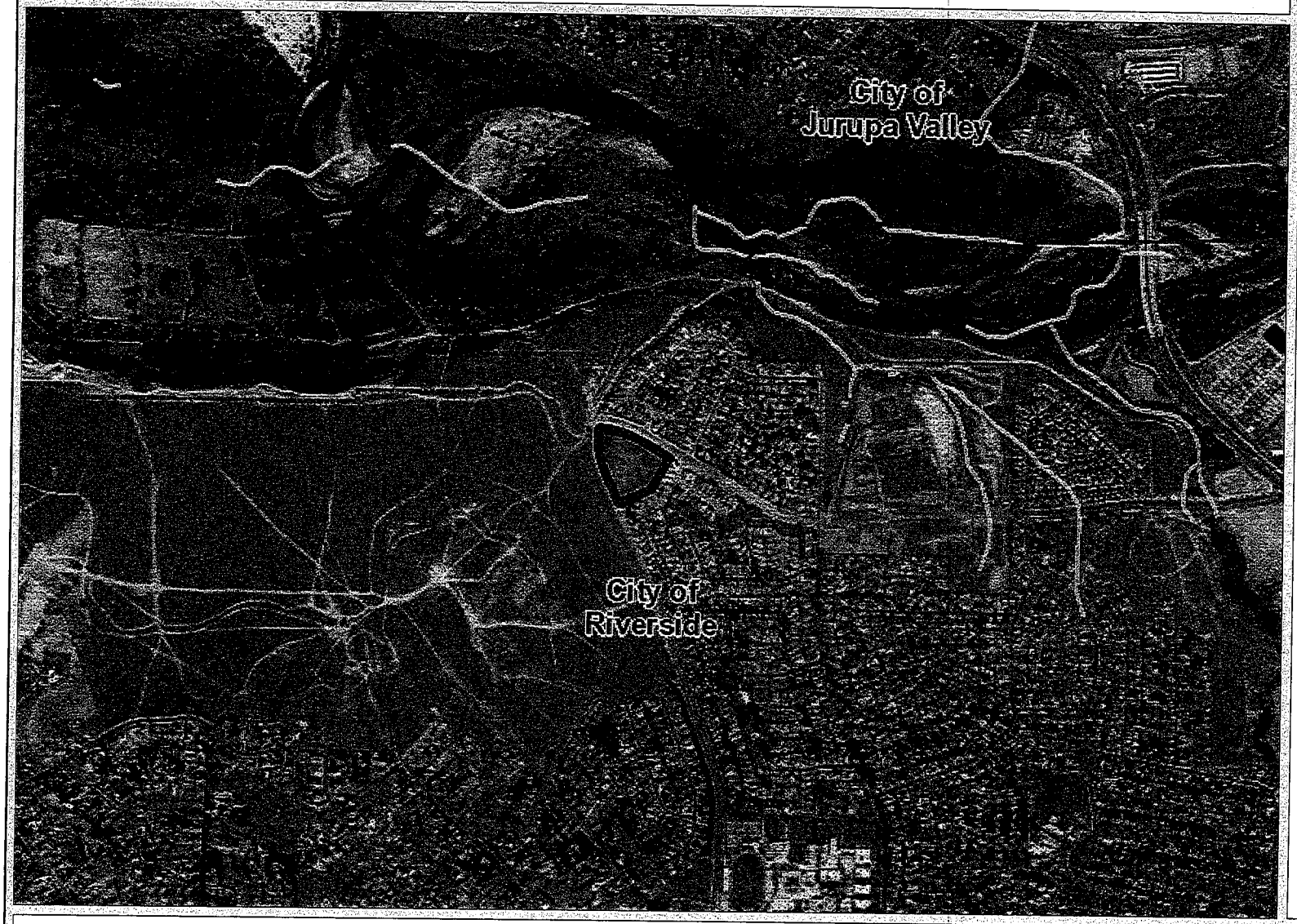

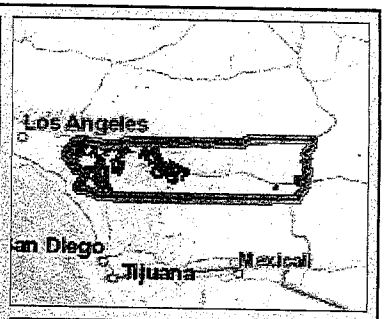

Legend

- Blueline Streams
- City Areas
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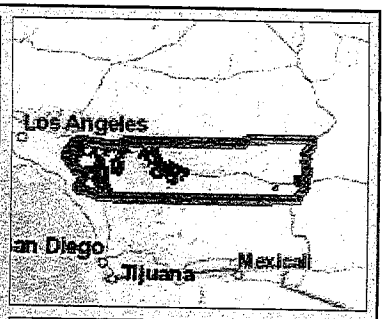

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- Blueline Streams
- City Areas
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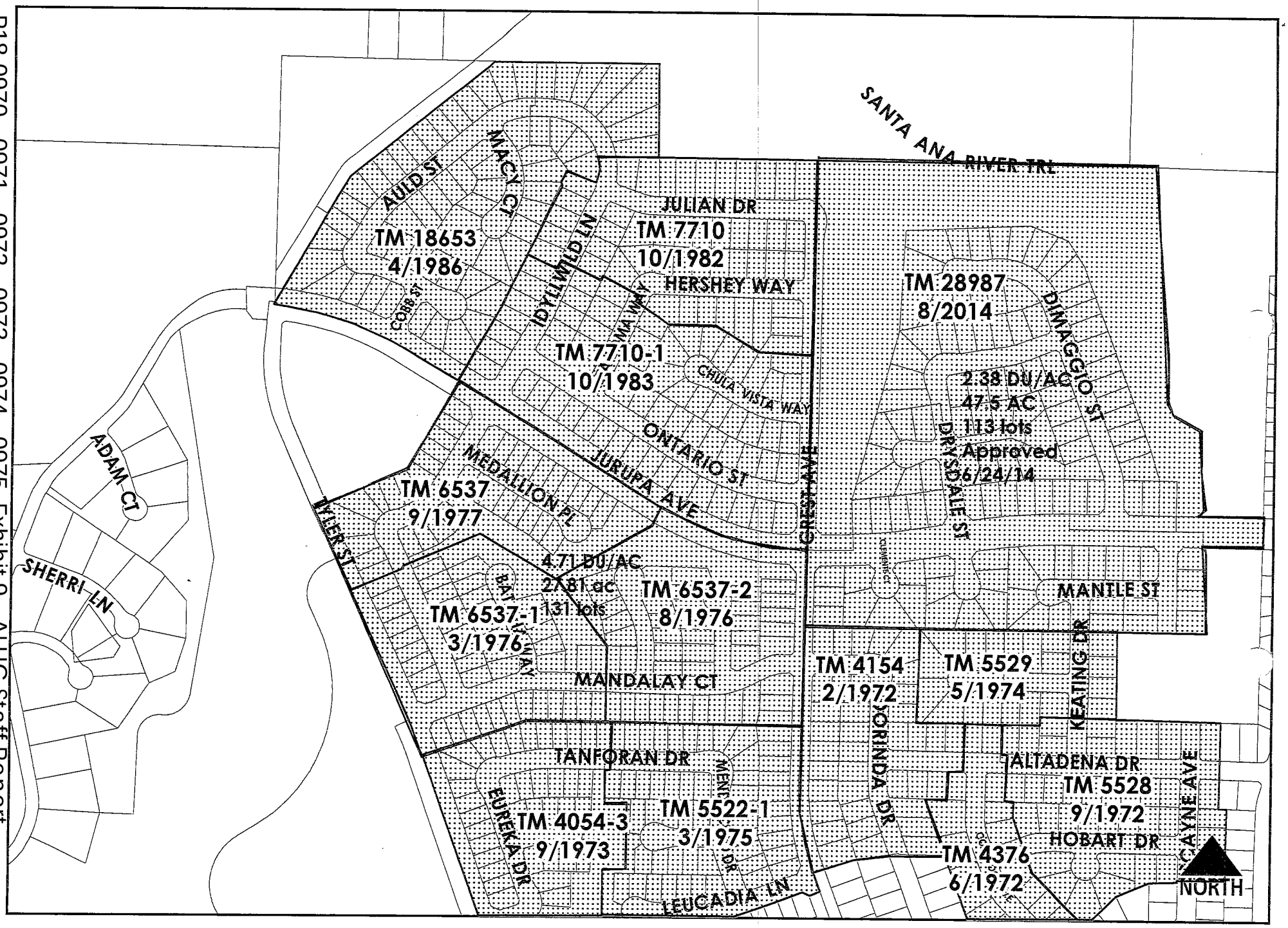


P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 9 - ALUC Staff Report

P18-0646 & P18-0648-0649, Exhibit 3 - Location Map

General Application Form
Environmental Information Form
Riverpoint
APN 155-441-023

December 19, 2018

PROJECT DESCRIPTION

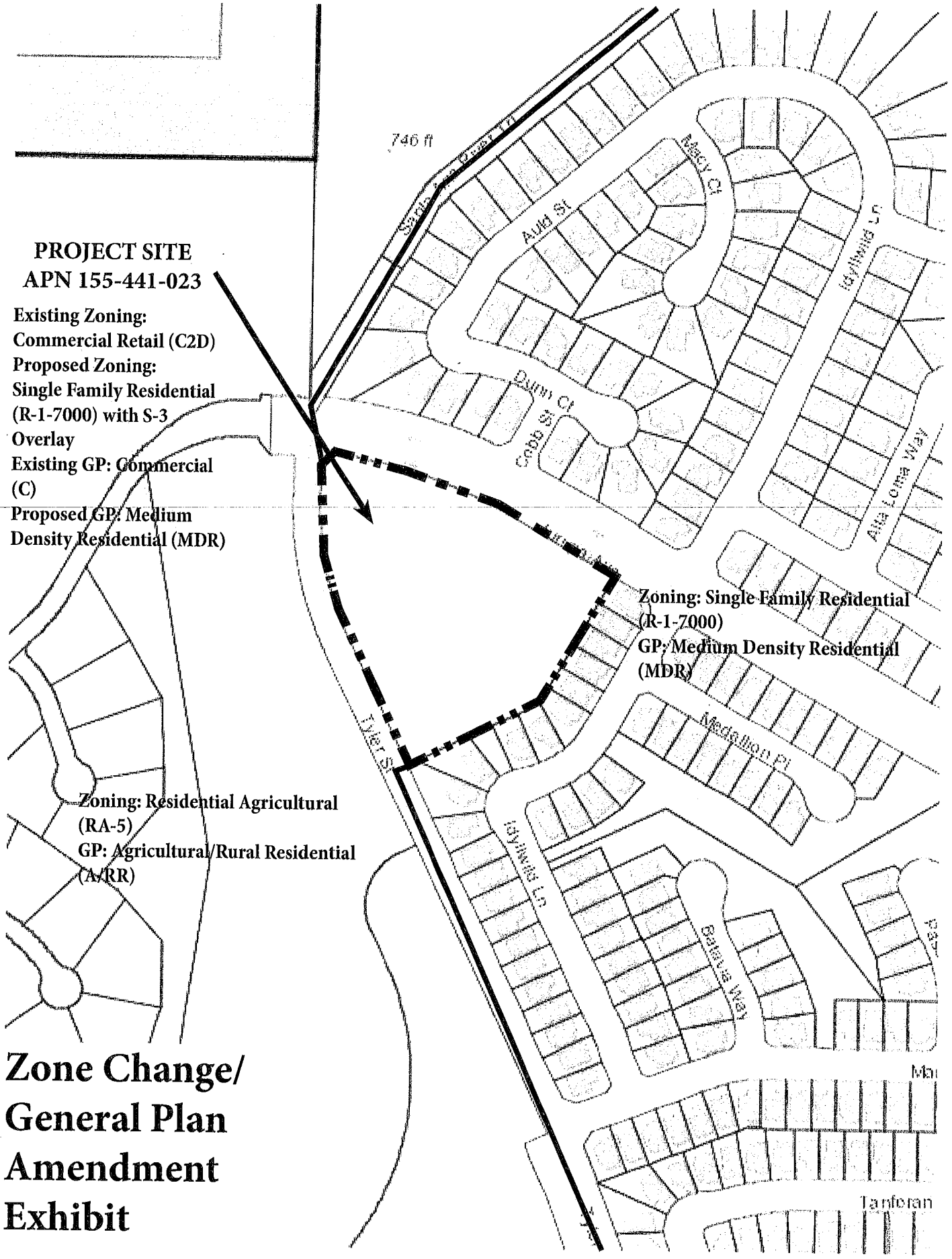
The proposed project is the construction of 56 detached single-family homes on a 7.07-gross acre site (7.92 units/acre). Homes would range from 1,732 square feet to 2,390 square feet, subject to final design, in two- and three-story floorplans. Homes would have 3 bedrooms and 2.5 baths. A diverse range of color palettes and elevation types, including Craftsman, Spanish, Farmhouse, are proposed. Lots would range from 1,886 to 2,669 square feet. Each unit would include two garage parking spaces, with an additional 34 onsite street parking spaces, yielding 146 parking spaces (15 spaces more than required by the Municipal Code). Additional parking along the project's Jurupa Avenue frontage is not included in the parking calculation.

Primary access to the site would be via Jurupa Avenue. An emergency vehicle access drive would be located off of Tyler Street. The community is organized with a primary loop road with sidewalks, landscaping, and an attractive streetscape with no garages or driveways. Garages would be located on a secondary loop and off of courts with clusters of homes. The project includes a large, centrally-located Community Green covering 0.30 acre, and a Community Paseo of 0.20 acre. The Community Green will include amenities such as a multipurpose lawn, shade structure, picnic tables, and barbeques. A walkway bounded by landscaping will connect the Community Green with the Community Paseo, which will include a lawn and picnic area. A detention basin at the northwest corner would provide stormwater management.

The project's single-family detached residential land use is consistent with that of surrounding neighborhoods to the north and east. A buffer planting area is provided along the eastern edge of the site. Along Jurupa Avenue and Tyler Street, an attractive streetscape will be developed with trees, groundcover, entry portals leading into the community, and attractive building elevations with no garages or driveways on either street.

Required entitlements are expected to include:

- **General Plan Amendment** to change the General Plan Land Use Designation from C – Commercial to MDR – Medium-Density Residential
- **Rezoning** to change the Zoning Designation of the site from CR – Commercial Retail to R-1-7000 – Single-Family Residential with an S-3 Building Stories Overlay to allow homes to have a third story
- **Variance** to allow for a reduction from 20 feet to 5 feet of the setback requirement along street frontages for areas within a Planned Residential Development
- **Tentative Tract Map** to subdivide the parcel to 56 residential lots
- **Planned Residential Development Permit**
- **Design Review**



Zone Change/ General Plan Amendment Exhibit

PROJECT SUMMARY

PROJECT AREA: +/- 7.07 GROSS ACRES
DENSITY: +/-7.92 LOTS PER ACRE
NUMBER OF RESIDENTIAL LOTS: 56

AVERAGE RESIDENTIAL LOT AREA = 2,071 SF

RESIDENTIAL LOT COVERAGE = 2.66 ACRES OR 38%

COMMON OPEN SPACE = 29,488 SF
PRIVATE OPEN SPACE = 15,120 SF
DETENTION BASIN = 7,681 SF

TOTAL = 52,289 SF

PARKING: 2.33 PARKING SPACE/UNIT X 56 UNITS
REQUIRED = 130 PARKING SPACES (2.33 PARKING SPACES/UNIT X 56 UNITS)
PROVIDED = 112 (COVERED) + 34 (GUEST) = 146 SPACES

CONTACT

PACIFICA INVESTMENTS
333 CITY BOULEVARD WEST SUITE 1700
ORANGE, CA 92868
CONTACT: OSCAR GRAHAM
(714) 609-7257

PASSCO PACIFICA

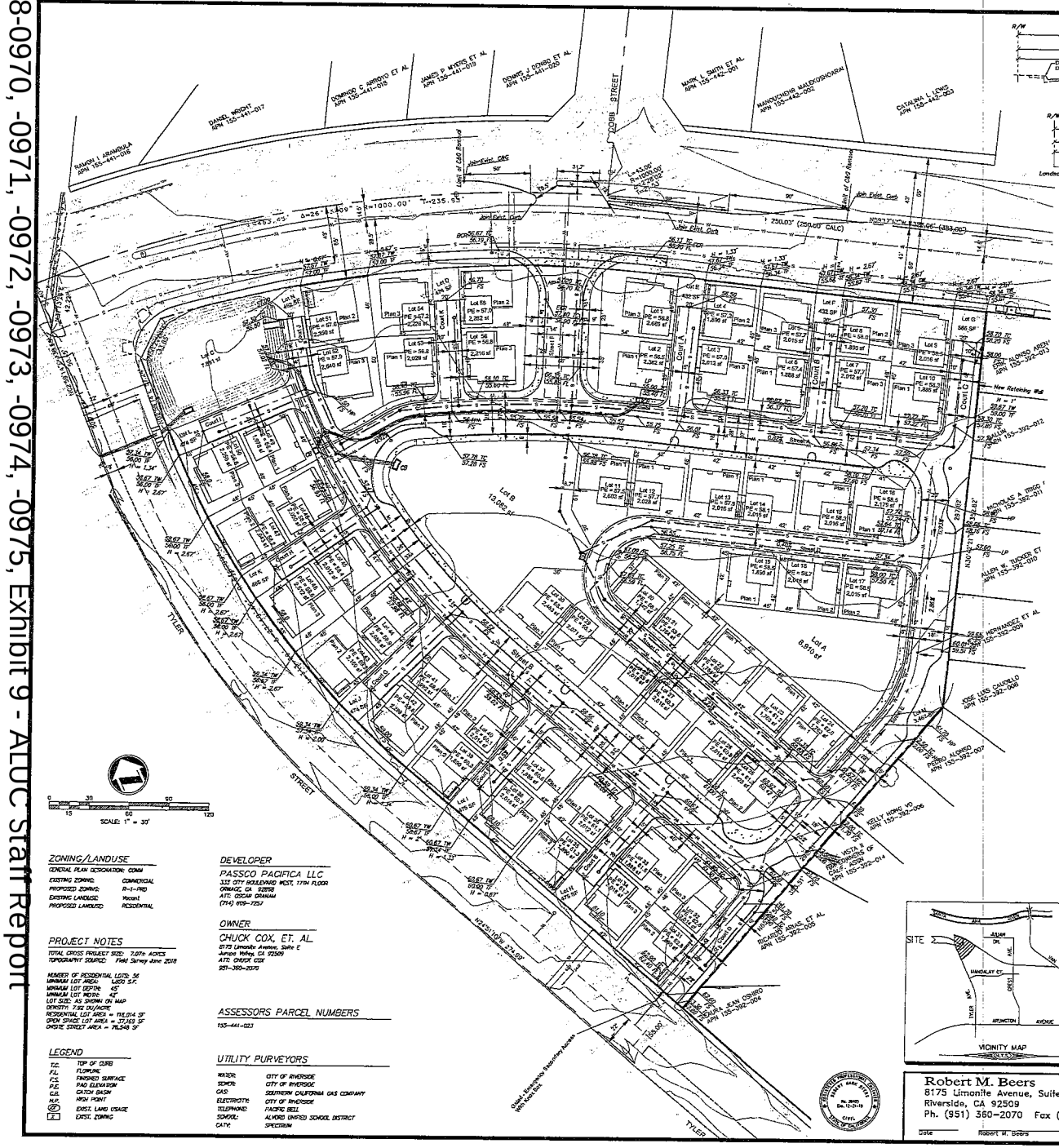
DECEMBER 19, 2018

SITE PLAN - SP.1

MJS LANDSCAPE ARCHITECTURE

IDEArc ARCHITECTURE + PLANNING

PACIFICA INVESTMENTS



TENTATIVE TRACT MAP NO. 37626

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION IS PER A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 00086755-002-KAH-SCM, EFFECTIVE DATE FEBRUARY 28, 2018 AT 7:30 AM, AMENDED MARCH 13, 2018.

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

ALL THOSE PORTIONS OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C" (JURUPA AVENUE), OF THE BIXBALL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8 OF TRACT NO. 6537, AS PER MAP RECORDED IN BOOK 92, PAGES 26 AND 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 64° 28' 32" EAST, A DISTANCE OF 298.38 FEET;

THENCE NORTH 30° 02' 16" EAST, A DISTANCE OF 297.94 FEET TO THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 6537;

THE LAST TWO COURSES AND DISTANCES FOLLOW THE NORTHWESTERLY LINE OF SAID TRACT NO. 6537;

THENCE NORTH 59° 57' 44" WEST, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 945.00 FEET;

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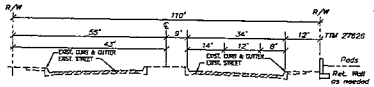
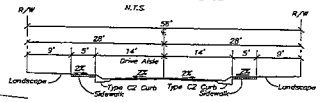
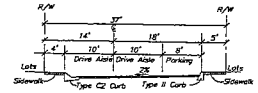
SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. COC-8-789, RECORDED NOVEMBER 13, 1979 AS INSTRUMENT NO. 241824 OF OFFICIAL RECORDS.
APN(s): 155-441-023-5



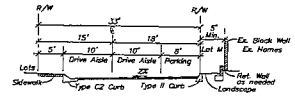
TYPICAL SECTION JURUPA AVENUE
N.T.S.



TYPICAL SECTION
STREET "F"
N.T.S.



TYPICAL SECTION
STREETS "A" & "B"
N.T.S.



TYPICAL SECTION
STREET "E"
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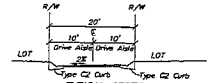
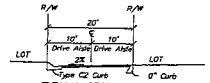


TYPICAL SECTION
STREETS "C" & "D"
N.T.S.



TYPICAL SECTION COURTS
"A" Through "K"
N.T.S.

Lot Statistics

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	48	54	2,569	29	42	48	2,071
2	40	48	2,382	30	42	48	2,483
3	48	42	2,012	31	45	42	1,890
4	45	42	1,890	32	48	42	2,014
5	48	42	2,012	33	45	42	1,886
6	45	42	1,889	34	48	43	2,016
7	48	42	2,012	35	45	42	1,890
8	45	42	1,890	36	48	42	2,012
9	48	42	2,016	37	48	42	1,886
10	45	42	1,886	38	45	42	2,016
11	42	52	2,619	39	45	42	1,890
12	42	48	2,029	40	48	42	2,014
13	42	48	2,016	41	45	46	1,932
14	42	48	2,016	42	48	46	2,289
15	42	48	2,016	43	45	46	2,190
16	42	48	2,179	44	48	46	2,086
17	48	42	2,013	45	45	46	2,012
18	48	42	2,016	46	48	46	2,512
19	45	42	1,890	47	45	45	2,043
20	42	42	1,742	48	48	45	2,050
21	42	42	1,764	49	45	46	1,978
22	42	42	1,764	50	48	46	2,350
23	42	42	1,763	51	46	49	2,350
24	42	42	1,763	52	50	49	2,640
25	48	48	2,428	53	45	45	2,029
26	42	48	2,016	54	48	45	2,226
27	42	48	2,016	55	45	48	2,282
28	42	48	2,016	56	48	48	2,216
			56,711				58,303

Total Residential Lot Area =	115,014

Lettered Lots

Lot	Use	Area (sf)
A	Open Space	8,190
B	Open Space	13,082
C	Open Space	7,681
D	Open Space	424
E	Open Space	432
F	Open Space	432
G	Open Space	586
H	Open Space	475
I	Open Space	475
J	Open Space	474
K	Open Space	465
L	Open Space	474
M	Open Space	3,467
N	Open Space	462

Total Open Space Lot Area =	37,369

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	37	28	17,300
Street B	37	28	20,946
Street C	20	19	4,716
Street D	20	19	4,846
Street E	33	28	8,621
Street F	56	28	5,173
Court A	20	19	1,337
Court B	20	19	1,331
Court C	25	19	1,576
Court D	25	19	2,213
Court E	20	19	1,774
Court F	20	19	1,269
Court G	20	19	1,291
Court H	20	19	1,291
Court I	20	19	1,312
Court J	20	19	798
Court K	20	19	1,264

Total Street Lot Area =	76,548

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: COMM

EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	R-1-7000
EXISTING LANDUSE:	Vacant
PROPOSED LANDUSE:	RESIDENTIAL

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 7.07± ACRES
TOPOGRAPHY SOURCE: Field Survey June 2018

NUMBER OF RESIDENTIAL LOTS: 56
MINIMUM LOT AREA: 1,600 S.F.
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LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.92 DU/ACRE
RESIDENTIAL LOT AREA = 115,014 SF
OPEN SPACE LOT AREA = 37,369 SF
ONSITE STREET AREA = 76,548 SF

LEGEND

T.C.	TOP OF CURB
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
P.E.	PAD ELEVATION
C.B.	CATCH BASIN
H.P.	HIGH POINT
	EXIST. LAND USAGE
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DEVELOPER

PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST, 17TH FLOOR
ORANGE, CA 92868
ATT: OSCAR GRAHAM
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OWNER

CHUCK COX, ET. AL
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
ATT: CHUCK COX
951-360-2070

ASSESSORS PARCEL NUMBERS

155-441-023

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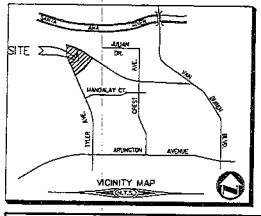

Robert M. Beers
8175 Limonite Avenue, Suite E
Riverside, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2080
Date Robert M. Beers R.C.E. 36405 Expires 12-31-19

PREPARED FOR:
PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92868
(714) 609-7257

TENTATIVE TRACT MAP
No. 37626
RIVERSIDE, CALIFORNIA

DATE: 12-12-18

SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37626

LEGAL DESCRIPTION:

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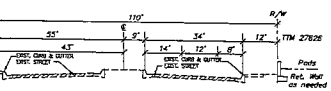

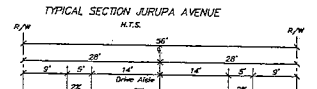

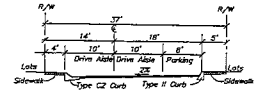

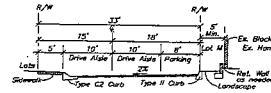

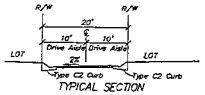

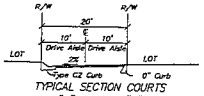

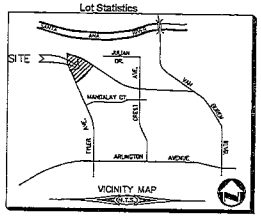

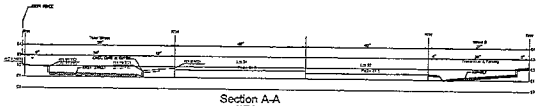

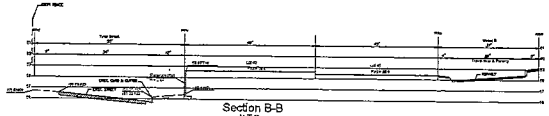

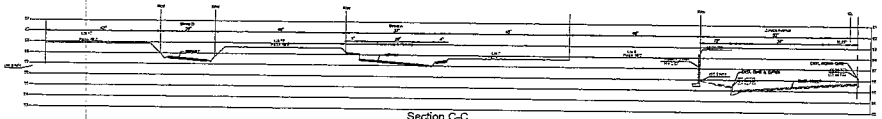

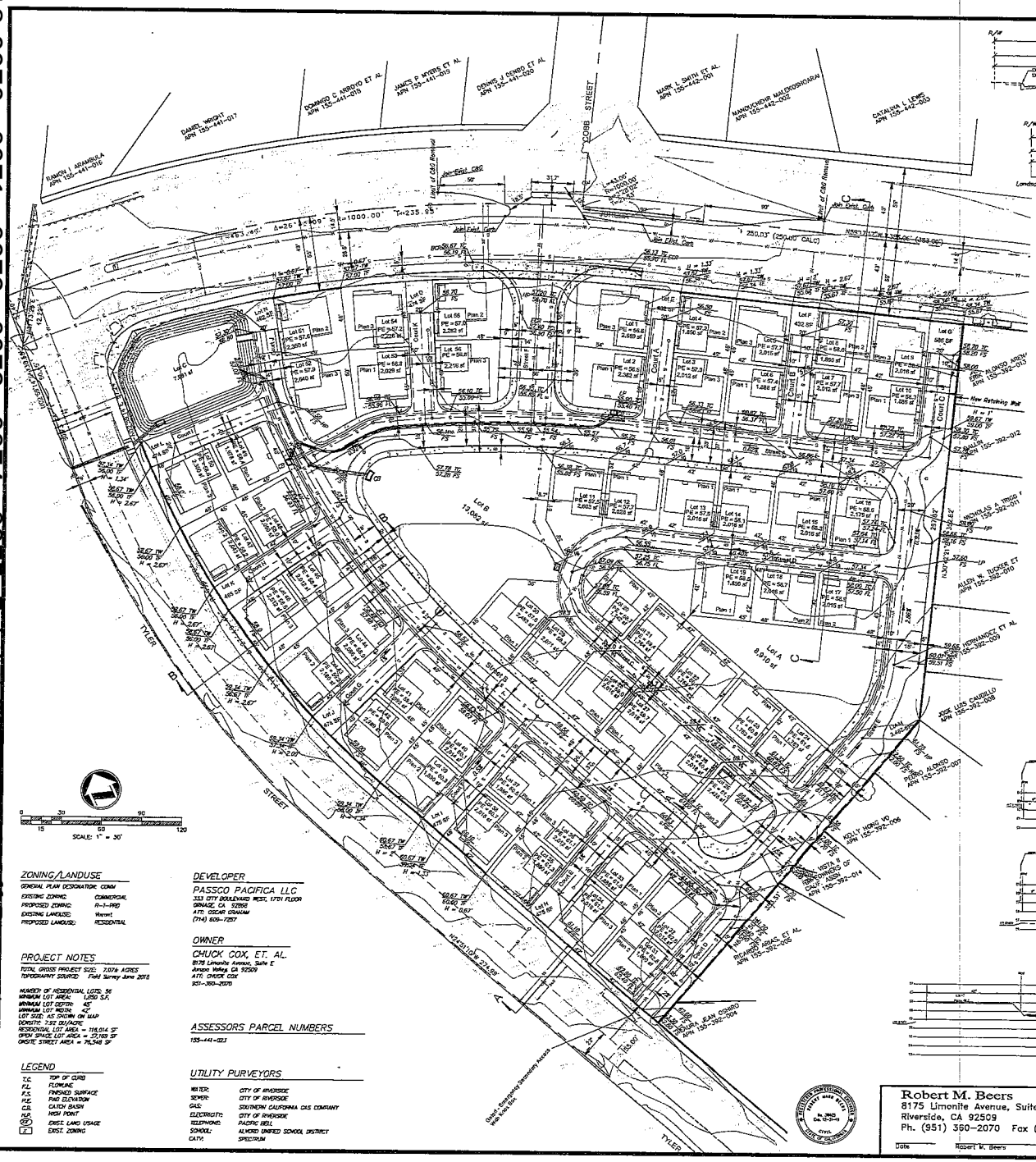

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: CONM

EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	R-1-PRD
EXISTING LANDUSE:	Vacant
PROPOSED LANDUSE:	RESIDENTIAL

PROJECT NOTES

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TOPOGRAPHY SOURCE: Field Survey June 2018

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H.P.	HIGH POINT
	EXIST. LAND USAGE
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Expires 12-31-19

PREPARED FOR:
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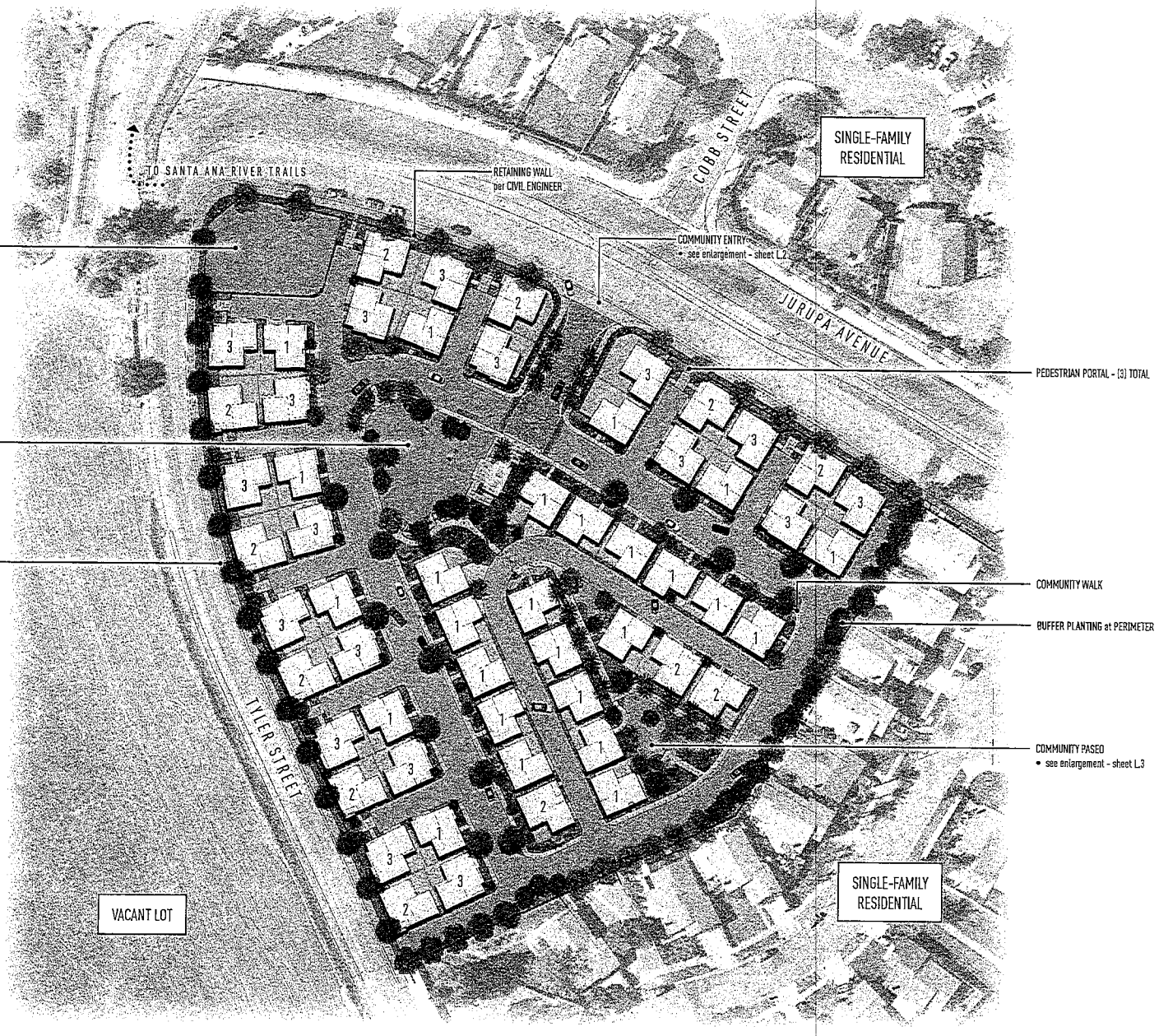
Preliminary Grading Plan for
TTM No. 37626
RIVERSIDE, CALIFORNIA

DATE: 12-17-18

SHEET 1 OF 1



PROPOSED TREE LIST

BOTANICAL	COMMON	SIZE	WUCOL
JURUPA STREET			
RHUS LANCEA	AFRICAN SUMAC	24" BOX	Low
TYLER STREET			
MAGNOLIA G. 'ST. MARY'	SOUTHERN MAGNOLIA	24" BOX	Mod
COMMON AREAS - ACCENT			
CERCIS C. 'FOREST PANSY'	REDBUD	24" BOX	Mod
CITRUS SPECIES	THORNLESS TBS	24" BOX	Mod
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	Mod
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	Mod
PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	16' BTH	Mod
ROBINIA 'PURPLE ROBE'	PURPLE LOCUST	24" BOX	Mod
COMMON AREAS			
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	Mod
MAGNOLIA 'LITTLE GEM'	MAGNOLIA	24" BOX	Mod
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	36" BOX	[illegible]
PARKINSONIA 'DESERT MUSEUM'	HYBRID PALO VERDE	36" BOX	[illegible]
PINUS ELDARICA	AFGHAN PINE	24" BOX	Mod
PLATANUS WRIGHTII	ARIZONA SYCAMORE	24" BOX	Mod
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	Mod
RHUS LANCEA	AFRICAN SUMAC	24" BOX	Low
TRACHYCARPUS FORTUNEI	WINDMILL PALM	6'-12' B.T.H.	Mod
ULMUS PARVIFOLIA 'DRAKE	EVERGREEN ELM	24" BOX	Mod
PERIMETER SCREEN TREES at S.F.D.			
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX	Mod
PINUS ELDARICA	AFGHAN PINE	24" BOX	Mod
PODOCARPUS GRACILIOR	FERN PINE	24" BOX	Mod

PROPOSED SHRUB LIST

ALL PROPOSED SHRUBS WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY IPC.

SHRUBS		SIZE	WUCOL
ANIGOZANTHOS 'KANGA RED'	RED KANGAROO PAW	5 GAL	Low
BOUGAINVILLEA	BOUGAINVILLEA	5 GAL	Low
CALLISTEMON CITRINUS	DWARF WEEPING BOTTLE BRUSH	5 GAL	Low
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	Low
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	Low
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	Low
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	Medium
NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	Low
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL	Medium
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	Low
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	Low
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	[illegible]
SALVIA LAVANDULIFOLIA	SPANISH SAGE	1 GAL	[illegible]
SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	[illegible]
DIANELLA TASMANICA	GOLDEN FLAX LILY	1 GAL	[illegible]
KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	Low
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	Low
PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	15 GAL	Medium
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	Low
STRELITZIA REGINAE	BIRDS OF PARADISE	5 GAL	Low

GENERAL PLANTING NOTES

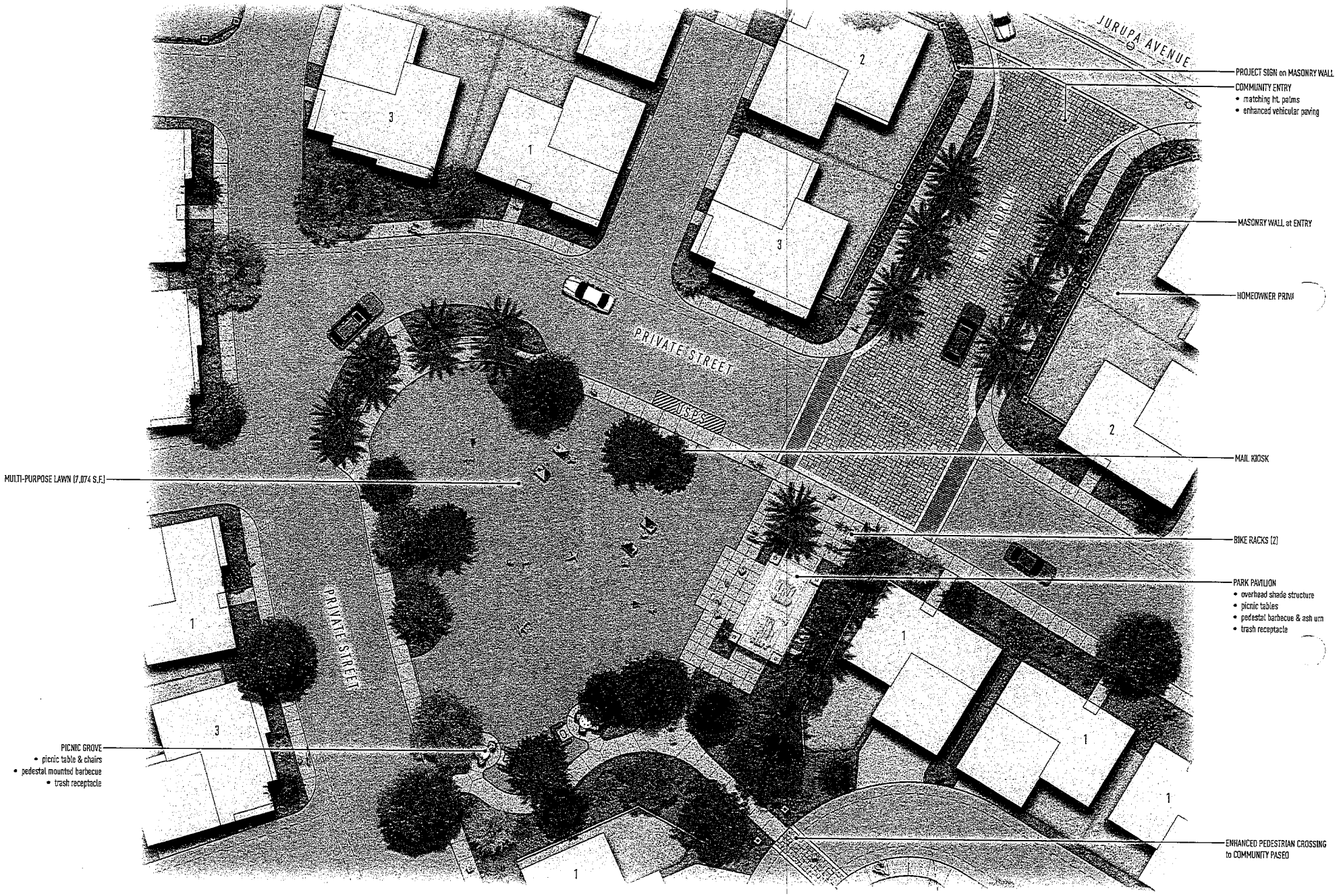
1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF RIVERSIDE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION, TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.

CONCEPTUAL LANDSCAPE PLAN - L.1

PASSCO PACIFICA

DECEMBER 19, 2018

MJS LANDSCAPE ARCHITECTURE



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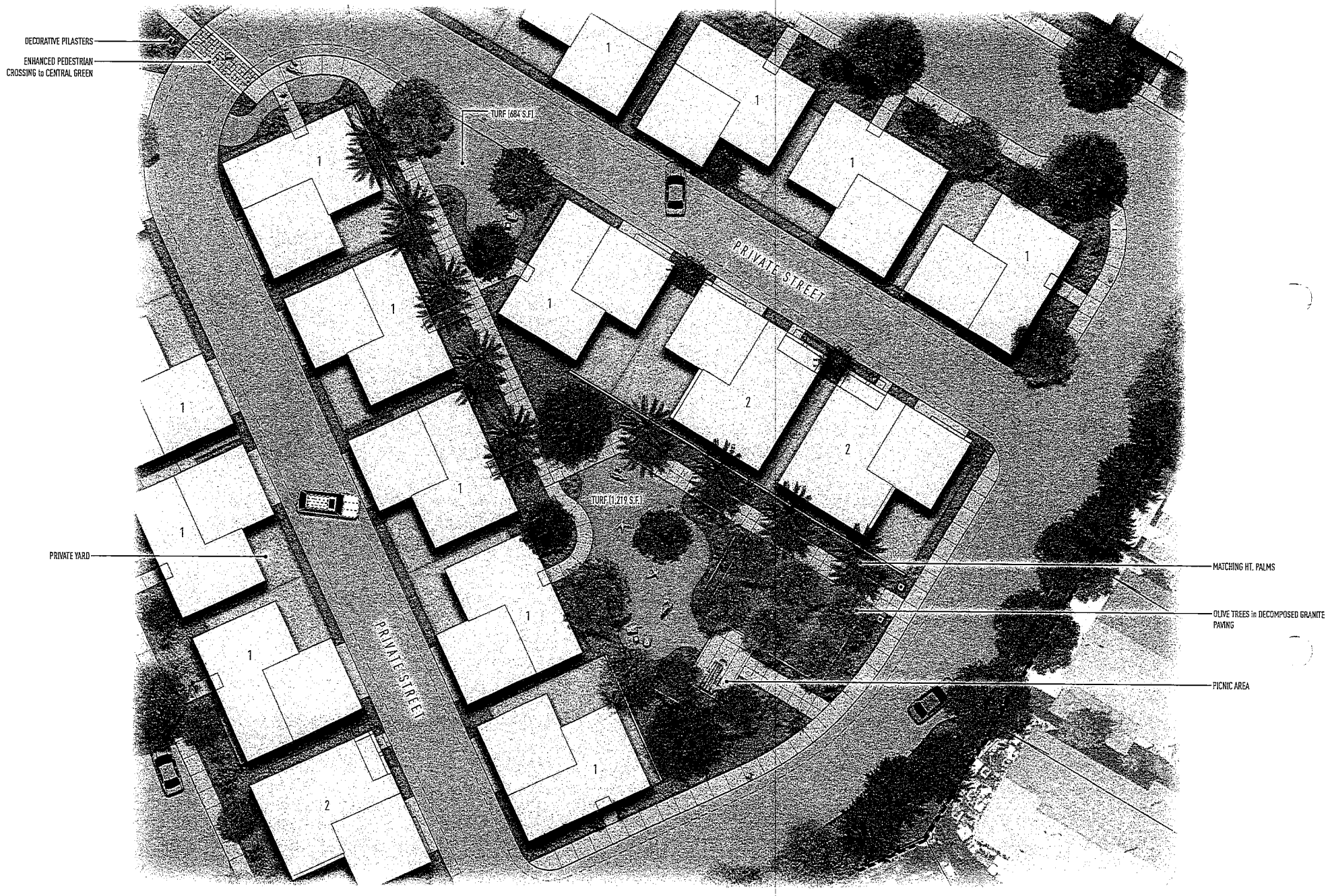
DECEMBER 19, 2018

CENTRAL GREEN ENLARGEMENT - L.2

MJS LANDSCAPE ARCHITECTURE

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 9 - ALUC Staff Report



COMMUNITY PASEO ENLARGEMENT - L.3

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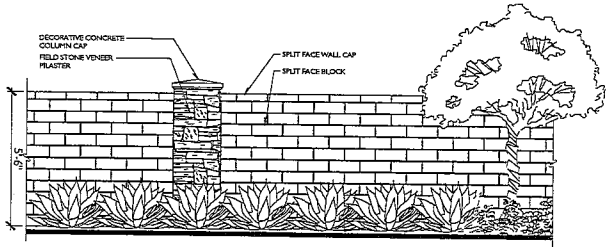
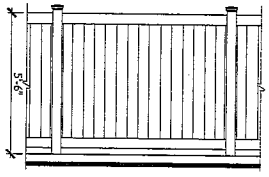
DECEMBER 19, 2018

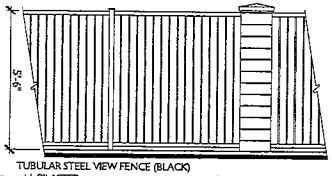
MJS LANDSCAPE ARCHITECTURE



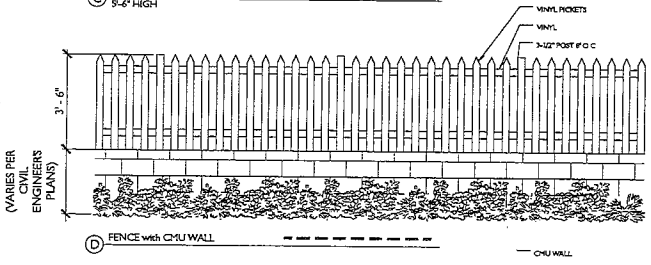
(A) COMMUNITY THEME WALL and PILASTER
5'-6" HIGH



(B) VINYL PRIVACY FENCE
5'-6" HIGH



TUBULAR STEEL VIEW FENCE (BLACK) with PILASTER
(C) 5'-6" HIGH



(D) FENCE with CMU WALL

WALL AND FENCE PLAN - L.4

PASSCO PACIFICA

DECEMBER 19, 2018

MJS LANDSCAPE ARCHITECTURE

IRRIGATION HYDROZONES:

- HYDRO-ZONE 1 - Common Landscape Areas - Enhanced Plant Palette - Sub Surface Irrigation - 44,115 s.f.
- HYDRO-ZONE 2 - Water Quality Planting in Basin - Water Conserving Plant Palette - Overhead Spray - 7,394 s.f.
- HYDRO-ZONE 3 - Turf - 2,103 s.f.
- SPECIAL LANDSCAPE AREA - Active Turf Area at Central Green- 7,074 s.f.

TOTAL LANDSCAPE AREA: 60,686 s.f.

WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. Installation of automatic 'smart' irrigation controller with rain-sensor.
2. The use of low precipitation/low angle irrigation spray heads.
3. The use of low water consuming plants.
4. Soil amendment to achieve good soil moisture retention.
5. Mulching to reduce evapotranspiration from the root zone.

WATER CONSERVATION STATEMENT

PURPOSE: To provide the maintenance staff a mechanical device to distribute water and ensure plant survival in the most efficient manner and within a time frame that least interferes with the activities of the community.

The irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers and high efficiency low angle spray heads at turf only. Drip irrigation systems may be employed where considered to be effective and feasible. Irrigation valves shall be separated to allow for the systems operation in response to orientation and exposure.

Planting will be designed to enhance the visual character of the site and the architectural elements. Plants shall be grouped with similar water, climatic and soil requirements to conserve water and create a drought responsive landscape.

Each hydrozone consists of moderate to low water consuming plants. In areas of moderate water consuming plants the shall be properly amended to retain moisture for healthy growth and to conserve water.

Plant Material within each hydrozone shall be specified in consideration of north, south, east and west exposures.

Soil shall be prepared and amended to provide for maximum moisture retention and percolation. Planted beds shall be mulched to retain soil moisture and reduce evapotranspiration.

To avoid wasted water, the controls will be overseen by a flow monitor that will detect any broken sprinkler heads to stop that station's operation, advancing to the next workable station. In the event of pressure supply line breakage, it will completely stop the operation of the system. All material will be nonferrous, with the exception of the brass piping into and out of the backflow units. All work will be in the best acceptable manner in accordance with applicable codes and standards prevailing in the industry.

WATER USE CLASSIFICATION of LANDSCAPE SPECIE (WUCOLS):

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CROP FACTOR	PERCENT OF ETo
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 56.40 ETAF for MAWA 0.55 (Residential)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1 Common Areas -Low	0.30	drip	0.81	0.37	44,115	16,338	571,338
2 Water Quality Basin -Medium	0.40	spray	0.75	0.53	7,394	3,843	137,865
3 Turf -High	0.70	spray	0.75	0.93	2,103	1,963	68,636
				Totals	53,612	22,245	777,839
Special Landscape Areas							
Active Turf Area	[redacted]			1.00	7,074	7,074	247,394
				Totals	7,074	7,074	247,394
						ETWU Total	1,025,232
				Maximum Allowed Water Allowance (MAWA)*			1,278,461

*Hydrozone #/Planting Description
e.g.
1.) thirsty lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method
overhead spray
or drip

*Irrigation Efficiency
0.75 for spray head
0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year,
LA is the total Landscape area in square feet, SLA is the total special landscape area in square feet,
and ETAF = .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	22,245
Total Area	53,612
Average ETAF	0.41

All Landscape Areas

Total ETAF x Area	29,319
Total Area	60,686
Sitewide ETAF	0.48

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for city of Riverside
from MWELO Appendix A

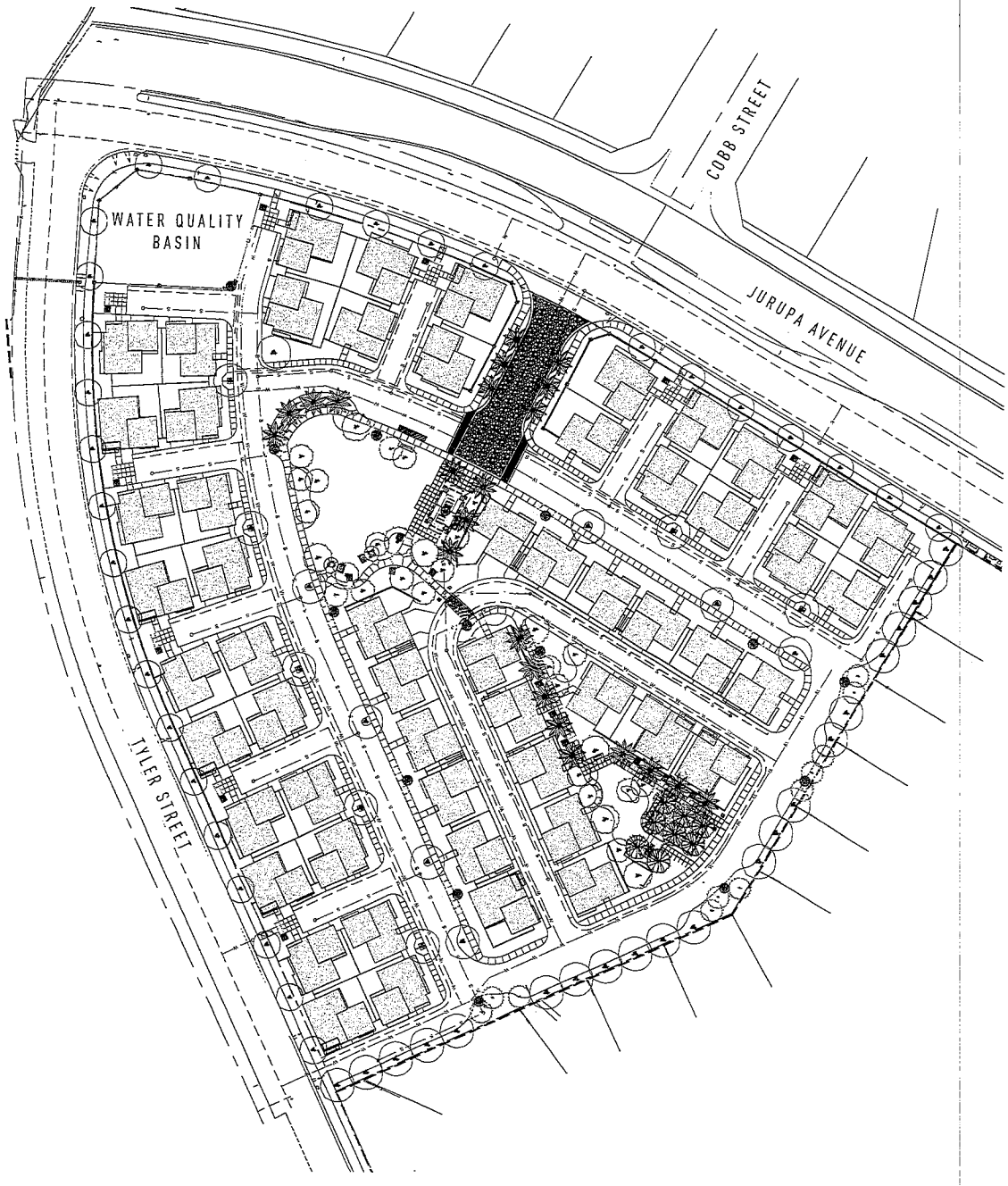
12/19/2016

PASSCO PACIFICA

DECEMBER 19, 2016

HYDROZONE PLAN - L.5

MJS LANDSCAPE ARCHITECTURE



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE	LOCATION:
■	BOLLARD	COMMON AREA WALKWAYS
●	POLE LIGHT	PRIVATE STREETS
●	DOWN LIGHT	MOUNTED ON OVERHEAD PAVILLION AT CENTRAL GREEN
	PALM TREE UPLIGHT	ENTRY DRIVE & CENTRAL GREEN

LIGHTING CONCEPT:

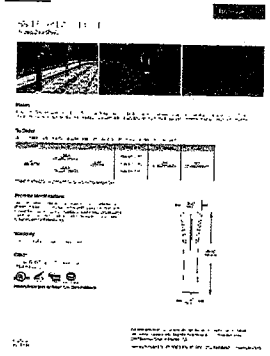
THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED 4000K - 6000K.

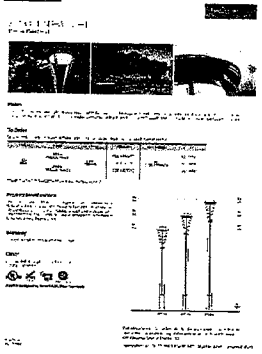
LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME

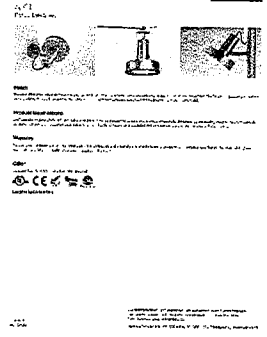
BOLLARD



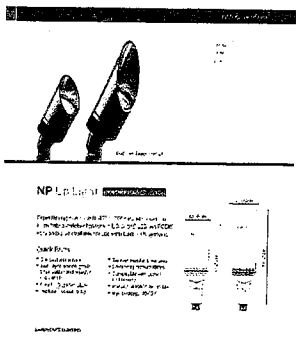
POLE LIGHT



DOWN LIGHT



PALM TREE UPLIGHT



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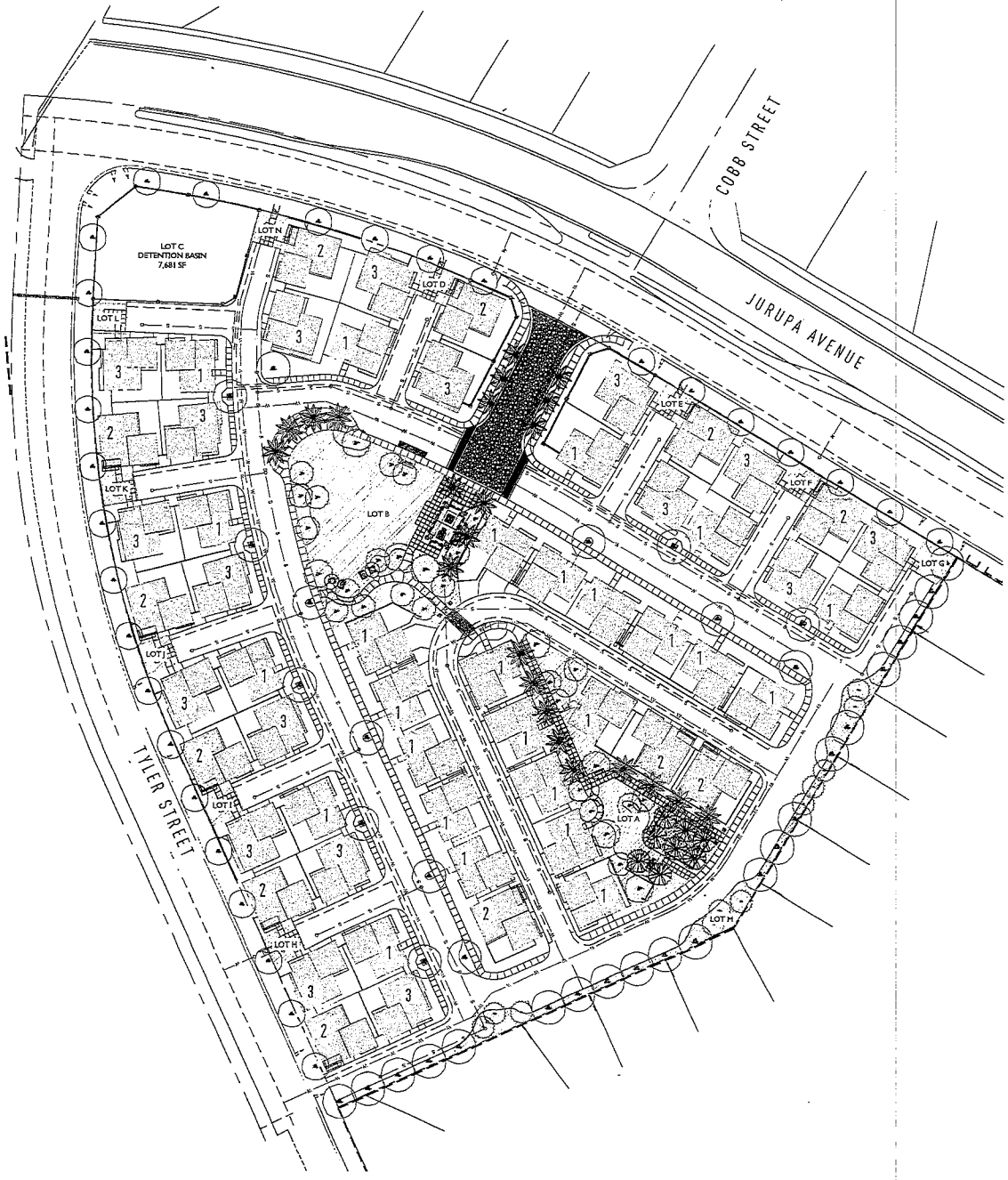
DECEMBER 19, 2018

LANDSCAPE LIGHTING PLAN - L.6

MJS LANDSCAPE ARCHITECTURE



PROJECT SUMMARY:

COMMON OPEN SPACE:

REQUIRED COMMON OPEN SPACE =
500 SF / UNIT x 56 UNITS = 28,000 SF

PROVIDED COMMON OPEN SPACE =
37,169 SF (SEE LETTERED LOTS TABLE)

PRIVATE OPEN SPACE:

REQUIRED PRIVATE OPEN SPACE =
200 SF / UNIT x 56 UNITS = 11,200 SF

PROVIDED PRIVATE OPEN SPACE =
AVERAGE 270 SF / UNIT = 15,120 SF

DETENTION BASIN:

DETENTION BASIN = 7,681 SF

TOTAL = 52,289 SF

OPEN SPACE:

COMMON OPEN SPACE

LETTERED LOTS

A	OPEN SPACE	8,190 SF
B	OPEN SPACE	13,082 SF
C	DETENTION BASIN (not included in common open space)	7,681 SF
D	OPEN SPACE	474 SF
E	OPEN SPACE	432 SF
F	OPEN SPACE	432 SF
G	OPEN SPACE	586 SF
H	OPEN SPACE	475 SF
I	OPEN SPACE	475 SF
J	OPEN SPACE	474 SF
K	OPEN SPACE	465 SF
L	OPEN SPACE	474 SF
M	OPEN SPACE	3,467 SF
N	OPEN SPACE	462 SF
TOTAL OPEN SPACE = 37,169 SF		

PASSCO PACIFICA

DECEMBER 19, 2018

OPEN SPACE PLAN - L.7

MJS LANDSCAPE ARCHITECTURE

RIVERPOINTE

SINGLE FAMILY HOME COMMUNITY

DEVELOPMENT TEAM

PACIFICA INVESTMENTS AND DEVELOPMENT
333 CITY BLVD WEST, SUITE 1700, ORANGE, CA
CONTACT: OSCAR GRAHAM
714.609.7257

PASSCO COMPANIES DEVELOPMENT
2050 MAIN STREET, SUITE 650, IRVINE, CA
CONTACT: SCOTT ALLEN
949.263.7908

PROJECT TEAM

IDEArc ARCHITECTURE & PLANNING
17848 SKY PARK CIRCLE, IRVINE, CA
CONTACT: VANCE GRAHAM
949.336.6056

MJS LANDSCAPE ARCHITECTURE
507 30TH STREET, NEWPORT BEACH, CA
CONTACT: PAUL MAKSY
949.675.9964

RMB ENGINEERING
5172 QUEEN STREET, RIVERSIDE, CA
CONTACT: BOB BEERS
951.317.2041

EPD SOLUTIONS
2030 MAIN STREET, SUITE 1200, IRVINE, CA
CONTACT: RAFIK ALBERT
949.794.1180

3B - CRAFTSMAN
COLOR PALETTE B3

3A - SPANISH
COLOR PALETTE A2

3C - FARMHOUSE
COLOR PALETTE C3

2B - CRAFTSMAN
COLOR PALETTE B2

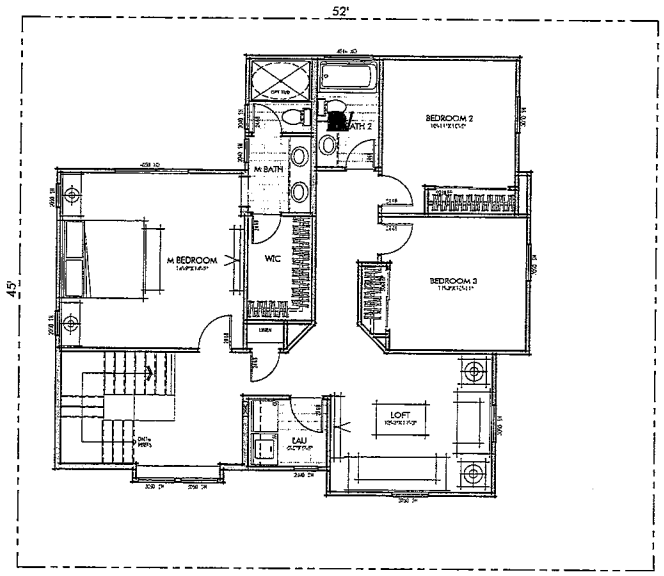
3XA - SPANISH
COLOR PALETTE A1

JURUPA AVE

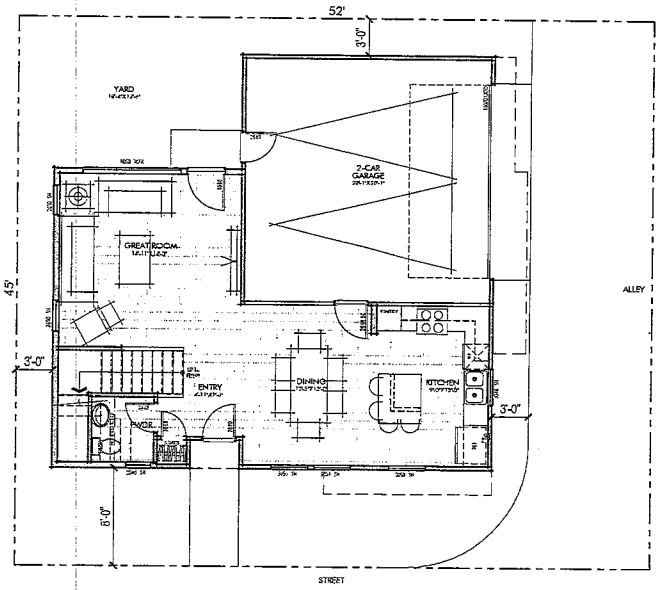
RIVERPOINTE

DESIGN DEVELOPMENT STREET SCENE

PASSCO
Pacifica Investments



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 1

LIVING AREA:	
FIRST FLOOR LIVING:	651.3 SQ. FT.
SECOND FLOOR LIVING:	1080.8 SQ. FT.
TOTAL LIVING AREA:	1732 SQ. FT.
OTHER AREAS:	
GARAGE:	418 SQ. FT.
COVERED PORCH:	9 SQ. FT.

PLAN 1
1,732 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

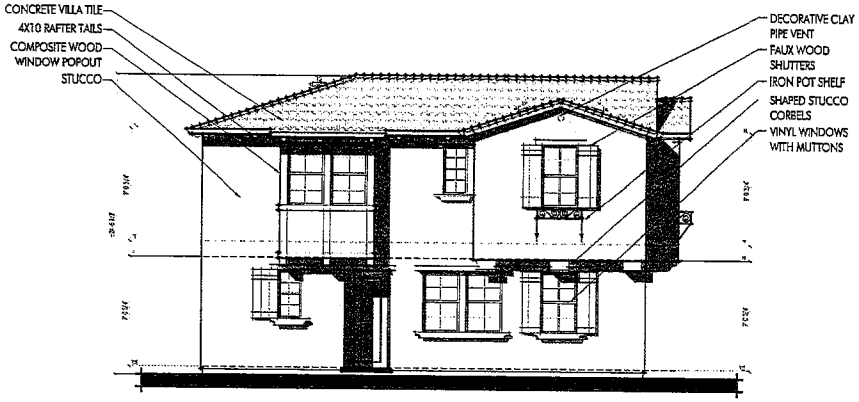
December 19, 2018

DESIGN DEVELOPMENT FLOOR PLANS

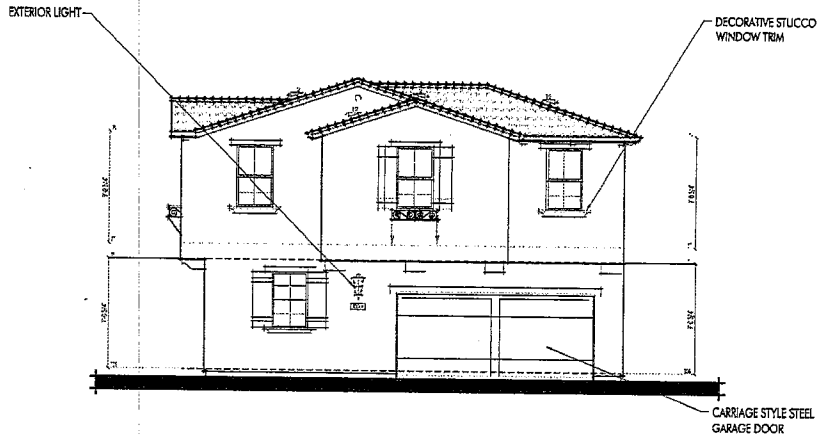
IDEArc ARCHITECTURE + PLANNING

17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.336.0506

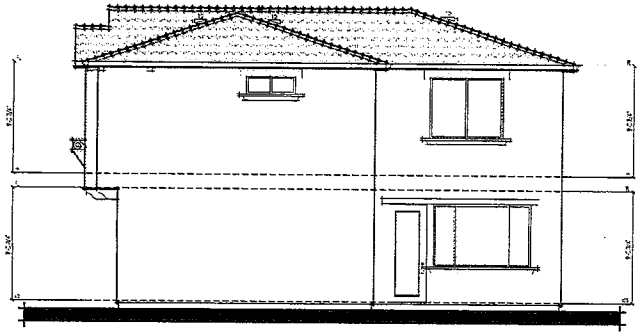
PASSCO
Pacifica Investments



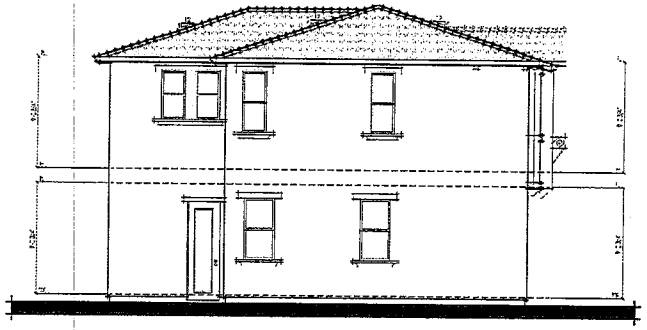
1A - STREET (SPANISH)
(FRONT)



1A - ALLEY (SPANISH)
(RIGHT)



1A - REAR (SPANISH)



1A - LEFT (SPANISH)

PLAN 1

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE • PLANNING

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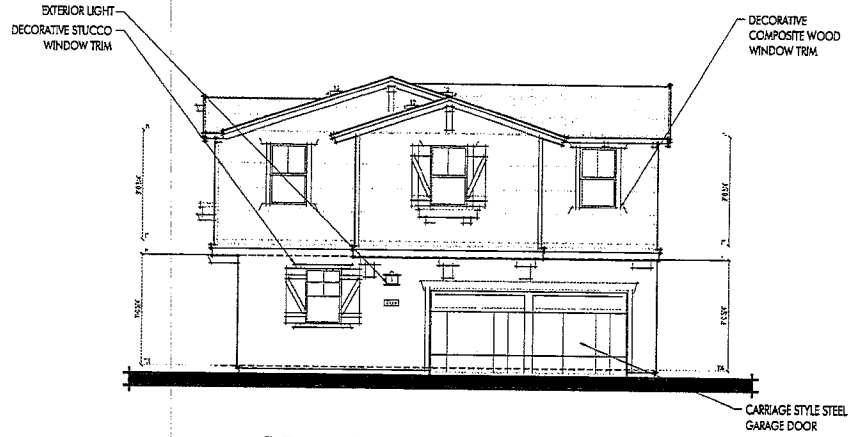
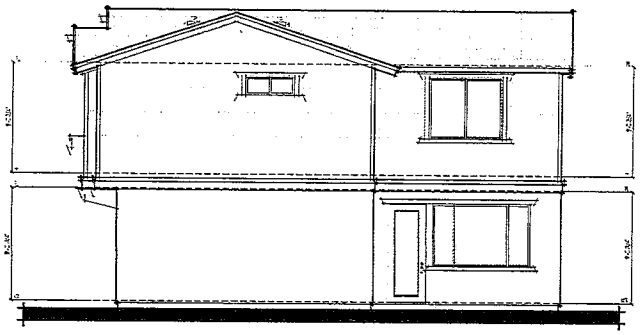
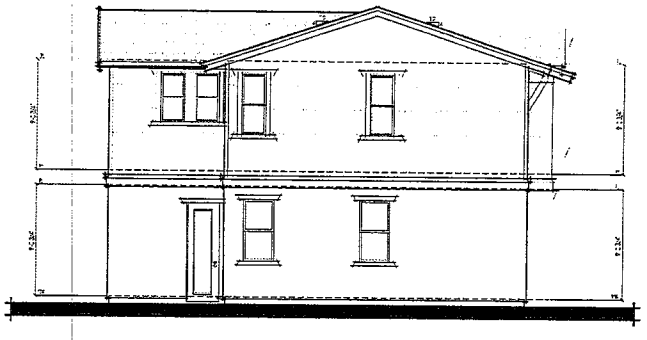
1B - STREET (CRAFTSMAN)
(FRONT)



1B - ALLEY (CRAFTSMAN)
(RIGHT)



1B - REAR (CRAFTSMAN)



1B - LEFT (CRAFTSMAN)

PLAN 1

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

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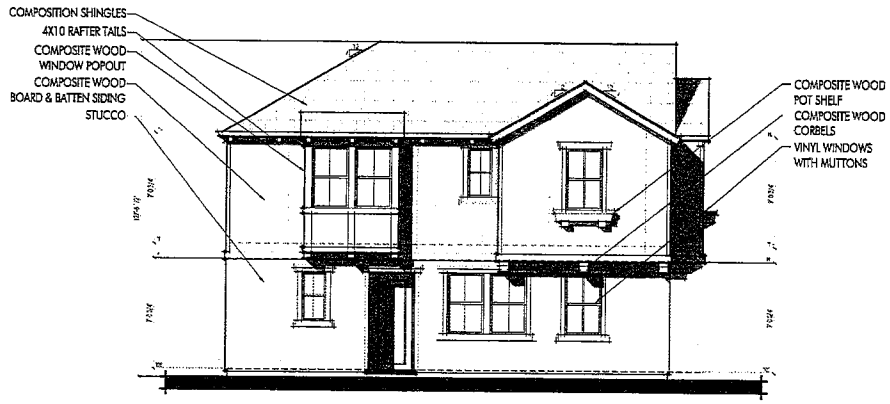
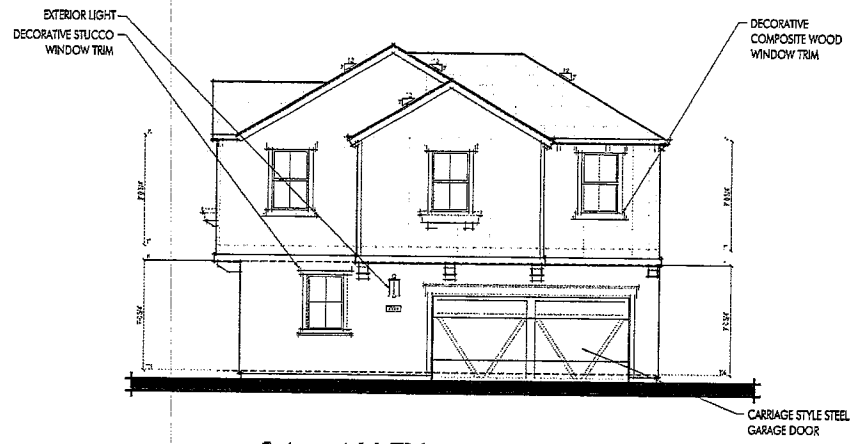
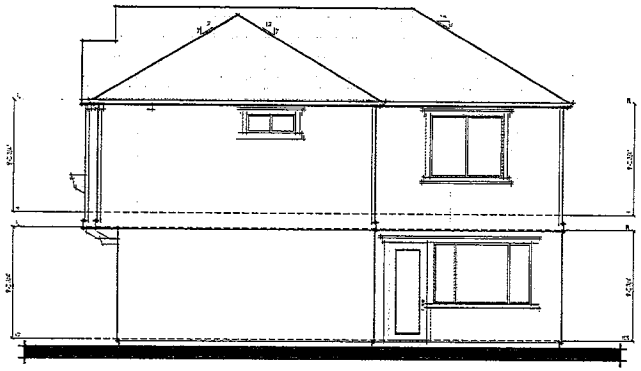


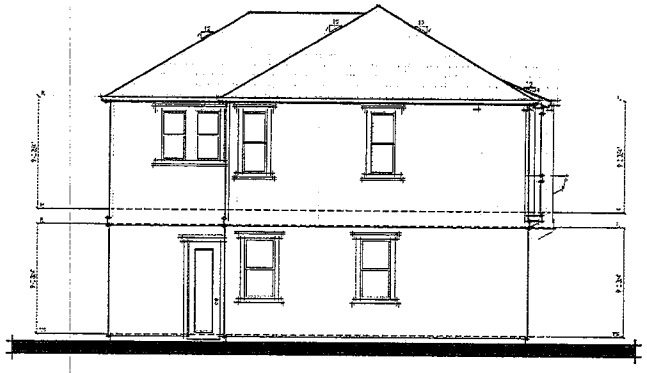
1A - STREET (FARMHOUSE)
(FRONT)



1A - ALLEY (FARMHOUSE)
(RIGHT)



1A - REAR (FARMHOUSE)



1A - LEFT (FARMHOUSE)

PLAN 1

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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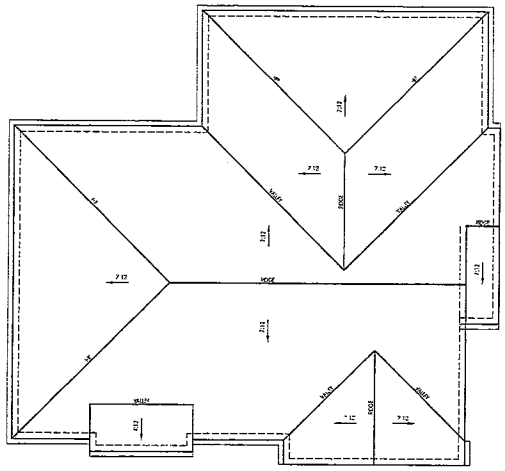
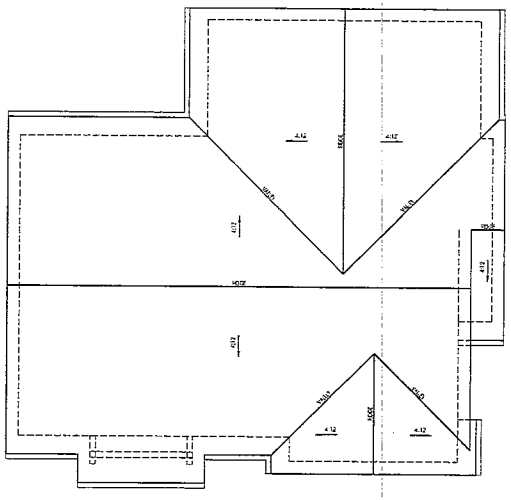
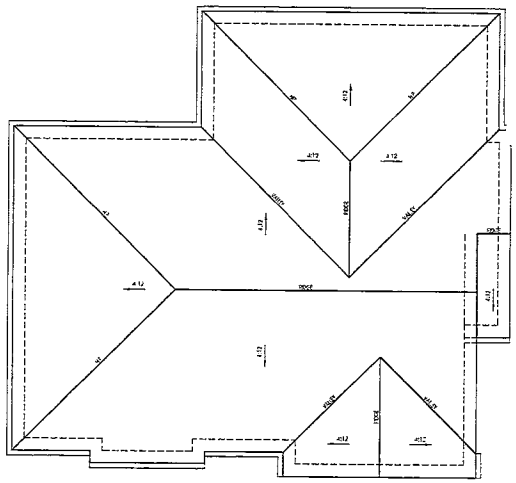
Pacifica Investments



1C - FARMHOUSE



1B - CRAFTSMAN



1A - SPANISH

PLAN 1

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

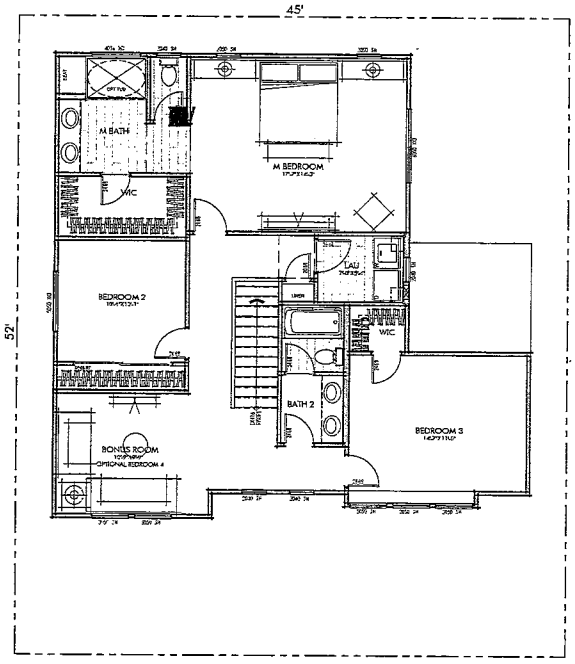
DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING

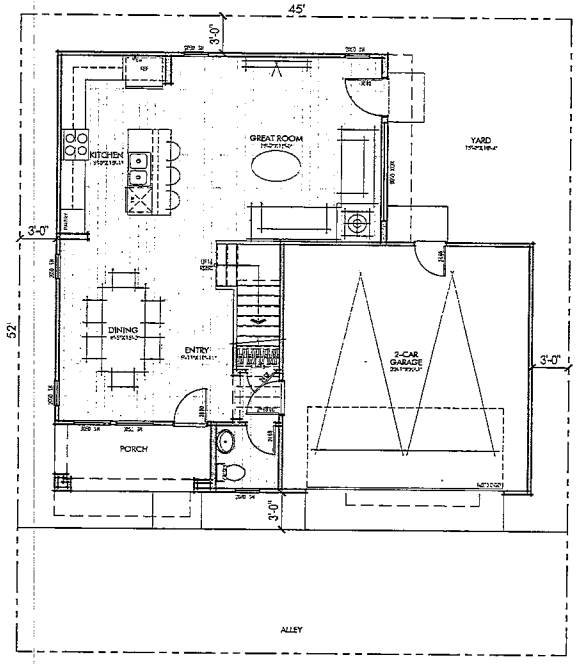
17844 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949-330-6056

PASSCO
Pacifica Investments

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 9 - ALUC Staff Report



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 2

LIVING AREA:	
FIRST FLOOR LIVING:	732.8 SQ. FT.
SECOND FLOOR LIVING:	1160.1 SQ. FT.
TOTAL LIVING AREA:	1893 SQ. FT.
OTHER AREAS:	
GARAGE:	419 SQ. FT.
COVERED PORCH:	69 SQ. FT.

PLAN 2
1,893 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

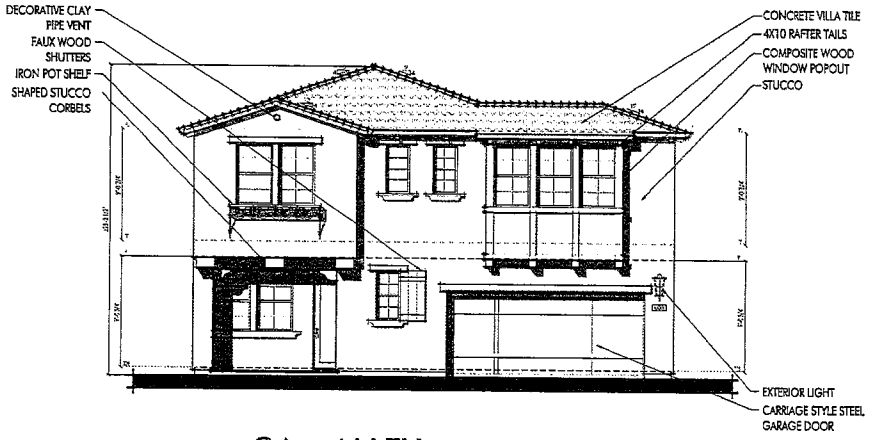
December 19, 2018

DESIGN DEVELOPMENT FLOOR PLANS

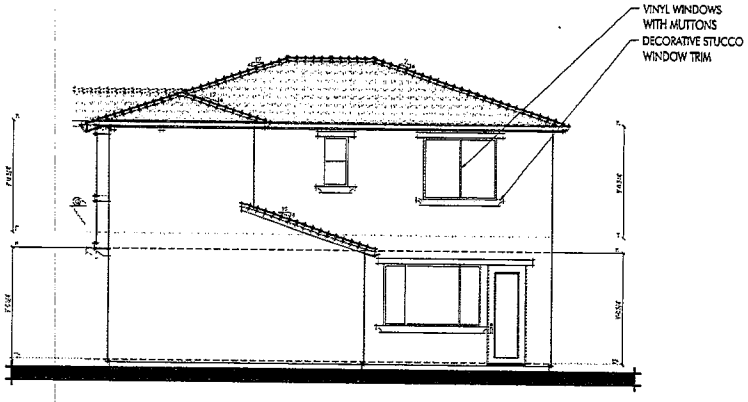
IDEArc ARCHITECTURE + PLANNING

17842 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.336.6056

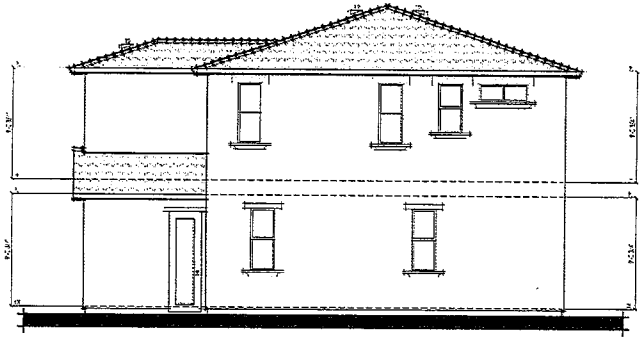
PASSCO
Pacifica Investments



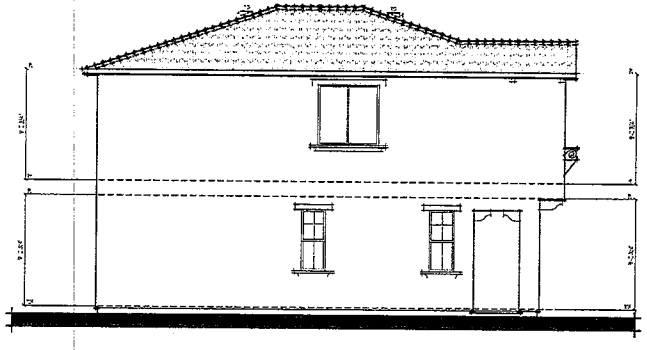
2A - ALLEY (SPANISH)
(FRONT)



2A - RIGHT (SPANISH)



2A - REAR (SPANISH)



2A - LEFT (SPANISH)

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE - PLANNING

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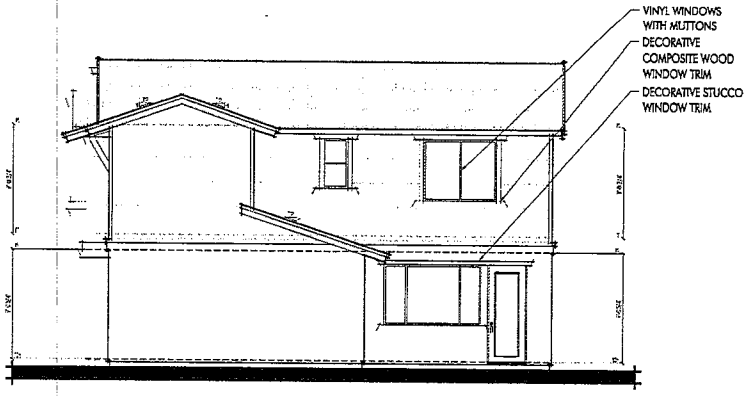
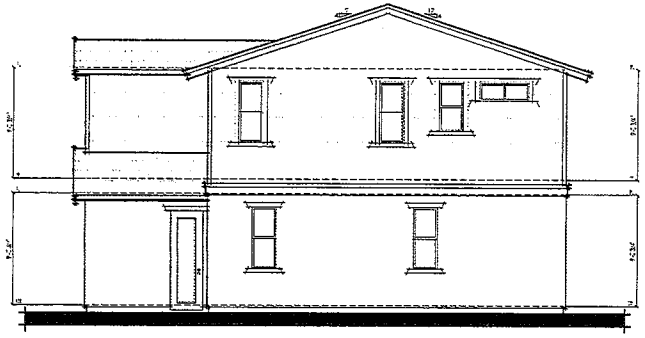
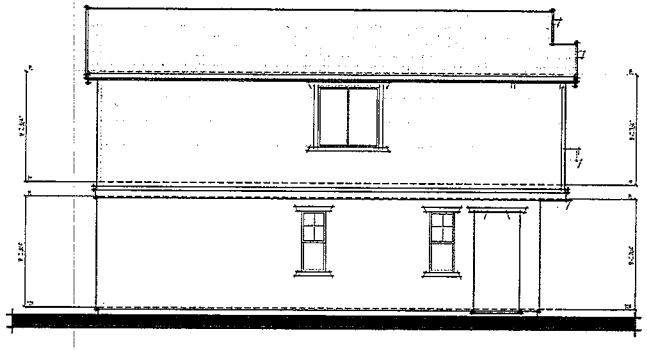
2B - ALLEY (CRAFTSMAN)
(FRONT)



2B - RIGHT (CRAFTSMAN)



2B - REAR (CRAFTSMAN)



2B - LEFT (CRAFTSMAN)

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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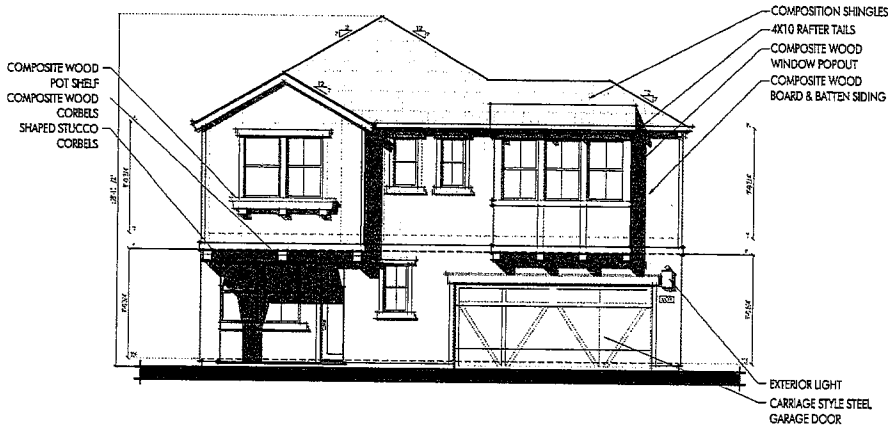
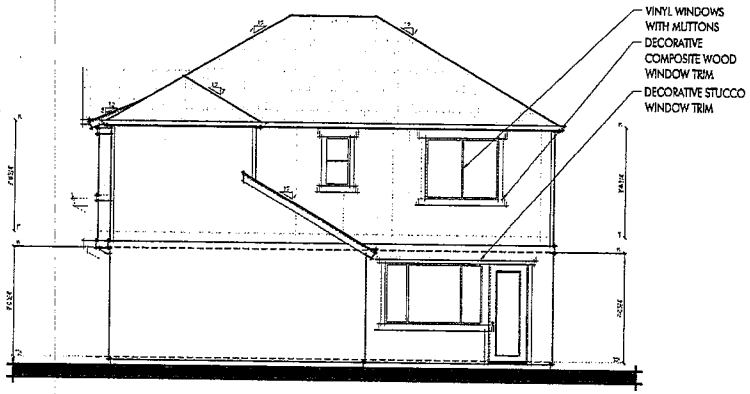
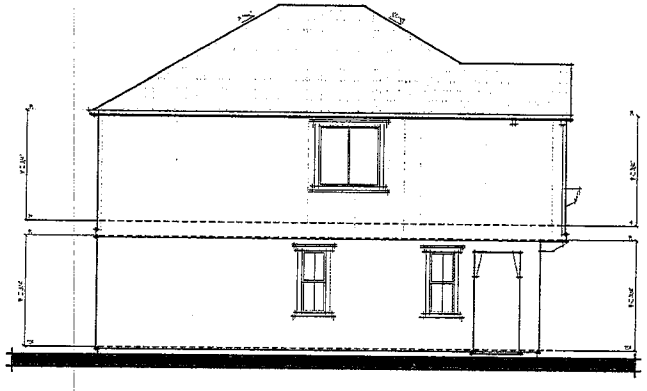


2C - ALLEY (FARMHOUSE)
(FRONT)



2C - RIGHT (FARMHOUSE)

2C - REAR (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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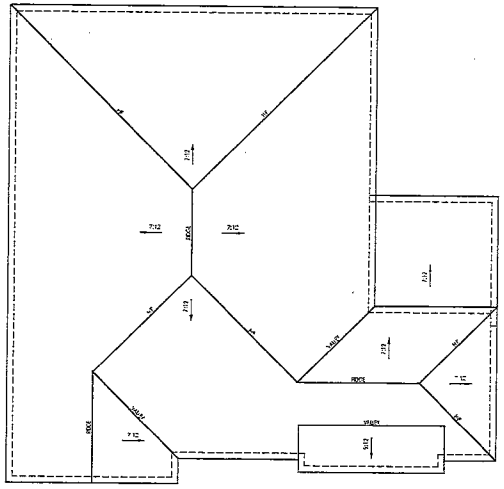
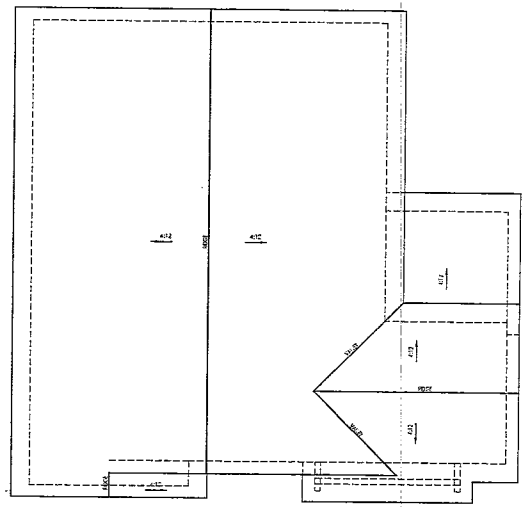
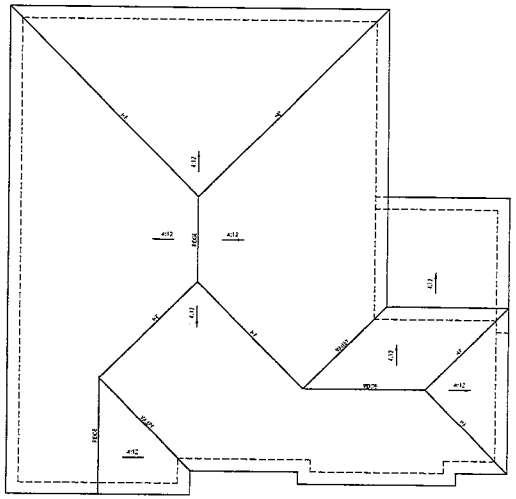


2C - FARMHOUSE



2B - CRAFTSMAN



2A - SPANISH

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING

17898 SKY PARK CIRCLE, SUITE D
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949.336.6059

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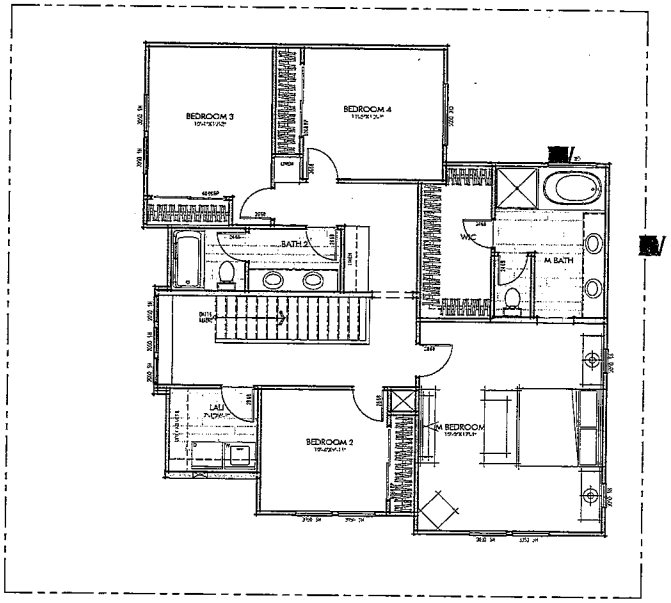
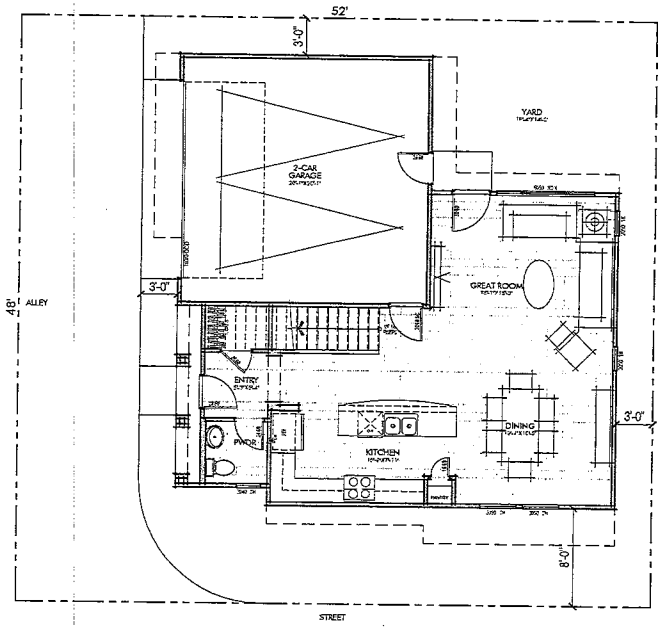


SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3

LIVING AREA:	
FIRST FLOOR LIVING:	711.7 SQ. FT.
SECOND FLOOR LIVING:	1235.0 SQ. FT.
TOTAL LIVING AREA:	1947 SQ. FT.
OTHER AREAS:	
GARAGE:	418 SQ. FT.

PLAN 3
1,947 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT FLOOR PLANS

IDEArc
ARCHITECTURE + PLANNING
17842 SKY PARK CIRCLE, SUITE D
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949.336.9656

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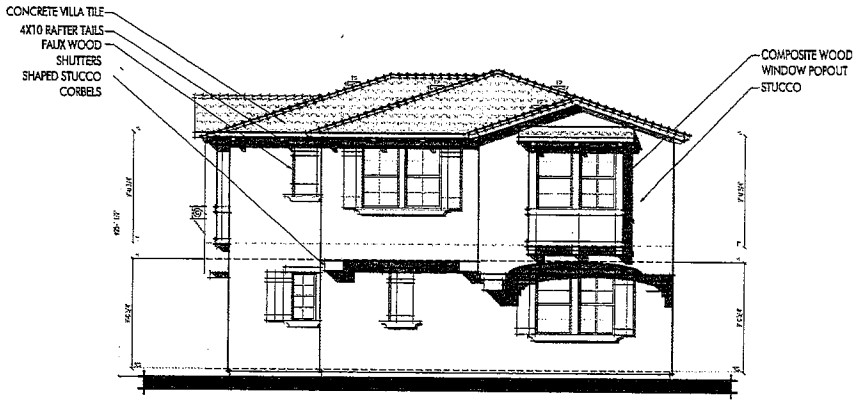
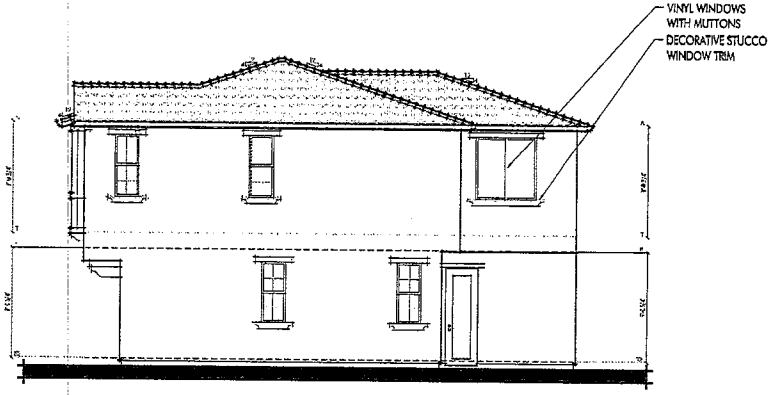
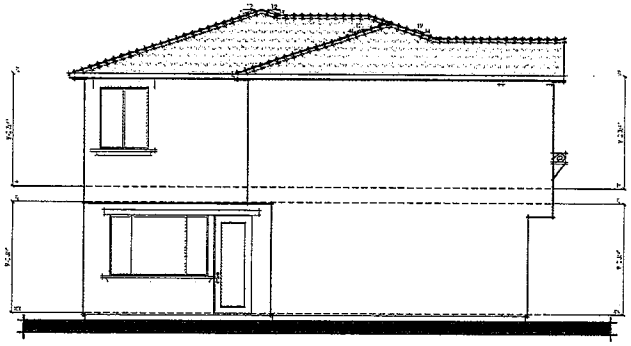


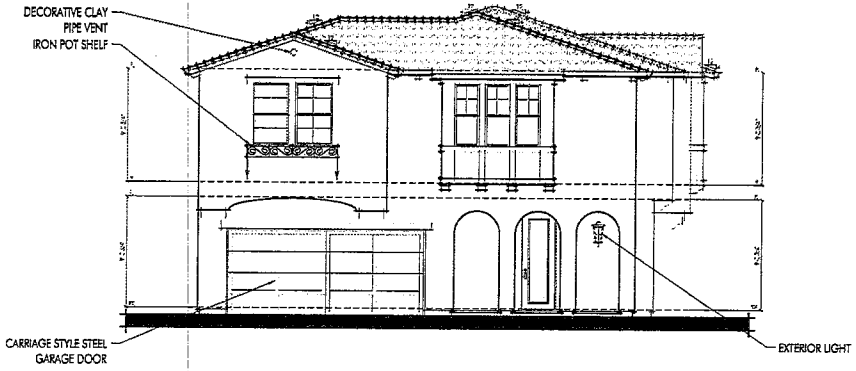
3A - STREET (SPANISH)
(FRONT)



3A - RIGHT (SPANISH)



3A - REAR (SPANISH)



3A - ALLEY (SPANISH)
(LEFT)

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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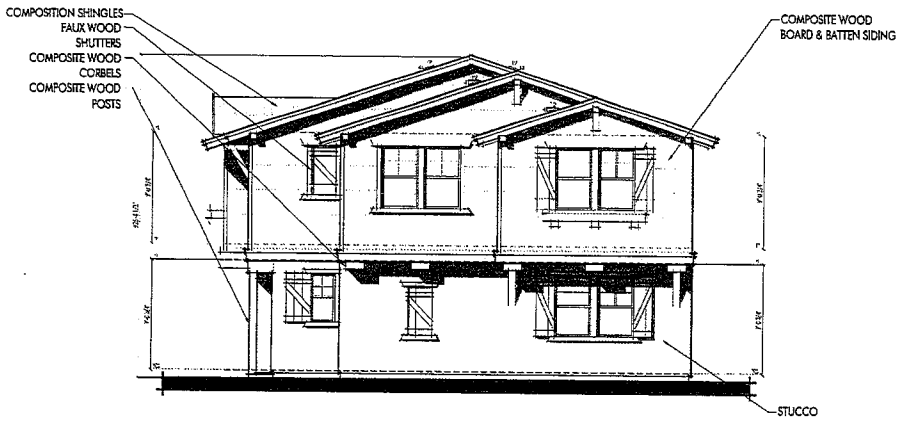
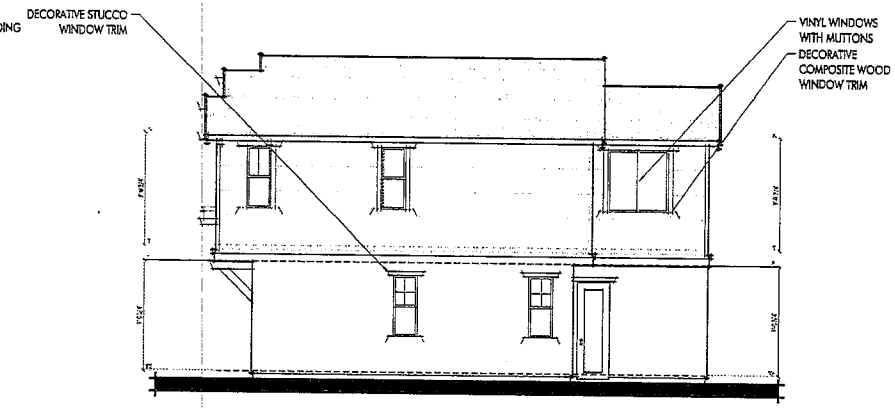
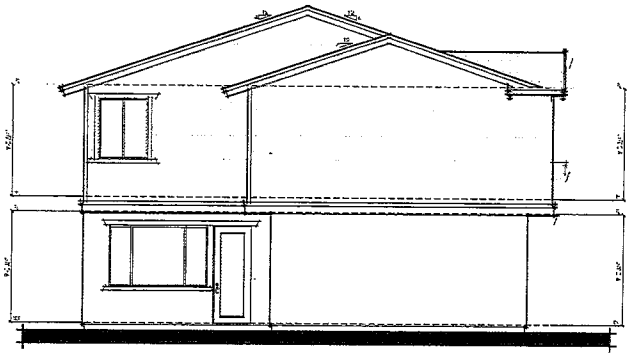


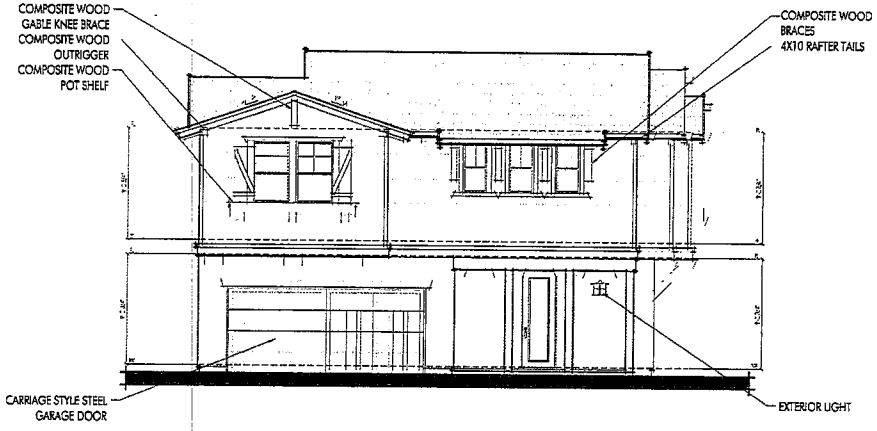
3B - STREET (CRAFTSMAN)
(FRONT)



3B - RIGHT (CRAFTSMAN)



3B - REAR (CRAFTSMAN)



3B - ALLEY (CRAFTSMAN)
(LEFT)

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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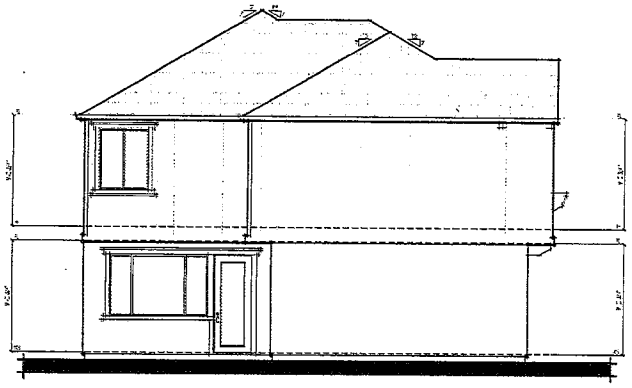
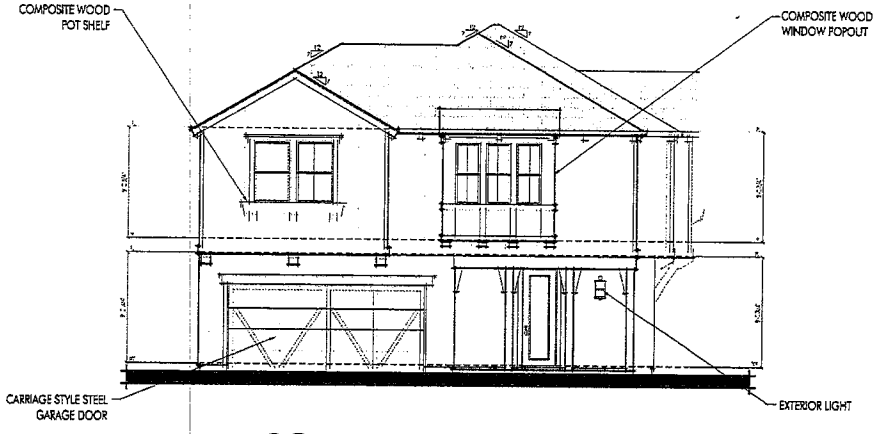
3C - STREET (FARMHOUSE)
(FRONT)

3C - RIGHT (FARMHOUSE)



3C - REAR (FARMHOUSE)



3C - ALLEY (FARMHOUSE)
(LEFT)

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

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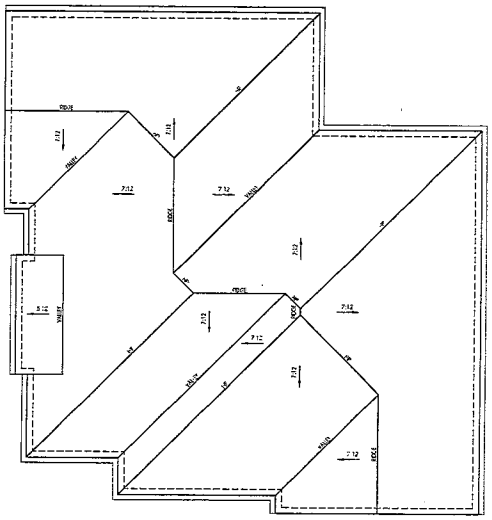
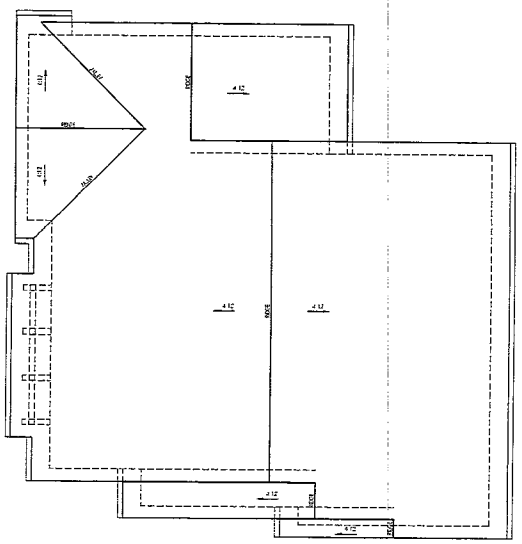
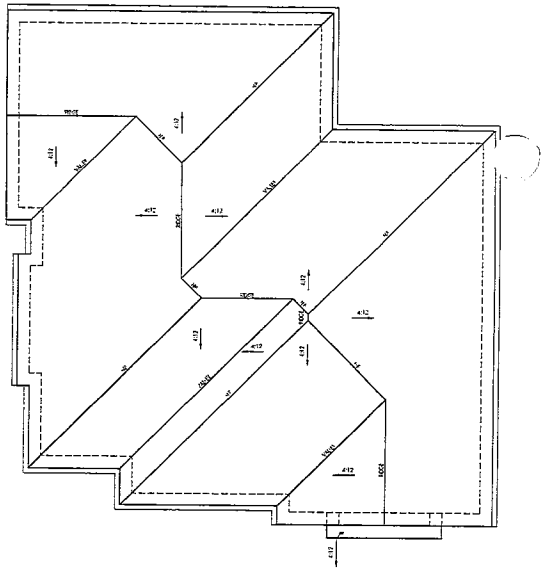


3C - FARMHOUSE



3B - CRAFTSMAN



3A - SPANISH

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING

17848 SKY PARK CIRCLE, SUITE D
IRVINE, CA 92614
949.336.6050

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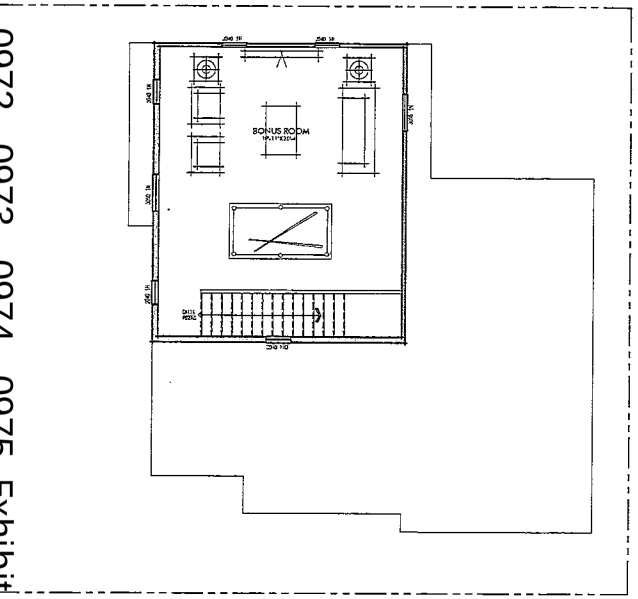
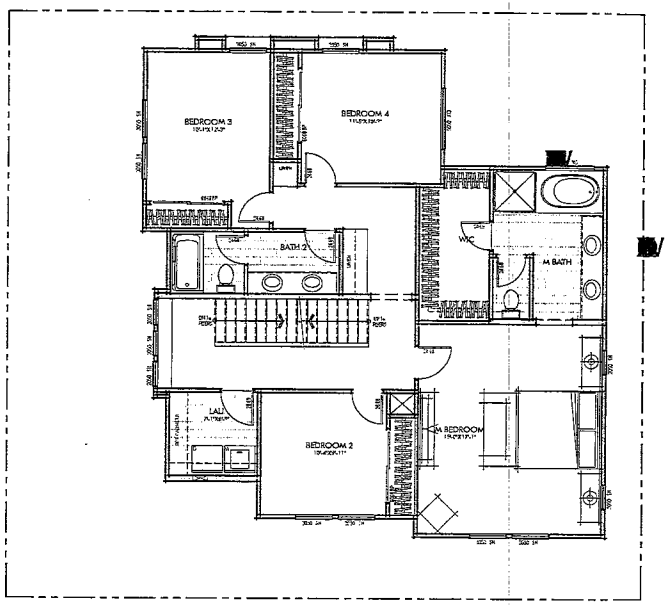
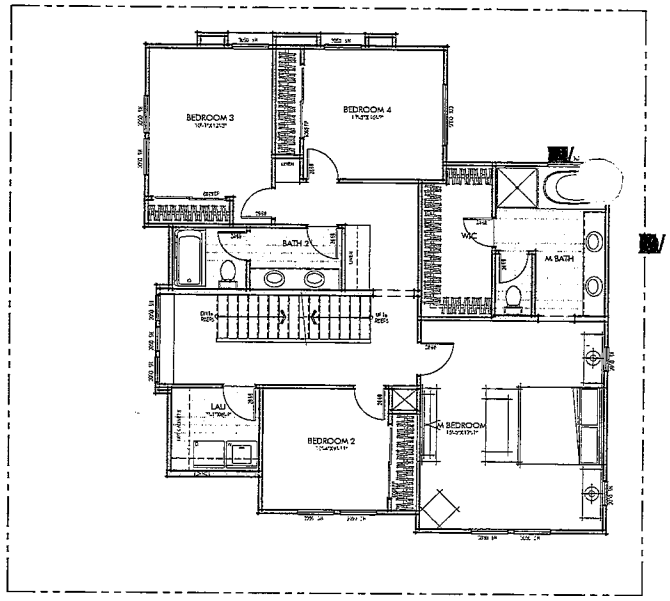
Pacifica Investments



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3X

LIVING AREA:	
FIRST FLOOR LIVING:	711.7 SQ. FT.
SECOND FLOOR LIVING:	1235.0 SQ. FT.
THIRD FLOOR LIVING:	442.8 SQ. FT.
TOTAL LIVING AREA:	2389 SQ. FT.
OTHER AREAS:	
GARAGE:	418 SQ. FT.

PLAN 3X
2,390 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT FLOOR PLANS

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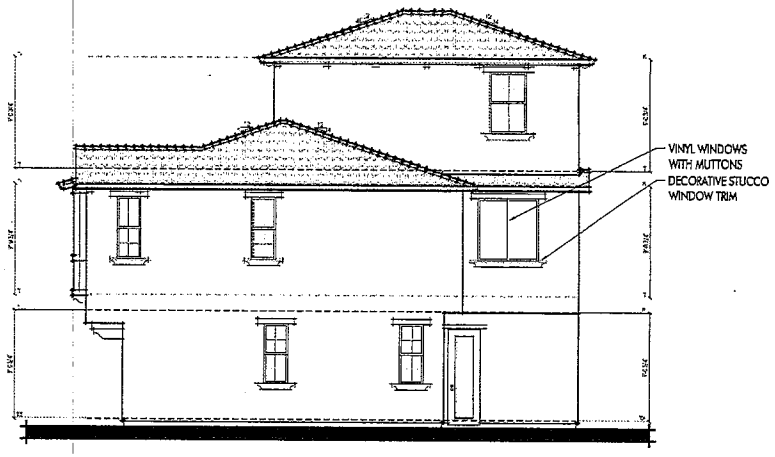
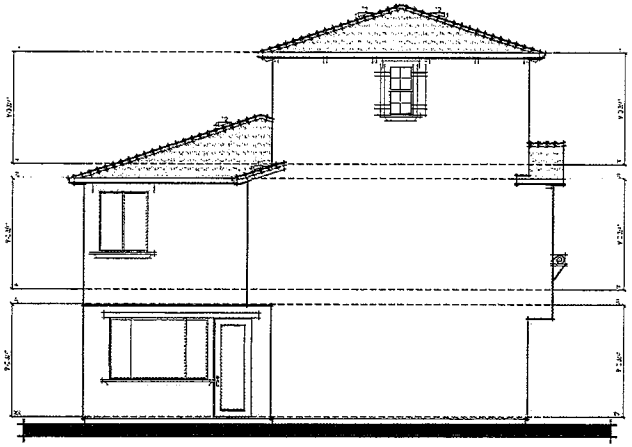
3X-A - STREET (SPANISH)
(FRONT)



3X-A - RIGHT (SPANISH)



3X-A - REAR (SPANISH)

3X-A - ALLEY (SPANISH)
(REAR)

PLAN 3X

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE - PLANNING

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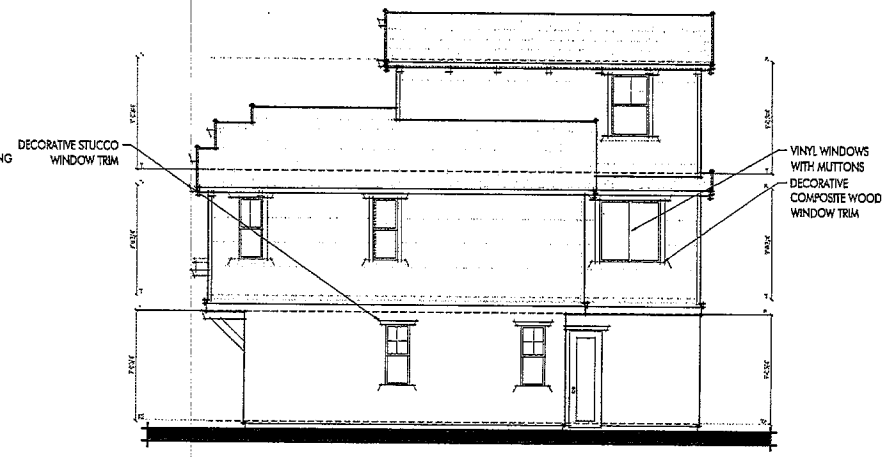
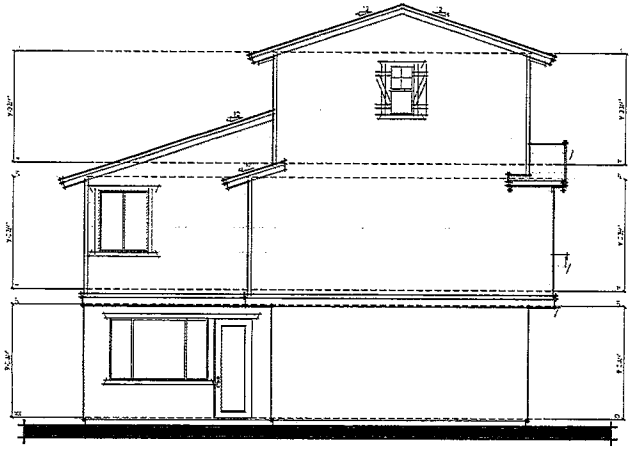
3X-B - STREET (CRAFTSMAN)
(FRONT)



3X-B - RIGHT (CRAFTSMAN)



3X-B - REAR (CRAFTSMAN)

3X-B - ALLEY (CRAFTSMAN)
(REAR)

PLAN 3X

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

RIVERPOINTE

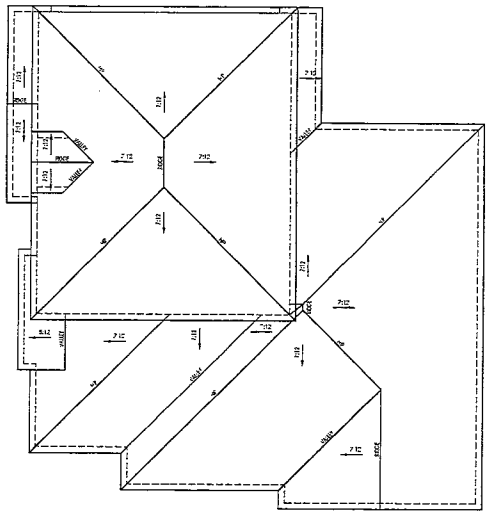
RIVERSIDE, CA

December 19, 2018

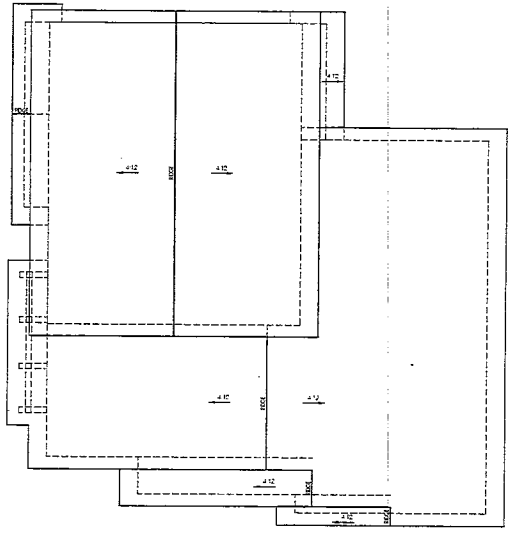
DESIGN DEVELOPMENT ELEVATIONS

IDEArc
ARCHITECTURE + PLANNING

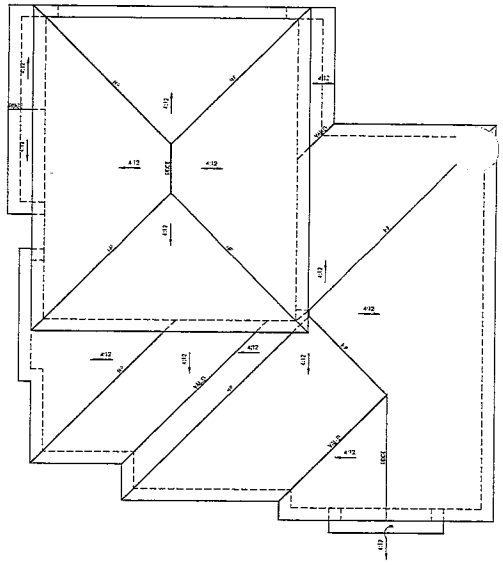
PASSCO
Pacifica Investments



3X-C - FARMHOUSE



3X-B - CRAFTSMAN



3X-A - SPANISH

PLAN 3X

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

RIVERPOINTE

RIVERSIDE, CA

December 19, 2018

DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING

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949.336.6050

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Pacifica Investments

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 9 - ALUC Staff Report

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIV C

ALUC CASE NUMBER: ZAP1096RI19 DATE SUBMITTED: January 23, 2019

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Passco Pacifica LLC c/o Oscar Graham	Phone Number	(714) 609-7257
Mailing Address	333 City Boulevard West, Ste. 1700	Email	oscar@pacificainvest.com
	Orange, CA 92868		
Representative	EPD Solutions, Inc. c/o Rafik Albert	Phone Number	(949) 794-1182
Mailing Address	2030 Main St., Ste. 1200	Email	rafik@epdsolutions.com
	Irvine, CA 92614		
Property Owner	Henry Cox II, Coxwest Properties	Phone Number	(951) 360-2070
Mailing Address	8175 Limonite Ave. #E	Email	
	Riverside, CA 92509		

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Riverside Planning Division	Phone Number	(951) 826-5944
Staff Contact	Matthew Taylor	Email	MTaylor@riversideca.gov
Mailing Address	3900 Main Street, 3rd Floor	Case Type	
	Riverside, CA 92522	☒ General Plan / Specific Plan Amendment	
	P18-0975 - VARIANCE	☒ Zoning Ordinance Amendment	
Local Agency Project No	P18-0970 - GPA / P18-0971 - ZONE CHANGE	☒ Subdivision Parcel Map / Tentative Tract	
	P18-0972 - TTM / P18-0973 - PRD / P18-0974 - DESIGN REV.	☐ Use Permit	
		☐ Site Plan Review/Plot Plan	
		☒ Other Variance, Planned Residential Development Permit, Design Review	

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address	No address (southeast corner of Tyler St. & Jurupa Ave.)		
Assessor's Parcel No.	155-441-023	Gross Parcel Size	7.07 ac
Subdivision Name	None	Nearest Airport and distance from Airport	Riverside Municipal, 1.6 miles
Lot Number	None		

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe)	Vacant.

Proposed Land Use (describe)	56 single-family detached homes and associated common space areas.	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	56 units
For Other Land Uses (See Appendix C)	Hours of Operation n/a	
	Number of People on Site n/a Maximum Number n/a	
	Method of Calculation n/a	
Height Data	Site Elevation (above mean sea level)	59 ft.
	Height of buildings or structures (from the ground)	40 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	☐ Yes ☒ No
	If yes, describe n/a	

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.

C. **SUBMISSION PACKAGE:**

1..... Completed ALUC Application Form
1..... ALUC fee payment
1..... Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
1..... Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
1..... CD with digital files of the plans (pdf)
1..... Vicinity Map (8.5x11)
1..... Detailed project description
1..... Local jurisdiction project transmittal
3..... Gummed address labels for applicant/representative/property owner/local jurisdiction planner
3..... Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address **(only required if the project is scheduled for a public hearing Commission meeting)**

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Riverside Planning Department will hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City of Riverside Planner Mr. Matthew Taylor at (951) 826-5944

The proposed project application may be viewed and written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Monday, February 18, and by prescheduled appointment on Fridays from 9:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside California

DATE OF HEARING: March 14, 2019

TIME OF HEARING: 9:30 A.M.

CASE DESCRIPTION:

ZAP1096RI19 – Passco Pacifica, LLC, (Representative: EPD Solutions, Inc.) – City of Riverside Case Nos. P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance). The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres located southerly of Jurupa Avenue, easterly of Tyler Street, westerly of Idyllwild Lane, and northerly of Mandalay Court: 1) a General Plan Amendment to change the site's General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site's zone from Commercial Retail Zone (CR) to Single-Family Residential Zone and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site's 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduce perimeter landscape setback. (Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area).

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154 200 062
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155 391 003
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Riverside CA 92503

155 391 004
James Dowling
7112 Idyllwild Ln
Riverside CA 92503

155 391 005
Pascual Barron
10191 Medallion Pl
Riverside CA 92503

155 391 006
Maria & Julio Barrera
10181 Medallion Pl
Riverside CA 92503

155 391 007
Ryan Adkison
10171 Medallion Pl
Riverside CA 92503

155 391 020
Louis Lee Chase
10170 Medallion Pl
Riverside CA 92503

155 391 021
Lucia Martinez Longoria
10180 Medallion Pl
Riverside CA 92503

155 391 022
Pip & Bambi Hill
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Tustin CA 92780

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155 392 004
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155 392 005
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7107 Idyllwild Ln
Riverside CA 92503

155 392 006
Kelly Hong Vo
7117 Idyllwild Ln
Riverside CA 92503

155 392 007
Pedro Alonso
7127 Idyllwild Ln
Riverside CA 92503

155 392 008
Jose Luis Caudillo
7137 Idyllwild Ln
Riverside CA 92503

155 392 009
Jesus Hernandez
7147 Idyllwild Ln
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155 392 010
Allen Tuckfr
7157 Idyllwild Ln
Riverside CA 92503

155 392 011
Nicholas Trigg
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155 442 003
Catalina Lewis
10210 Dunn Ct
Riverside CA 92503

155 442 004
Tuan Minh Pham
10200 Dunn Ct
Riverside CA 92503

155 442 005
Salvador Ortiz Macias
10209 Dunn Ct
Riverside CA 92503

155 442 007
Blair Taylor
10229 Dunn Ct
Riverside CA 92503

155 442 008
Marco Cuenca
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155 442 011
John Castillo
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Property Owner
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Representative
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