RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.6
HEARING DATE:	October 14, 2021
CASE NUMBER:	ZAP1036FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers)
APPROVING JURISDICTION:	City of Jurupa Valley
JURISDICTION CASE NO:	MA21256 [GPA21008] [TTM38171] (General Plan Amendment) (Tentative Tract Map)
LAND USE PLAN:	2004 Flabob Airport Land Use Compatibility Plan
Airport Influence Area:	Flabob Airport
Land Use Policy:	Zones C and D
Noise Levels:	Portion within the 55-60 CNEL contour, and portion outside the 55 CNEL

MAJOR ISSUES: The proposed project results in a density of 1.60 dwelling units per acre, which is inconsistent with the Compatibility Zone C maximum allowable density of 0.2 dwelling units per acre, and Zone D density of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. The project also fails to provide the required ALUC open area for emergency landings, and has not yet been submitted to the FAA OES for height obstacle obstruction review.

RECOMMENDATION: Staff recommends that the General Plan Amendment be found INCONSISTENT with the 2004 Flabob Airport Land Use Compatibility Plan, and that the Tentative Tract Map also be found INCONSISTENT.

PROJECT DESCRIPTION: The applicant proposes to divide 19.36 acres into 31 single family residential lots and one detention basin. The applicant also proposes to amend the site's general plan land use designation from Ranch (EDR maximum 0.5 dwelling units per acre) to Neighborhood (LDR maximum 2.0 dwelling units per acre).

PROJECT LOCATION: The project site is located southerly of Maverick Lane, westerly of Riverview Drive, and easterly of Limonite Frontage Road, approximately 3,320 feet southwesterly of the southwesterly terminus of Runway 6-24 at Flabob Airport.

BACKGROUND:

Residential Density: The site is located in Compatibility Zones C (17.95 acres) and D (0.6 acres) of the Flabob Airport Influence Area (AIA). Zone C restricts residential density to a maximum 0.2 dwelling units per acre, and Zone D restricts residential density to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre.

The project proposes dividing 19.36 acres into 31 single family residential lots, resulting in a density of 1.60 dwelling units per acre, which is inconsistent with Zones C and D residential criteria.

County Wide Policy 3.3.1 Infill: Countywide Policy 3.3.1 (Infill) allows for greater densities than would otherwise be permitted in Compatibility Zones C and D, but caps densities at double the allowable density of the zone.

As the maximum density in Zone C is 0.2 dwelling units per acre, and the maximum density in Zone D is either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre, doubling the density increases the limit from 0.2 to 0.4 dwelling units per acre for Zone C, and from 0.2 to 0.4 dwelling units per acre (on the low end), and from 5.0 to 10.0 dwelling units per acre (on the high end) for Zone D.

The project's density of 1.60 dwelling units per acre would still be inconsistent with the doubled density provision for both zones.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zones C and D (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 inconsistent with the Zones C and D residential criteria. In addition, the project proposes water quality detention basins that may attract wildlife and result in a hazard to flight (see below Hazards to Flight section).

Noise: The Flabob Airport Land Use Compatibility Plan depicts a portion of the project being located within the 55-60 CNEL contour range from aircraft noise, and a portion outside the 55 CNEL contour. Single family residences are 'marginally acceptable'. The homes would be affected by aircraft generated noise. However, standard construction is normally considered to provide for a 15 dB reduction from exterior noise levels. A condition is recommended to incorporate noise attenuation measures into the design of the homes 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 6-24 at its westerly terminus is approximately 750 feet above mean sea level (AMSL). As the runway length does not exceed 3,200 feet, the relevant slope for purposes of determining Federal Aviation Administration notice requirements is 50:1. At a distance of approximately 3,320 feet from the closest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 816 feet AMSL. The project's site elevation is 850 feet AMSL, with a proposed maximum building height of 25 feet,

resulting in the project's highest top point elevation of 875 feet AMSL. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) for height/elevation reasons is required. Submittal to the FAAOES has not been made, therefore, it has not yet been determined if the project would be a hazard to air navigation.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 3,320 feet from the runway, and therefore would be subject to the above requirement.

The project includes a 27,082 square foot infiltration basin. Infiltration basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such basins are to be prohibited in Zones C, unless the basin includes the following modifications: provide 48-hour drawdown, avoid landscaping or provide appropriate landscaping that will not attract hazardous wildlife, allow steep slopes of up to (2:1 or 3:1 provided that appropriate landscaping is provided), and consider the use of covers. The applicant has not yet confirmed acceptance of these basins provisions.

Open Area: Compatibility Zone C requires a minimum of 20% and Zone D requires 10% of open area for projects 10 acres or larger be set aside as open area that could potentially serve as emergency landing areas. Approximately 17.95 acres of the project are located within Zone C (requiring 3.59 acres open area) and 0.6 acres within Zone D (requiring 0.06 acres open area), totaling 3.65 acres of required open area consistent with ALUC open area criteria (300 feet by 75 feet minimum shape, and prohibiting obstructions greater than 4 feet in height that are at least 4 inches in diameter).

The applicant has not designated any ALUC open area in the project, and is therefore inconsistent with the required ALUC open area criteria.

General Plan Amendment: The proposal to amend the site's general plan land use designation from Ranch (EDR) to Neighborhood (LDR) would change the existing City density requirement from a maximum of 0.5 dwelling units per acre (EDR) to 2.0 dwelling units per acre (LDR), in order to allow for the project's 1.6 dwelling unit per acre density.

It is important to note that the existing EDR designation, the proposed LDR designation, and the proposed project's density are all inconsistent with Zone C maximum allowable density of 0.2 dwelling units acre, and inconsistent with Zone D maximum allowable density of either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre. Therefore, the proposed General Plan

Amendment is inconsistent with the Flabob Airport Land Use Compatibility Plan.

CONDITIONS (in the event of an overrule):

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

2. The following uses shall be prohibited:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight 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, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, 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, day care centers, libraries, hospitals, nursing homes, and buildings with more than three aboveground habitable floors.

   (f) Highly noise-sensitive outdoor nonresidential uses.

   (g) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.

4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project

landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.

7. An application to the Federal Aviation Administration Obstruction Evaluation Service shall be made to review the project's potential for height obstacle obstruction.

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)

NOTICE

THERE IS AN AIRPORT NEARBY.

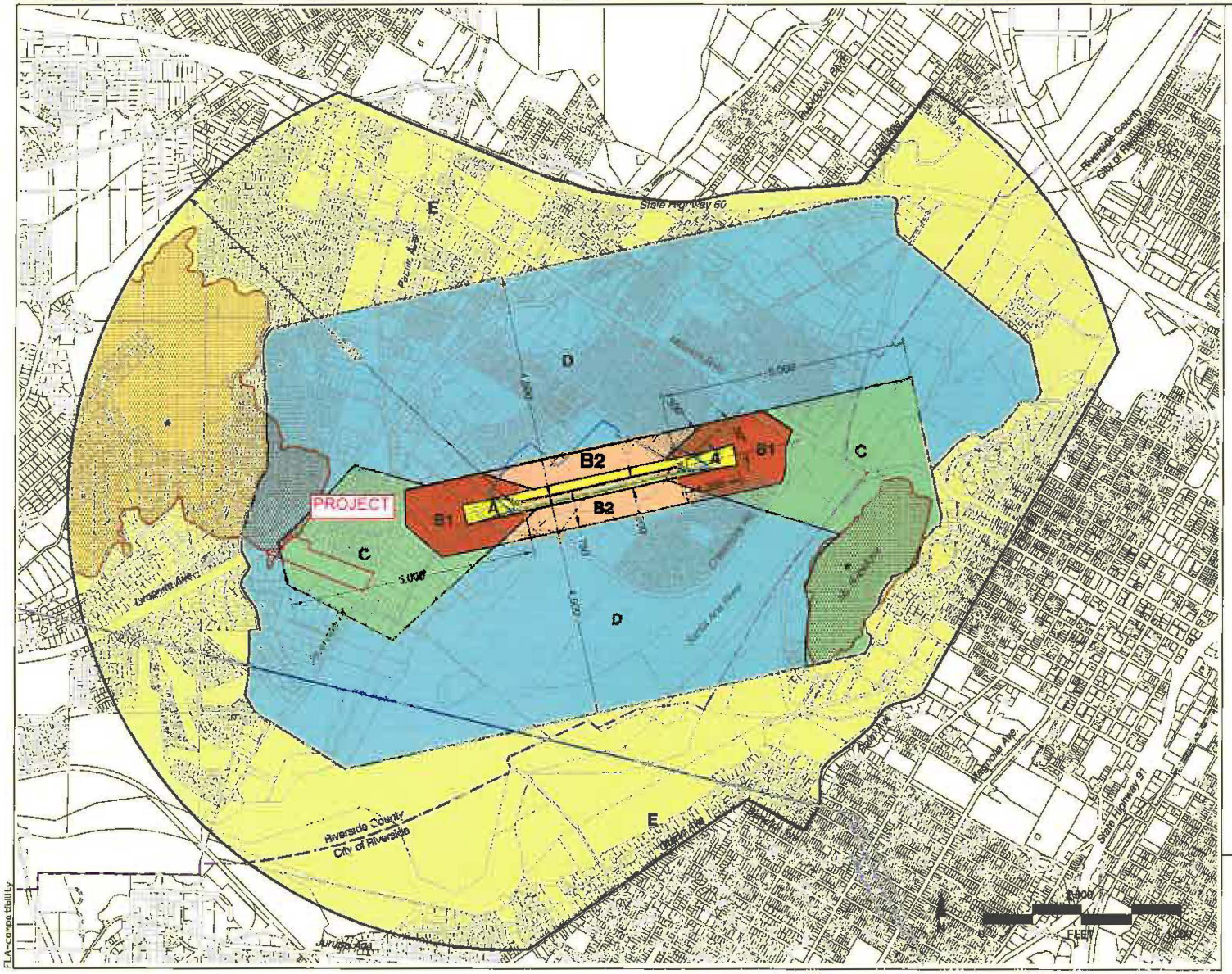
THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY
ALUC
AIRPORT LAND USE COMMISSION

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ **Phone:** _____



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.

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

(Adopted December 2004)

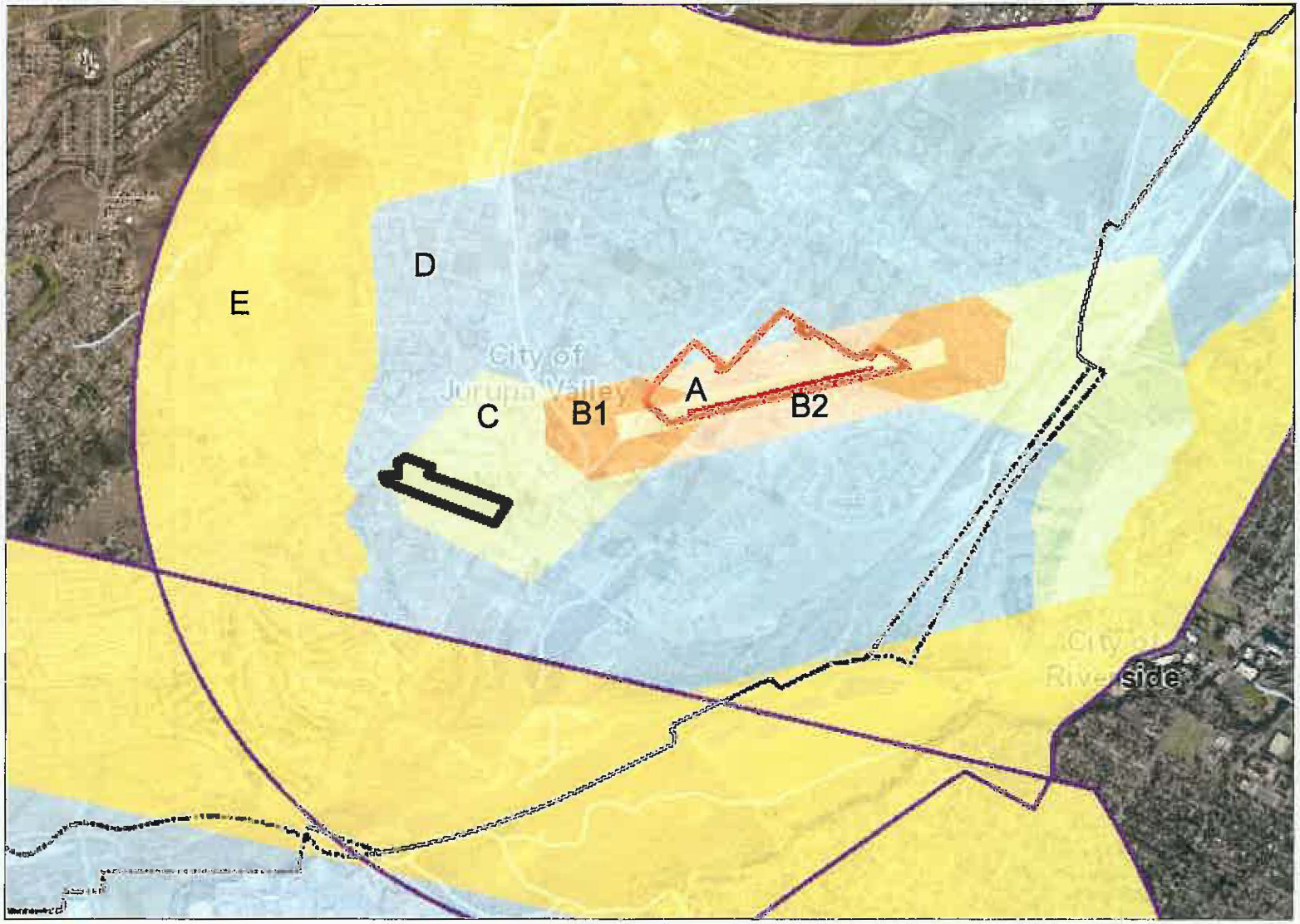
Map FL-1

Compatibility Map

Flabob Airport

FLA-compatibility

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 3,079 6,157 Feet

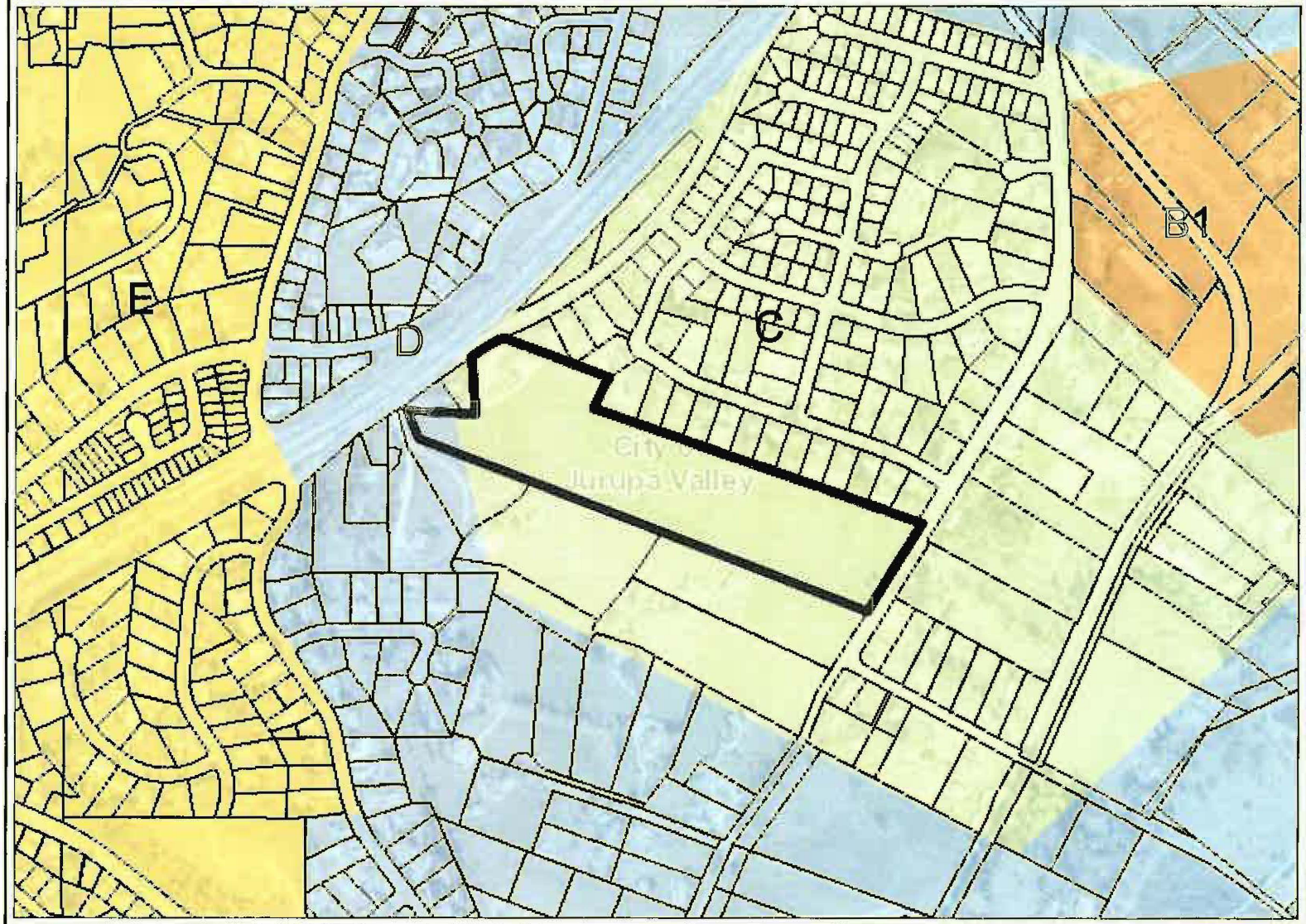
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes

Map My County Map





Legend

- Parcels
- 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

0 752 1,505 Feet

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Notes

Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

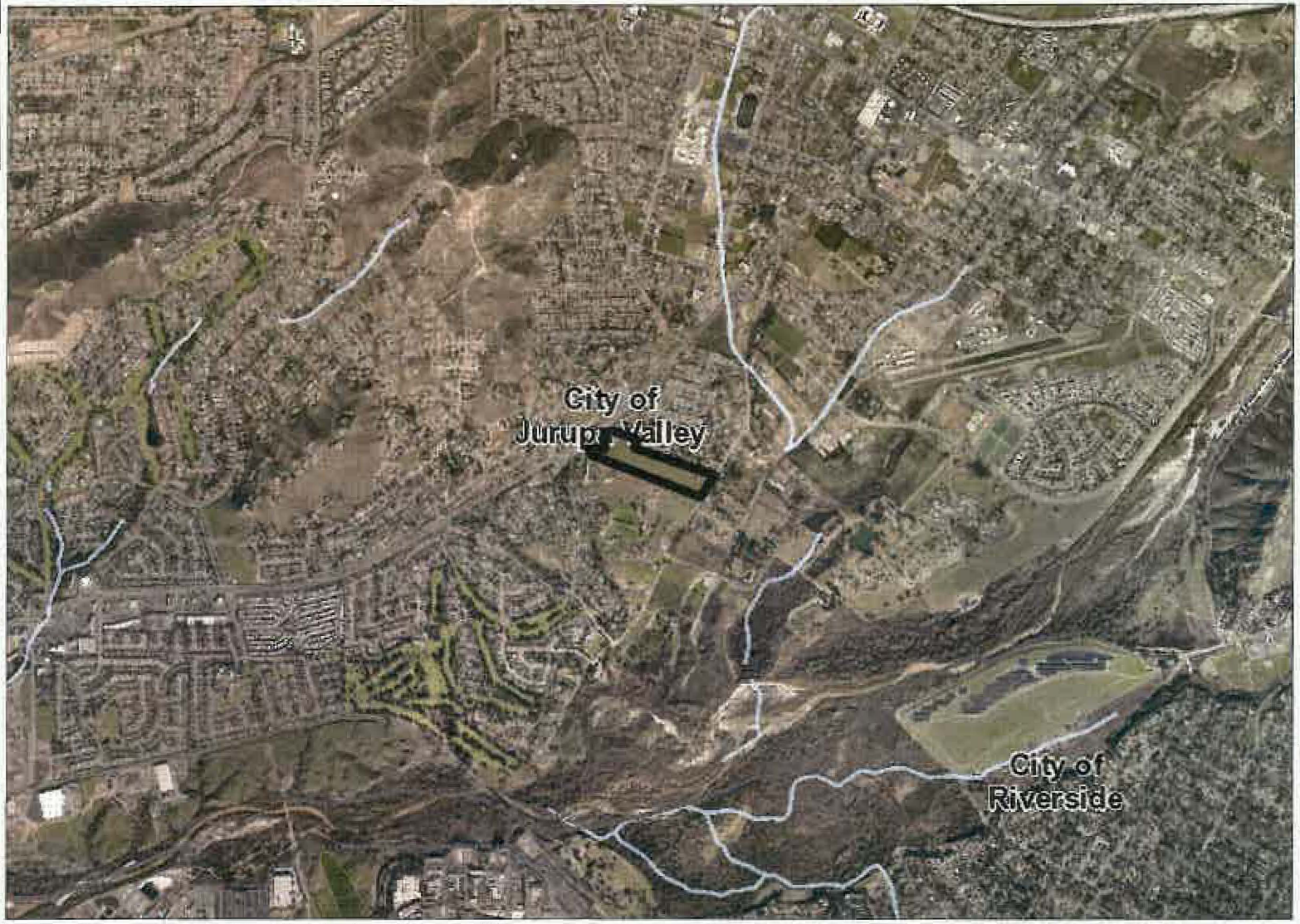
0 770 1,539 Feet

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Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

RCIT

0 3,079 6,157 Feet

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Notes

Map My County Map





Legend

- Blueline Streams
- City Areas
- World Street Map

0 770 1,539 Feet

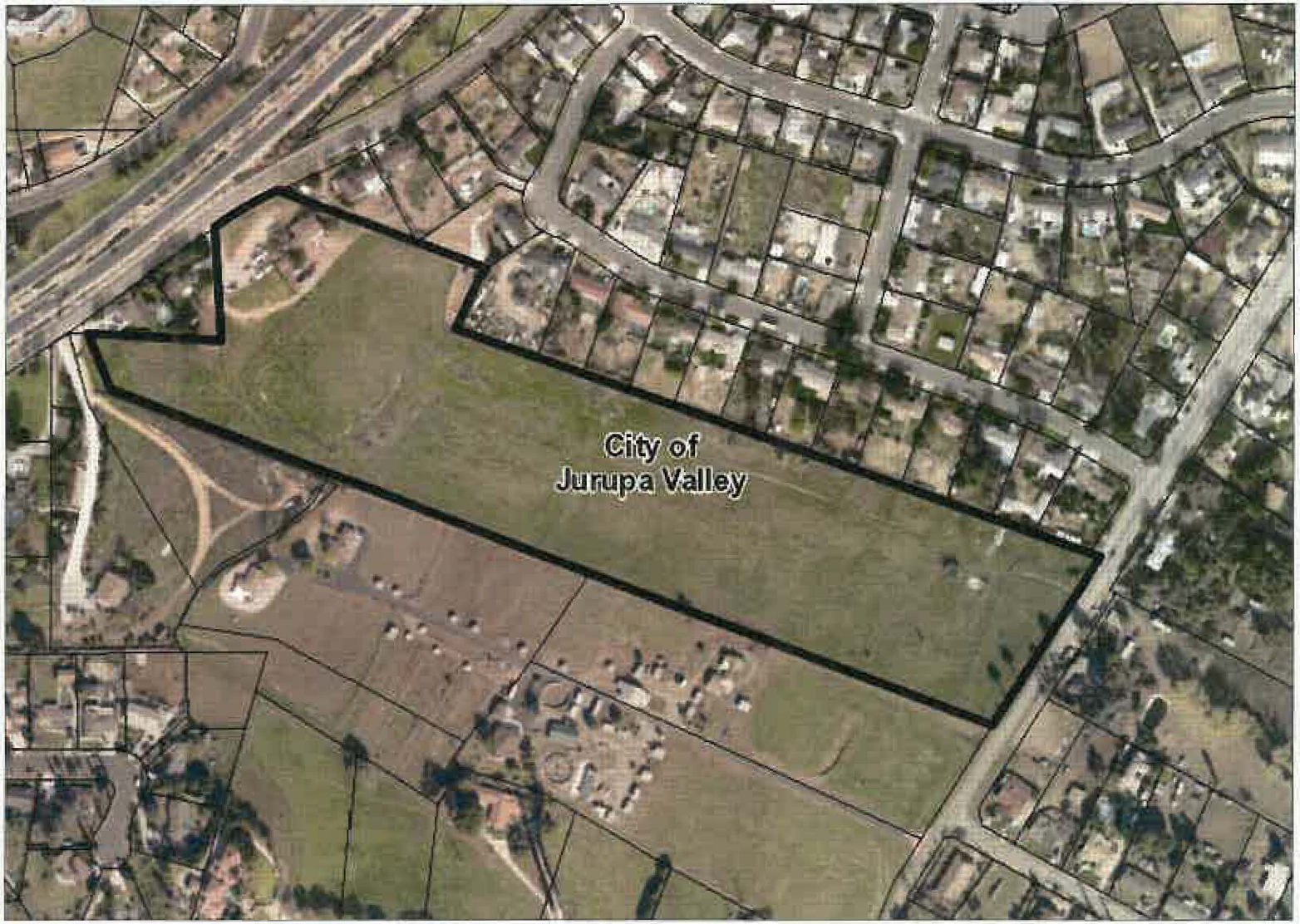
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Notes

Map My County Map





Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

Notes

0 385 770 Feet

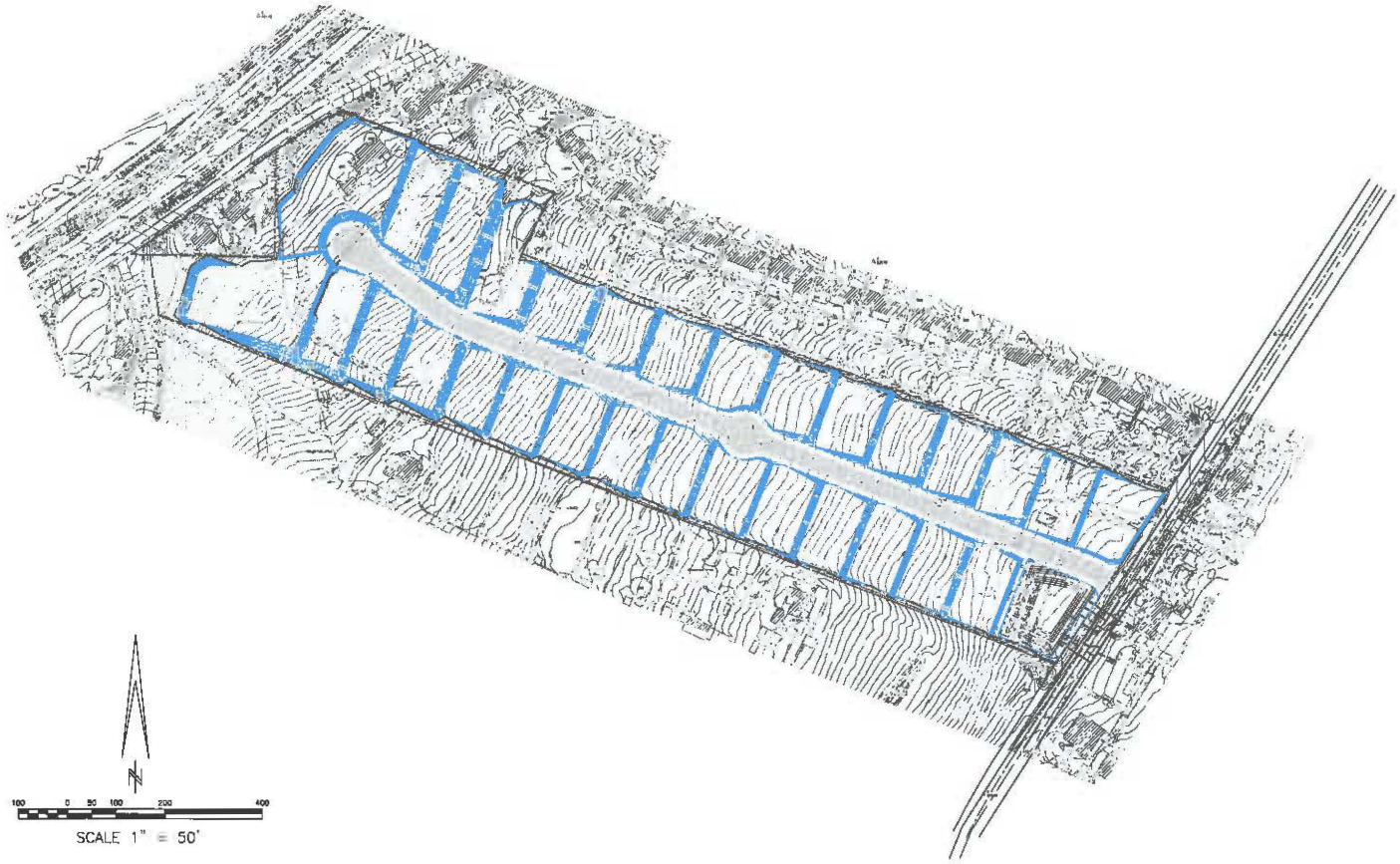
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GENERAL PLAN EXHIBIT FOR
TENTATIVE TRACT MAP NO. 38171

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



SCALE 1" = 50'

DEVELOPER

RC HOBBS COMPANIES, INC.
1428 E. CHAPMAN AVENUE
ORANGE, CA 92867
ATTN: ROGER HOBBS
714-633-8100

OWNERS

JAMES H. MARSHDALE AND LYNETTE ANN MARSHDALE, TRUSTEES OF THE JAMES H. MARSHDALE AND LYNETTE ANN MARSHDALE LIVING TRUST DATED NOVEMBER 22, 1996.

UTILITY PURVEYORS

WATER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
SCHOOL:	JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CABLE:	SPECTRUM
SOLID WASTE:	BURRTEC

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN:	A-1
PROPOSED GENERAL PLAN:	A-1
EXISTING ZONING:	EDR – RANCH
PROPOSED ZONING:	EDR – RANCH
EXISTING LANDUSE:	SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 843,343 sf (19.36± ACRES)
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 31
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT DEPTH: 150'
MINIMUM LOT WIDTH: 100'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 1.60 DU/ACRE
ALL MANUFACTURED SLOPES ARE 2:1 OR FLATTER

PAVING AREA: 481,700 SF

EARTHWORK QUANTITIES
CUT: 19,243 CY
FILL: 32,111 CY
NET: IMPORT 14,868 CY

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
(E)	EXIST. LAND USAGE
E	EXIST. ZONING

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. 4691, AS EVIDENCED BY A NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 8, 1999 AS INSTRUMENT NO. 1999-344288 OF OFFICIAL RECORDS.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF AMENDED MAP OF THE RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 38 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
DESCRIBED AS FOLLOWS:

BEGINNING BY THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 2 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE FORMERLY COUNTY ROAD AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 3, PAGE 28 OF RECORDS OF SURVEY;

THENCE NORTH 69° 28' 20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 1973.18 FEET TO A POINT WHICH LIES NORTH 69° 32' 00" WEST 3229.68 FEET FROM THE NORTHWEST CORNER OF LOT 4 OF SAID HILLGRO'S OF SURVEY;

THENCE NORTH 29° 26' 29" WEST, A DISTANCE OF 1244.67 FEET TO A POINT ON THE SOUTH LINE OF PARCEL MAP 12969, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS AT PAGE 71 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 39' 39" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2264.61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP 12969;

THENCE NORTH 89° 02' 01" WEST ALONG THE EAST LINE OF SAID PARCEL MAP 12969, A DISTANCE OF 457.78 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE FORMERLY KNOWN AS SHOWN ON SAID PARCEL MAP 12969, SAID CORNER ALSO BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1276.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 25° 10' 20" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 56' 44", AN ARC DISTANCE OF 110.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1640.00 FEET, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1276.00 FEET BEARS NORTH 21° 10' 10" WEST, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1640.00 FEET BEARS NORTH 19° 09' 09" WEST;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 20' 40", AN ARC DISTANCE OF 38.48 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 19° 29' 58" WEST;

THENCE SOUTH 69° 28' 20" EAST, A DISTANCE OF 464.30 FEET;

THENCE SOUTH 49° 03' 00" WEST, A DISTANCE OF 24.62 FEET;

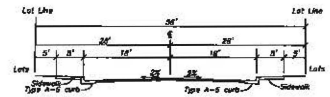
THENCE SOUTH 25° 32' 00" WEST, A DISTANCE OF 116.79 FEET;

THENCE SOUTH 70° 59' 09" EAST, A DISTANCE OF 1412.73 FEET TO A POINT ON SAID

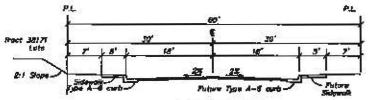
NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE;

THENCE SOUTH 39° 06' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 431.00 FEET TO THE POINT OF BEGINNING.

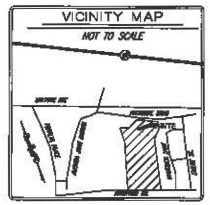
APNs 156-150-021



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



TYPICAL SECTION
RIVERVIEW DRIVE
N.T.S.



EXISTING GENERAL PLAN DESIGNATION: RANCH (EDR)

PROPOSED GENERAL PLAN DESIGNATION: COUNTRY NEIGHBORHOOD (LDR)

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

Date Robert M. Beers R.C.E. 39405 Expires 12-31-21

FIELD BOOK REF.

MARK	REVISIONS	APPR. DATE

PREPARED FOR:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92869
PHONE: (714) 633-8100

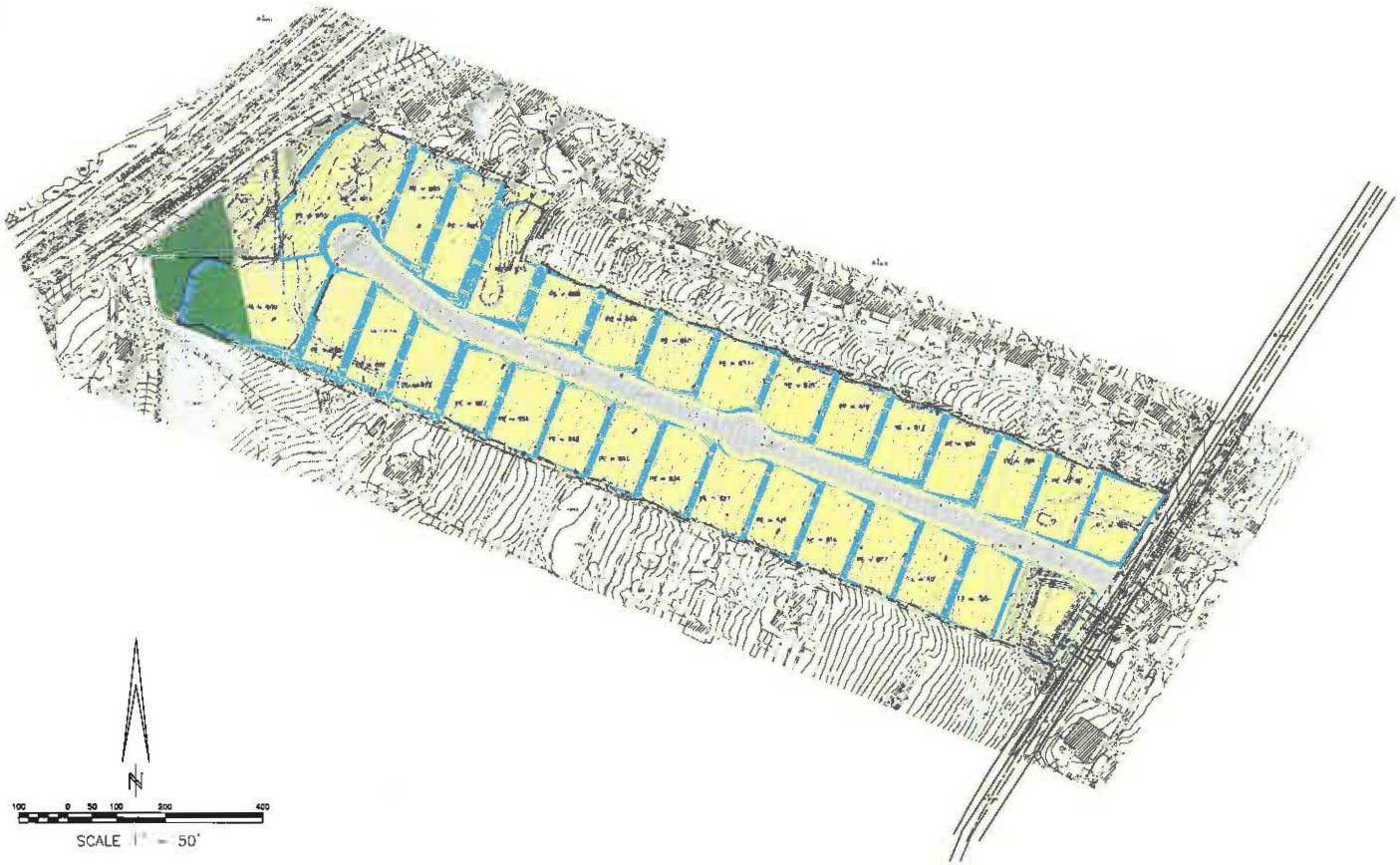
GPA Exhibit for
TTM 38171
SADDLEHORN RANCH
City of Jurupa Valley
California

DATE August 31, 2021
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

D:\Documents\Roger Hobbs\Jurupa Valley_Saddlehorn Ranch\TTM\2021-08-31 GPA Exhibit\TTM 38171 - GP Exhibit.dwg, 8/31/2021 10:55:37 AM, AutoCAD PDF (High Quality Print).pc3

ALUC ZONE EXHIBIT FOR
TENTATIVE TRACT MAP NO. 38171

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



N

100 0 50 100 200 400

SCALE 1" = 50'

DEVELOPER

RC HOBBS COMPANIES, INC
1626 E. CHAPMAN AVENUE
ORANGE, CA 92866
ATTN: ROGER HOBBS
PH-633-9100

OWNERS

JAMES H. MARTINDALE AND LYNETTE ANN MARTINDALE, TRUSTEES OF THE JAMES H. MARTINDALE AND LYNETTE ANN MARTINDALE LIVING TRUST DATED NOVEMBER 12, 1998.

UTILITY PURVEYORS

WATER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
SCHOOL:	JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM
SOLID WASTE:	WASTE

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN: A-1
PROPOSED GENERAL PLAN: A-1
EXISTING ZONING: ESR - RANCH
PROPOSED ZONING: ESR - RANCH
EXISTING LANDUSE: SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 643,542 sf (19.394 ACRES)
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 37
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT DEPTH: 130'
MINIMUM LOT WIDTH: 100'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 1.89 DU/ACRE
ALL MANUFACTURED SLOPES ARE 2:1 OR FLATTER

PAVING AREA: 69,700 SF

EARTHWORK QUANTITIES
CUT: 18,841 CY
FILL: 32,711 CY
NET: IMPORT 14,869 CY

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
	EXIST. ZONING

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 4891, AS EVIDENCED BY A NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 9, 1999 AS INSTRUMENT NO. 1999-304305 OF OFFICIAL RECORDS.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT E OF AMENDED MAP OF THE RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT E WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE (FORMERLY COUNTY ROAD AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 9, PAGE 89 OF RECORDS OF SURVEY);

THENCE NORTH 69° 32' 00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT E, A DISTANCE OF 197.30 FEET TO A POINT WHICH LIES NORTH 69° 32' 00" WEST 525.60 FEET FROM THE NORTHWEST CORNER OF LOT A OF SAID RECORD OF SURVEY;

THENCE NORTH 09° 26' 30" WEST, A DISTANCE OF 184.67 FEET TO A POINT ON THE SOUTH LINE OF PARCEL MAP 12965, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS AT PAGE 71 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 69° 38' 00" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 358.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP 12965;

THENCE NORTH 09° 50' 00" WEST ALONG THE EAST LINE OF SAID PARCEL MAP 12965, A DISTANCE OF 317.79 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE FRONTAGE ROAD, AS SHOWN ON SAID PARCEL MAP 12965, SAID CORNER ALSO BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1974.80 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 25° 43' 40" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 25' 44", AN ARC DISTANCE OF 152.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1548.00 FEET, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1576.80 FEET BEING NORTH 30° 10' 10" WEST, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1548.00 FEET BEING NORTH 09° 59' 01" WEST;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 25' 40" AN ARC DISTANCE OF 38.48 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 10° 27' 00" WEST;

THENCE SOUTH 69° 33' 00" EAST, A DISTANCE OF 464.38 FEET;

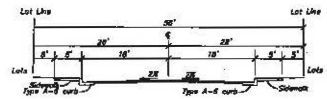
THENCE SOUTH 49° 03' 00" WEST, A DISTANCE OF 21.43 FEET;

THENCE SOUTH 25° 32' 00" WEST, A DISTANCE OF 116.79 FEET;

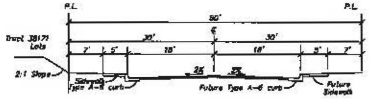
THENCE SOUTH 70° 59' 00" EAST, A DISTANCE OF 142.73 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE;

THENCE SOUTH 32° 26' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

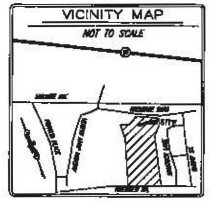
APN: 165-160-021



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



TYPICAL SECTION
RIVERVIEW DRIVE
N.T.S.



ALUC ZONE C

ALUC ZONE D

ALUC Zones C and D for Flabob Airport
EXISTING GENERAL PLAN DESIGNATION: RANCH (EDR)
PROPOSED GENERAL PLAN DESIGNATION: COUNTRY NEIGHBORHOOD (LDR)

ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-3241 Fax (909) 360-2070

Date Robert M. Beers R.C.E. 39405 Expires 12-31-21

FIELD BOOK REF.

MARK	REVISIONS	APPR.	DATE

PREPARED FOR:
RC Hobbs Companies
1626 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-9100

ALUC Zone Exhibit
TTM 38171
SADDLEHORN RANCH
City of Jurupa Valley
California

DATE Sept. 10, 2021
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

D:\Documents\Roger Hobbs\Jurupa Valley_Saddlehorn Ranch\TTM\2021-09-10 ALUC Zone Exhibit\TTM 38171 - ALUC Zone Exhibit.dwg, 9/10/2021 11:12:53 AM, AutoCAD PDF (High Quality Print).pc3

TENTATIVE TRACT MAP NO. 38171

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DEVELOPER

RC HOBBS COMPANIES, INC.
1498 E. CHAPMAN AVENUE
ORANGE, CA 92866
ATTN: ROGER HOBBS
714-637-6700

OWNERS

JAMES H. MARTINDALE AND LYNETTE ANN MARTINDALE, TRUSTEES OF THE JAMES H. MARTINDALE AND LYNETTE ANN MARTINDALE LIVING TRUST DATED NOVEMBER 23, 1998.

UTILITY PURVEYORS

WATER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
SCHOOL:	JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM
SOLID WASTE:	BURRTEC

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN:	A-1
PROPOSED GENERAL PLAN:	A-1
EXISTING ZONING:	ESH – RANCH
PROPOSED ZONING:	ESH – RANCH
EXISTING LANDUSE:	STH

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 843,342 sf (19.36± ACRES)
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 71
MINIMUM LOT AREA: 21,000 S.F.
MINIMUM LOT DEPTH: 150'
MINIMUM LOT WIDTH: 100'
LOT SIZE: AS SHOWN ON MAP
ZONING: I.AG DALKOKE
ALL MANUFACTURED SLOPES ARE 2:1 OR FLATTER

PARKING AREA: 68,700 SF

EARTHWORK QUANTITIES
CUT: 46,843 CY
FILL: 82,111 CY
NET: IMPORT 34,868 CY

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
(SFR)	EXIST. LAND USAGE
E	EXIST. ZONING

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 4991, AS EVIDENCED BY A NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 9, 1999 AS INSTRUMENT NO. 1999-304303 OF OFFICIAL RECORDS.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF AMENDED MAP OF THE RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 58 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 2 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE 60'(NORTH) Y COUNTY ROAD AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 3, PAGE 28 OF RECORDS OF SURVEY;

THENCE NORTH 69° 39' 00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 1976.18 FEET TO A POINT WHICH LIES NORTH 69° 39' 00" WEST 525.60 FEET FROM THE NORTHWEST CORNER OF LOT A OF SAID RECORD OF SURVEY;

THENCE NORTH 09° 26' 35" WEST, A DISTANCE OF 1848.87 FEET TO A POINT ON THE SOUTH LINE OF PARCEL MAP 18969, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS AT PAGE 71 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 39' 01" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1258.88 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP 18969;

THENCE NORTH 00° 00' 00" WEST ALONG THE EAST LINE OF SAID PARCEL MAP 18969, A DISTANCE OF 827.76 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE FRONTAGE ROAD, AS SHOWN ON SAID PARCEL MAP 18969, SAID CORNER ALSO BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1974.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 35° 43' 00" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 26' 44", AN ARC DISTANCE OF 153.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1643.00 FEET, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1571.00 FEET BEARS NORTH 31° 16' 16" WEST, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1643.00 FEET BEARS NORTH 19° 00' 00" WEST;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 20' 40", AN ARC DISTANCE OF 38.48 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 18° 39' 20" WEST;

THENCE SOUTH 69° 39' 00" EAST, A DISTANCE OF 464.30 FEET;

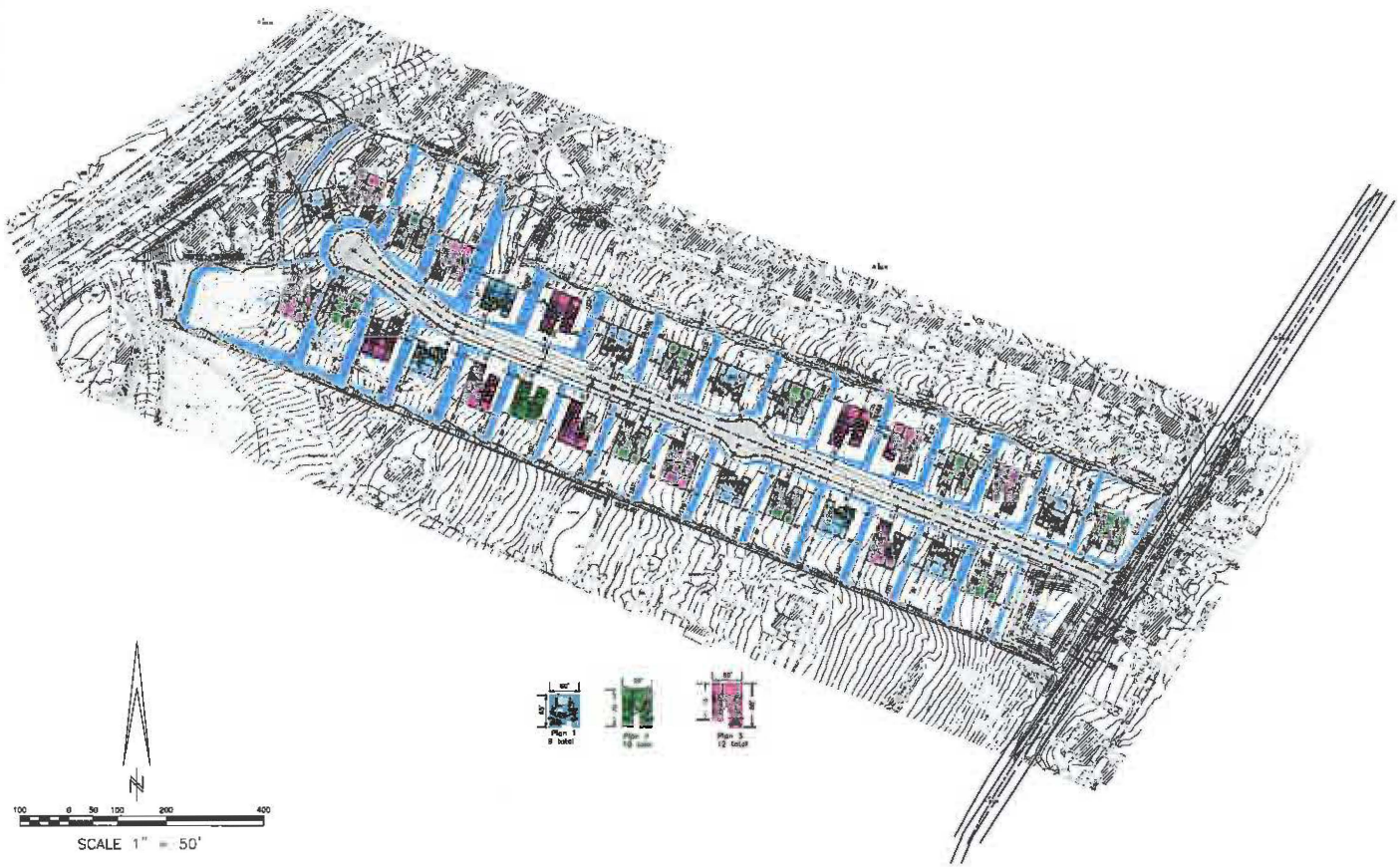
THENCE SOUTH 45° 03' 08" WEST, A DISTANCE OF 24.43 FEET;

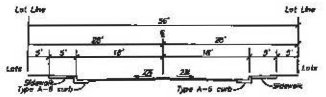
THENCE SOUTH 20° 39' 00" WEST, A DISTANCE OF 1167.8 FEET;

THENCE SOUTH 70° 09' 20" EAST, A DISTANCE OF 1412.73 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE;

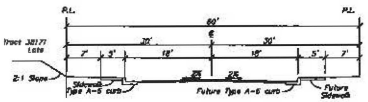
THENCE SOUTH 20° 09' 20" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING.

APN: 165-150-021

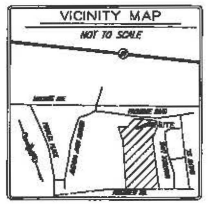




TYPICAL SECTION
STREET "A"
N.T.S.



TYPICAL SECTION
RIVERVIEW DRIVE
N.T.S.



ROBERT BEERS
6875 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070

DATE _____ Robert M. Beers RCE 36405 Expires 12-31-21

FIELD BOOK REF.

MARK	Revisions	APPR.	DATE

PREPARED FOR:
RC Hobbs Companies
1498 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

TTM 38171
SITE PLAN
SADDLEHORN RANCH
City of Jurupa Valley
California

DATE July 28, 2021
JOB NO.
DRAWN BY R.A.H.
CHECKED BY R.M.B.
SHEET 1 OF 1

D:\Documents\Roger Hobbs\Jurupa Valley_Saddlehorn Ranch\TTM\2021-07-28 TTM\TTM 38171 Site Plan.dwg, 7/28/2021 5:05:43 PM, AutoCAD PDF (High Quality Print).pc3

TENTATIVE TRACT MAP NO. 38171

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DEVELOPER

RC HOBBS COMPANIES, INC.
1428 E. CHAPMAN AVENUE
ORANGE, CA 92833
ATTN: ROGER HOBBS
714-633-8100

OWNERS

JAMES H. MARSHDALE AND LYNETTE ANN MARSHDALE, TRUSTEES OF THE JAMES H. MARSHDALE AND LYNETTE ANN MARSHDALE LIVING TRUST DATED NOVEMBER 23, 1998.

UTILITY PURVEYORS

WATER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER:	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
SCHOOL:	JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CATV:	SPECTRUM
SOLID WASTE:	WASTEC

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN: A-1
PROPOSED GENERAL PLAN: A-1
EXISTING ZONING: IDR - RANCH
PROPOSED ZONING: IDR - RANCH
EXISTING LANDUSE: SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 8'43,842 sf (18.306 ACRES)
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 21
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT DEPTH: 150'
MINIMUM LOT WIDTH: 100'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 1.69 DU/ACRE
ALL MANUFACTURED SLOPES ARE 2:1 OR FLATTER

PAVING AREA: 68,700 SF

EARTHWORK QUANTITIES
CUT: 19,842 CY
FILL: 53,111 CY
NET: IMPORT 34,858 CY

LEGEND

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

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 4081, AS EVIDENCED BY A NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 8, 1999 AS INSTRUMENT NO. 1999-304365 OF OFFICIAL RECORDS.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF RIVERVIEW MAP OF THE RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 38 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 2 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE (FORMERLY COUNTY ROAD) AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 5, PAGE 25 OF RECORDS OF SURVEY;

THENCE NORTH 69° 32' 50" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 1378.16 FEET TO A POINT WHICH LIES NORTH 69° 32' 00" WEST 3239.68 FEET FROM THE NORTHWEST CORNER OF LOT A OF SAID RECORD OF SURVEY;

THENCE NORTH 00° 05' 29" WEST, A DISTANCE OF 1247.67 FEET TO A POINT ON THE SOUTH LINE OF PARCEL MAP 12969, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS AT PAGE 71 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 36' 08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1284.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP 12969;

THENCE NORTH 00° 04' 52" WEST ALONG THE EAST LINE OF SAID PARCEL MAP 12969, A DISTANCE OF 837.78 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE FRONTAGE ROAD, AS SHOWN ON SAID PARCEL MAP 12969, SAID CORNER ALSO BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1376.39 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 23° 43' 00" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 26' 44", AN ARC DISTANCE OF 152.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1040.00 FEET, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1376.00 FEET BEARS NORTH 31° 10' 16" WEST, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1040.00 FEET BEARS NORTH 13° 09' 00" WEST;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 53' 40", AN ARC DISTANCE OF 33.48 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 11° 07' 20" WEST;

THENCE SOUTH 69° 33' 00" EAST, A DISTANCE OF 464.39 FEET;

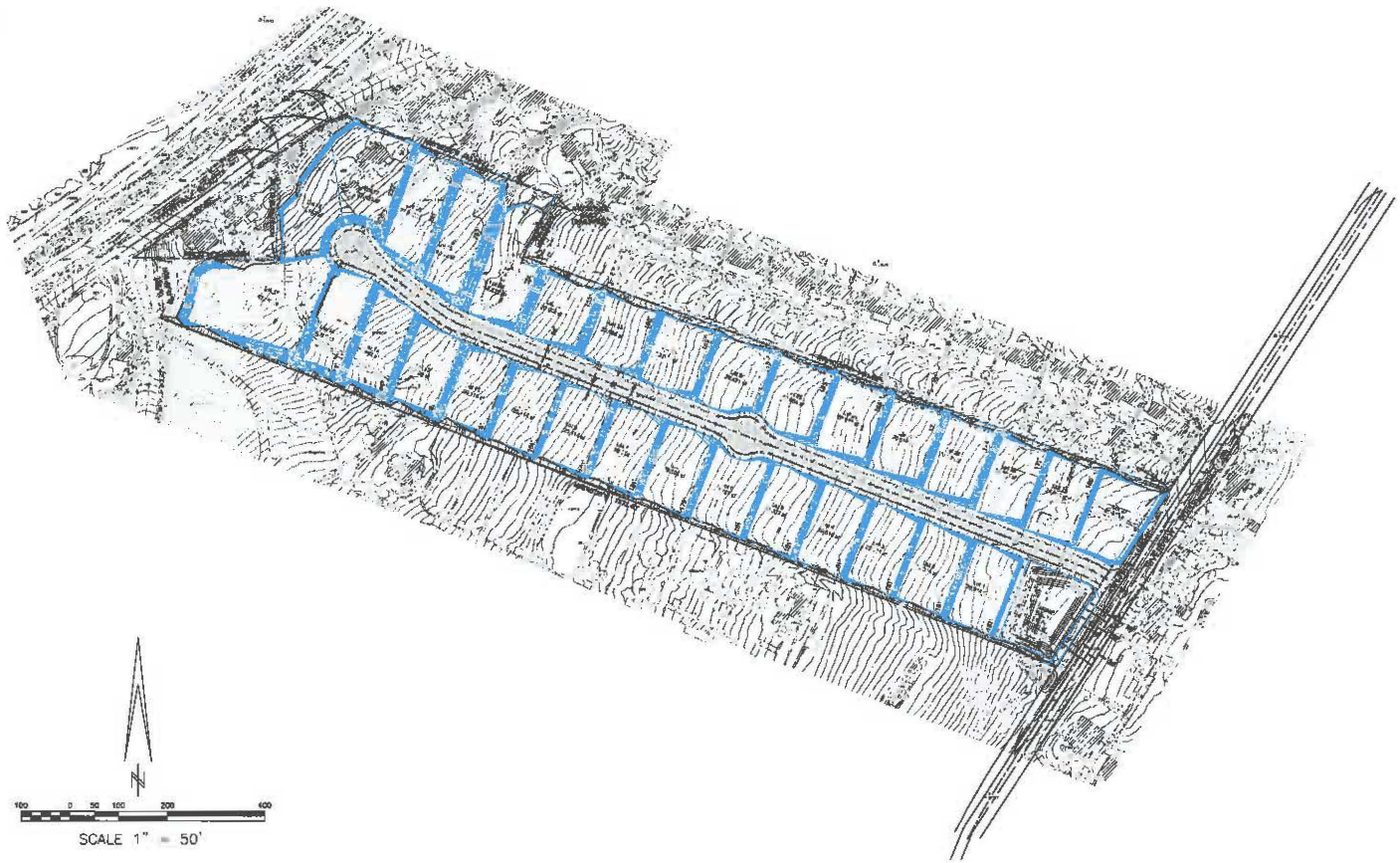
THENCE SOUTH 48° 09' 01" WEST, A DISTANCE OF 24.69 FEET;

THENCE SOUTH 25° 32' 48" WEST, A DISTANCE OF 116.75 FEET;

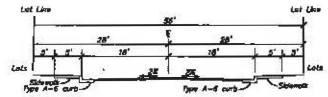
THENCE SOUTH 79° 59' 28" EAST, A DISTANCE OF 1412.73 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE;

THENCE SOUTH 28° 26' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 423.00 FEET TO THE POINT OF BEGINNING.

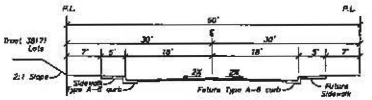
APN# 165-160-001



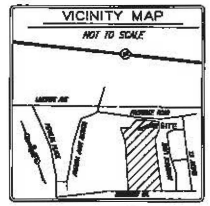
SCALE 1" = 50'



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



TYPICAL SECTION
RIVERVIEW DRIVE
N.T.S.



ROBERT BEERS
6875 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 350-2070

Date Robert M. Beers R.C.E. 38405 Expires 12-31-21

FIELD BOOK REF.

MARK REVISIONS APPR. DATE

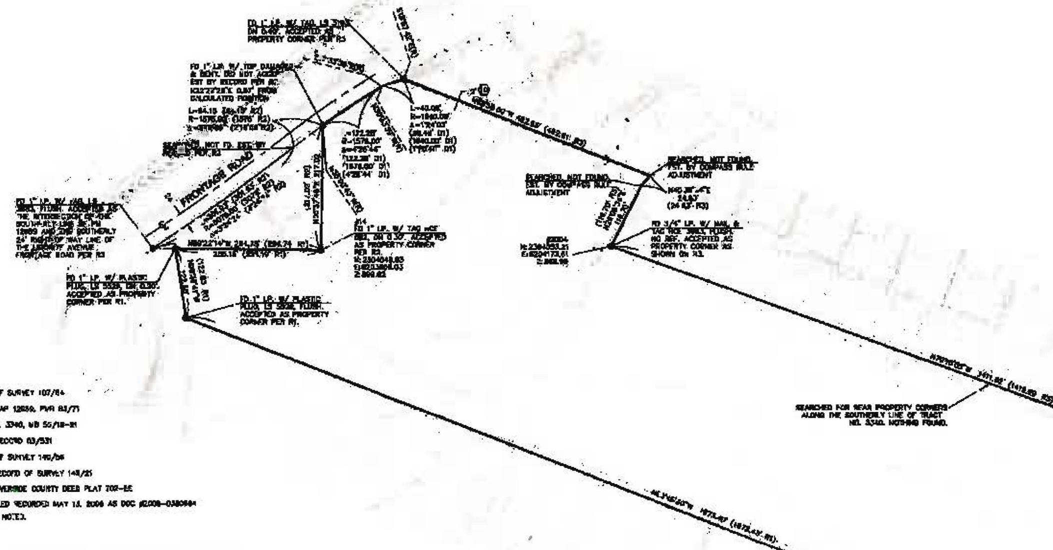
PREPARED FOR:
RC Hobbs Companies
1428 E. Chapman Avenue
Orange, CA 92866
PHONE: (714) 633-8100

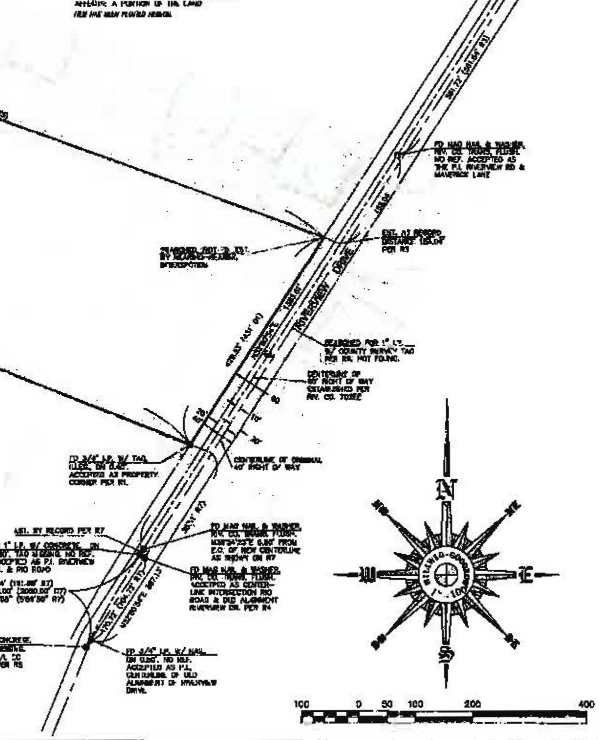
TTM 38171
SADDLEHORN RANCH
City of Jurupa Valley
California

DATE July 28, 2021
JOB NO.
DRAWN BY R.A.N.
CHECKED BY R.M.B.
SHEET 1 OF 1

D:\Documents\Roger Hobbs\Jurupa Valley_Saddlehorn Ranch\TTM\2021-07-28 TTM\TTM 38171.dwg, 7/28/2021 5:19:56 PM, AutoCAD PDF (High Quality Print).pc3

BOUNDARY & TOPOGRAPHIC SURVEY
SADDLE HORN RANCH - JURUPA VALLEY





SURVEYOR'S NOTES:

R1: INDICATES DATA PER RECORD OF SURVEY 107/84

R2: INDICATES DATA PER PARCEL MAP 12959, PMB 83/71

R3: INDICATES DATA PER TRACT NO. 3340, MB 55/18-21

R4: INDICATES DATA PER CORNER RECORD 03/531

R5: INDICATES DATA PER RECORD OF SURVEY 140/56

R6: INDICATES RECORD DATA PER RECORD OF SURVEY 148/21

R7: INDICATES RECORD DATA PER RIVERSIDE COUNTY DEED PLAT 702-EE

D1: INDICATES RECORD DATA PER DEED RECORDED MAY 15, 2006 AS DOC #2006-0350464

● INDICATES MONUMENT FOUND AS NOTED.

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION IS FROM A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. [illegible], DATED MARCH [illegible], 2021 AT 7:30 AM

REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. 4091, AS EVIDENCED BY A NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 8, 1999 AS INSTRUMENT NO. 1999-304302 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF AMENDED MAP OF THE RIVERVIEW TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 56 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 2 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE (FORMERLY COUNTY ROAD) AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 93 OF RECORDS OF SURVEY;

THENCE NORTH 86° 32' 00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 1975.16 FEET TO A POINT WHICH LIES NORTH 86° 32' 00" WEST 525.00 FEET FROM THE NORTHWEST CORNER OF LOT A OF SAID RECORD OF SURVEY;

THENCE NORTH 08° 26' 39" WEST, A DISTANCE OF 124.67 FEET TO A POINT ON THE SOUTH LINE OF PARCEL MAP 12959, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS AT PAGE 71 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 58' 00" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 256.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP 12959;

THENCE NORTH 00° 02' 00" WEST ALONG THE EAST LINE OF SAID PARCEL MAP 12959, A DISTANCE OF 217.72 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LIBERTY AVENUE FRONTAGE ROAD, AS SHOWN ON SAID PARCEL MAP, 12959, SAID CORNER ALSO BEING ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1576.00 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 37° 43' 00" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 26' 44", AN ARC DISTANCE OF 122.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1640.00 FEET, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1576.00 FEET BEARS NORTH 31° 16' 16" WEST, THE RADIAL LINE FROM SAID CURVE HAVING A RADIUS OF 1640.00 FEET BEARS NORTH 19° 50' 00" WEST;

THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 20' 40", AN ARC DISTANCE OF 38.48 FEET, THE RADIAL LINE FROM SAID POINT BEARS NORTH 18° 29' 20" WEST;

THENCE SOUTH 66° 35' 00" EAST, A DISTANCE OF 484.30 FEET;

THENCE SOUTH 40° 03' 00" WEST, A DISTANCE OF 24.83 FEET;

THENCE SOUTH 28° 32' 00" WEST, A DISTANCE OF 118.75 FEET;

THENCE SOUTH 70° 06' 20" EAST, A DISTANCE OF 1412.73 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE;

THENCE SOUTH 32° 08' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERVIEW DRIVE, A DISTANCE OF 451.00 FEET TO THE POINT OF BEGINNING.
APN: 186 160 021

LEGAL DESCRIPTION:

THE FOLLOWING EXCEPTIONS ARE FROM ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. [illegible], DATED MARCH [illegible], 2021 AT 7:30 AM

4. MUTUAL RIGHTS OF WAY RESERVED TO THE RIVERSIDE RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR DITCHES, CANALS OR PIPELINES AS MAY BE DEEMED NECESSARY OR PROPER BY SAID PARTIES FOR THE PROPER IRRIGATION OF ANY OTHER LANDS IN THE JURUPA RANCHO, OR FOR THE SUPPLYING OF THE MAIN CANAL WITH WATER, PROVIDED, HOWEVER, THAT SUCH DITCHES SHALL WHEN PRACTICABLE FOLLOW THE LINE OF THE SURVEYED SUBDIVISIONS OF THE JURUPA RANCHO, RECORDED IN BOOK 10 PAGES 372 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 3[illegible] PAGE 737, MARCH 8, 1899 IN BOOK 89 PAGES 250, APRIL 1902 IN BOOK 142 PAGES 101, JANUARY 8, 1906 IN BOOK 216 PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

5. AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1947 IN BOOK 117 OF DEEDS, PAGE 181.
IN FAVOR OF: RIVERSIDE RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

6. AN EASEMENT OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, IN FAVOR OF RIVERSIDE LAND AND IRRIGATING COMPANY, A CORPORATION, AS SET OUT IN DEED RECORDED IN BOOK 120 PAGE 368 OF DEEDS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE LOCATION CANNOT BE LOCATED FROM THE RECORD.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

7. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1899 IN BOOK 87 OF DEEDS, PAGE 118.
IN FAVOR OF: A.C. FREDERICK
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

8. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1954 AS BOOK 1656 PAGE 138 OF OFFICIAL RECORDS.
IN FAVOR OF: ALVIN E. FISHELL, ET AL
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

9. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1960 AS INSTRUMENT NO. 1960-82787 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF RIVERSIDE
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM CANNOT BE LOCATED FROM RECORD INFORMATION

10. AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1984 AS INSTRUMENT NO. 1984-[illegible] OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC COMPANY
AFFECTS: A PORTION OF THE LAND

ITEM HAS BEEN PLOTTED HEREON

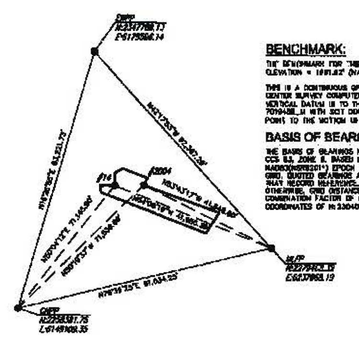
BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "[illegible]"
ELEVATION = [illegible] (NAVD 88)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPUTED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS AN ASHTECH [illegible] WITH SCT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE. AMP (BPA) AND IS 0.027 FEET.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS 83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS CNPP, MLFP, AND CHPP NAD83(NSRS2011) EPOCH 2017.50 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN AS PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF [illegible]. CALCULATIONS ARE MADE AT POINT #14 WITH COORDINATES OF N:2304048.83 E:6203[illegible], USING AN ELEVATION OF [illegible].



An Original Map Product Contains An Embossed Seal In This Area

Revisions:				
No.	Date:	By:	Description:	Approved:

Designed: | Drawn: | Checked: ACH

Seal: PROFESSIONAL LAND SURVEYOR — SCOTT A. BARTOCHE — No. 8107 — EXP. 9-30-22 — STATE OF CALIFORNIA

Prepared under the Supervision of:

Scott A. [signature] 5-7-2021
PROFESSIONAL LAND SURVEYOR — DATE
LICENSE NO. 8107
REGISTRATION EXPIRES: 9-30-22

HILLWIG - GOODROW, INC.
Land Surveying · GPS Surveys · Aerial Mapping

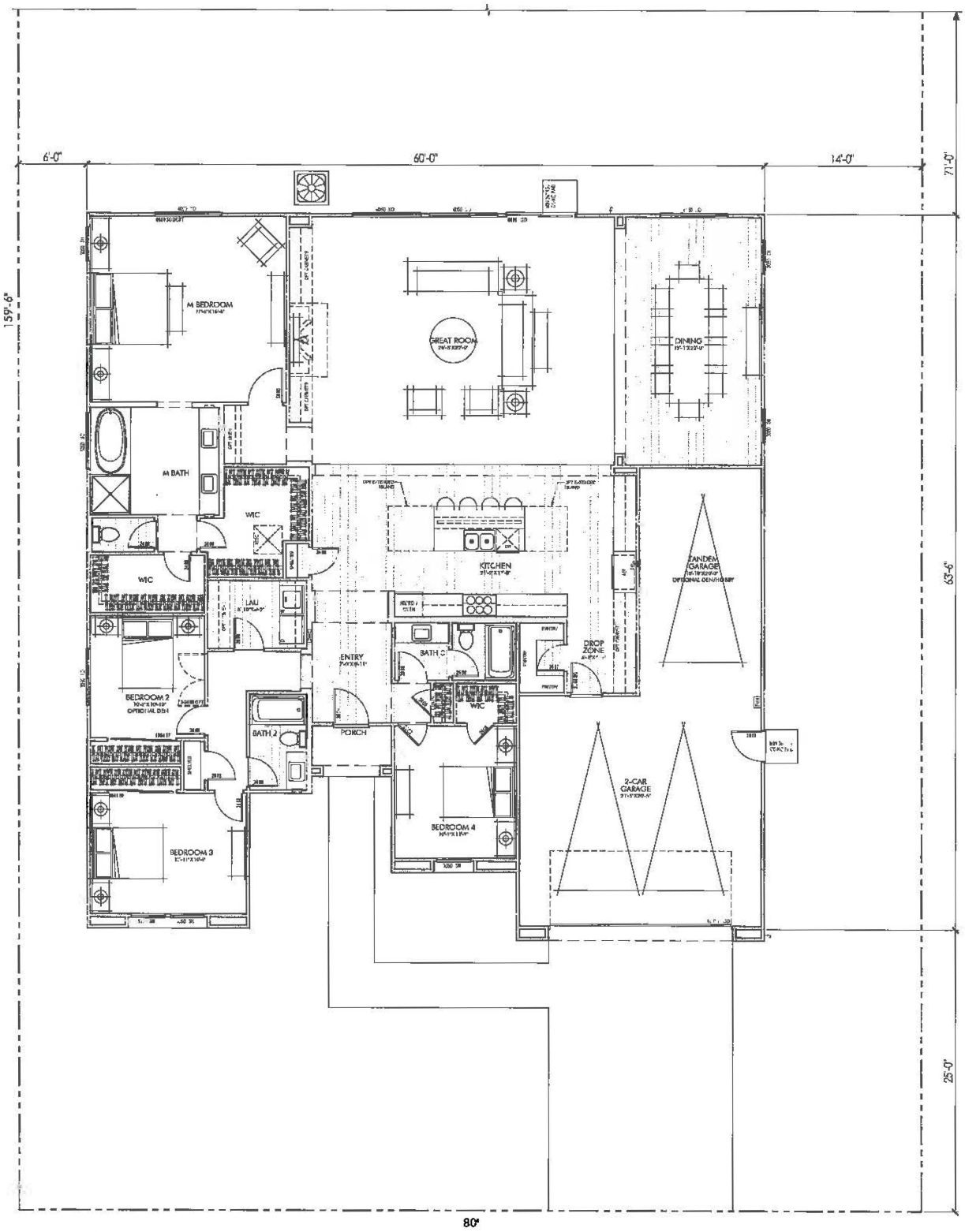
Scale: 1"=100' | Benchmark: SEE DESCRIPTION ABOVE
Date: APRIL 2021

BOUNDARY RETRACEMENT SURVEY
SADDLE HORN RANCH

PREPARED FOR:
ROBERT M BEERS
8175 LIMONITE AVE., STE E
RIVERSIDE, CA 92509

F.B. | Fax: | F.B.

Sheet No. 1 of 1 Sheet
FILE NO. 286-53



Floor Area	
LIVING AREAS:	
FIRST FLOOR LIVING	2861 SQ. FT.
TOTAL LIVING AREA	2861 SQ. FT.
OTHER AREAS:	
GARAGE:	677 SQ. FT.
COVERED PORCH	91 SQ. FT.
OPTIONAL HOBBY	493 SQ. FT.
OPTIONAL HOBBY CVR	97 SQ. FT.

PLAN 1:
2,861 SQFT

4 BEDROOM
2 BATH
3 CAR TANDEM GARAGE

PLAN 1

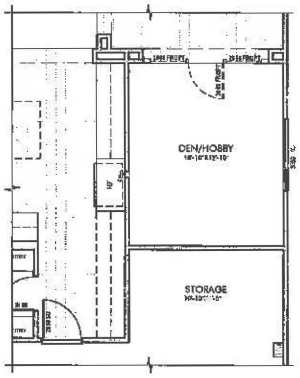
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

DESIGN DEVELOPMENT FLOOR PLAN

IDEArc
ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



OPTIONAL DEN/HOBBY

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	[illegible] SQ. FT.
TOTAL LIVING AREA:	[illegible] SQ. FT.
OTHER AREAS:	
GARAGE	[illegible] SQ. FT.
COVERED PORCH	[illegible] SQ. FT.
OPTIONAL HOBBY	[illegible] SQ. FT.
STORAGE @ HOBBY/DEN	[illegible] SQ. FT.

PLAN 1

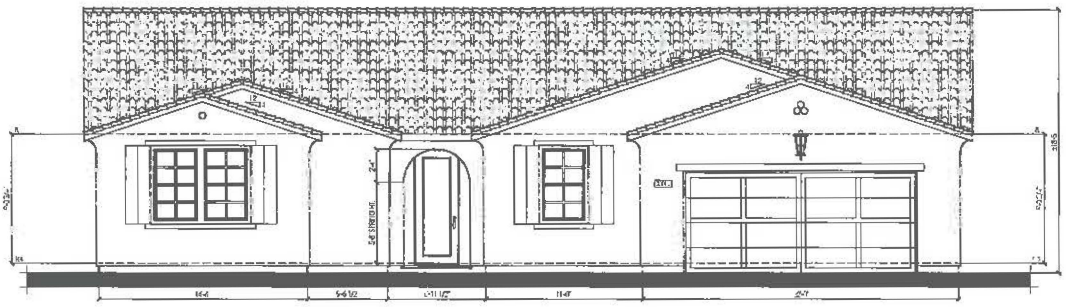
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

RC HOBBS COMPANIES

IDEArc ARCHITECTURE + PLANNING

DESIGN DEVELOPMENT FLOOR PLAN



1A - FRONT (SPANISH)



1B - FRONT (FARMHOUSE)

PLAN 1

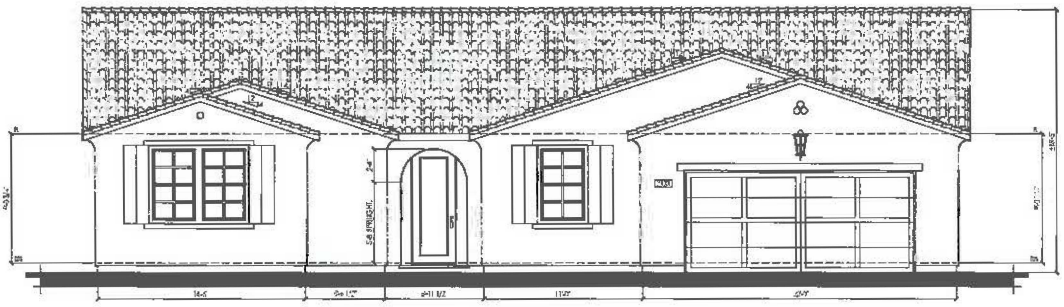
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SADDLEHORN RANCH

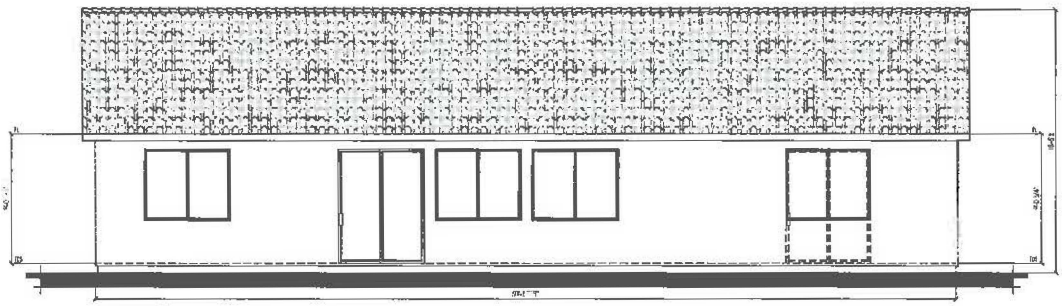
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE · PLANNING

RC HOBBS COMPANIES



1A - FRONT (SPANISH)



1A - REAR (SPANISH)

PLAN 1

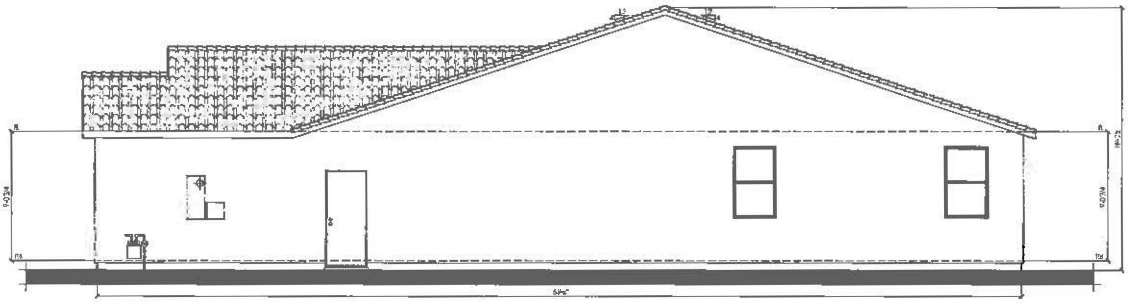
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SADDLEHORN RANCH

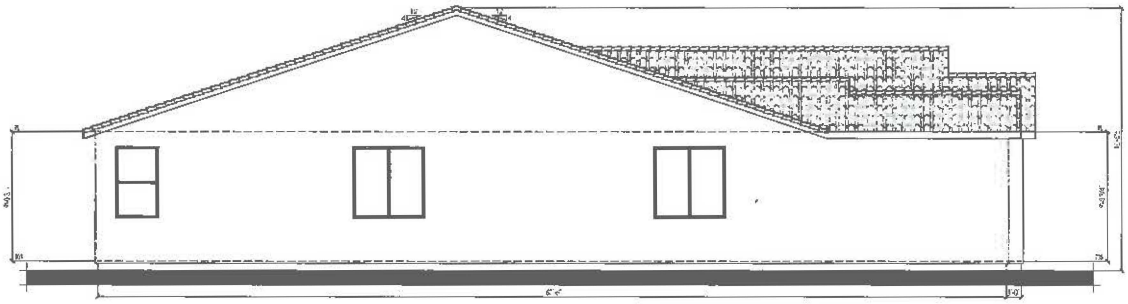
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

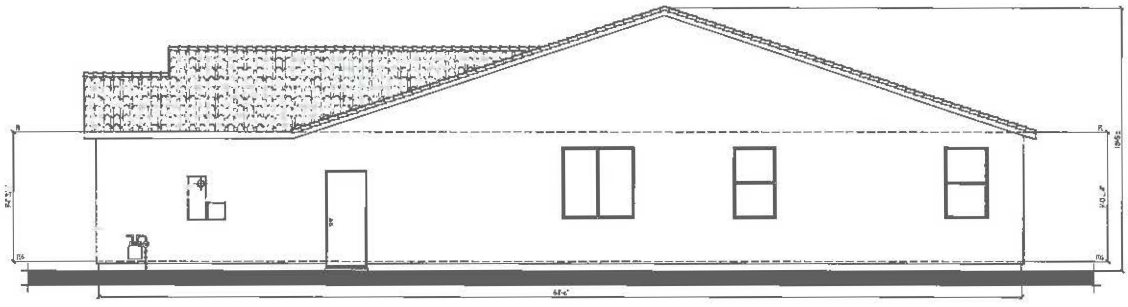
RC HOBBS COMPANIES



1A - RIGHT (SPANISH)



1A - LEFT (SPANISH)



1A - RIGHT DEN OPTION (SPANISH)

PLAN 1

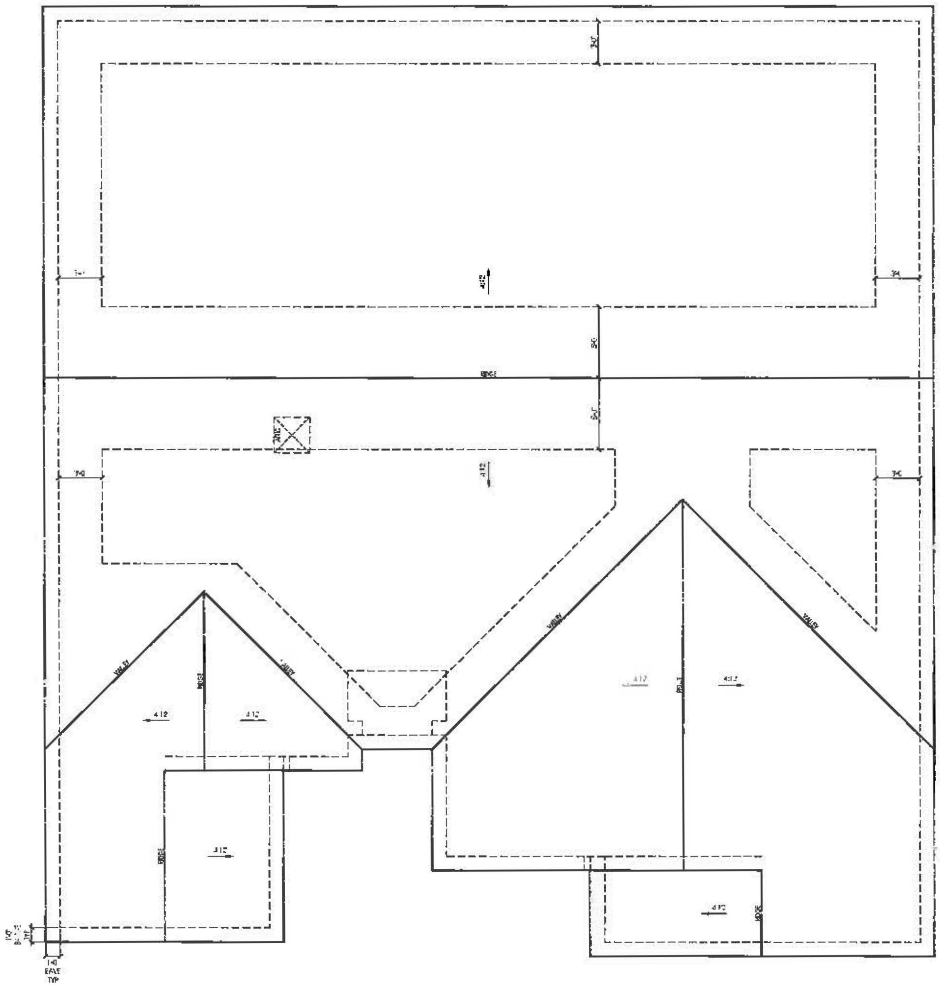
SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



1A - SPANISH

PLAN 1

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

SADDLEHORN RANCH

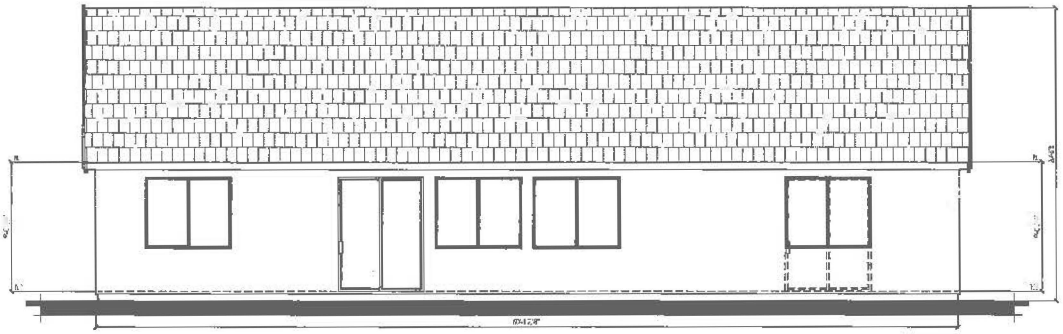
DESIGN DEVELOPMENT ROOF PLAN

IDEArc ARCHITECTURE · PLANNING

RC HOBBS COMPANIES



1B - FRONT (FARMHOUSE)



1B - REAR (FARMHOUSE)

PLAN 1

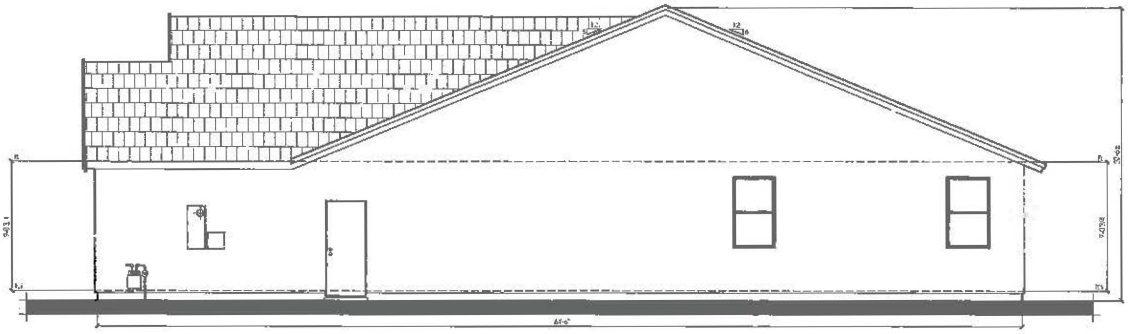
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SADDLEHORN RANCH

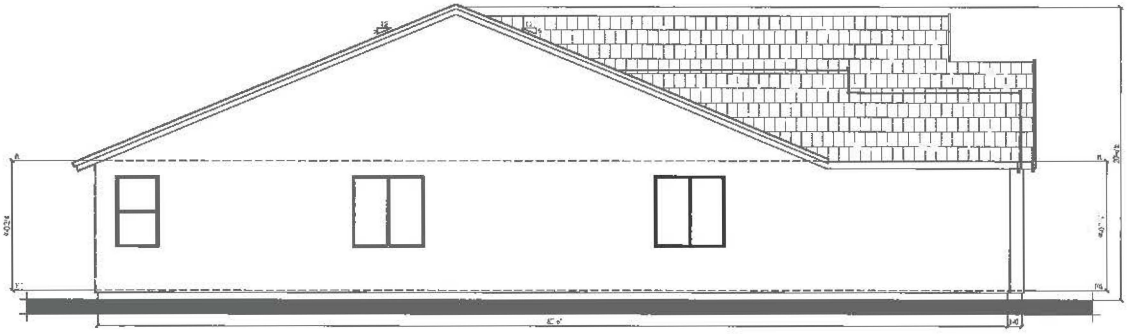
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

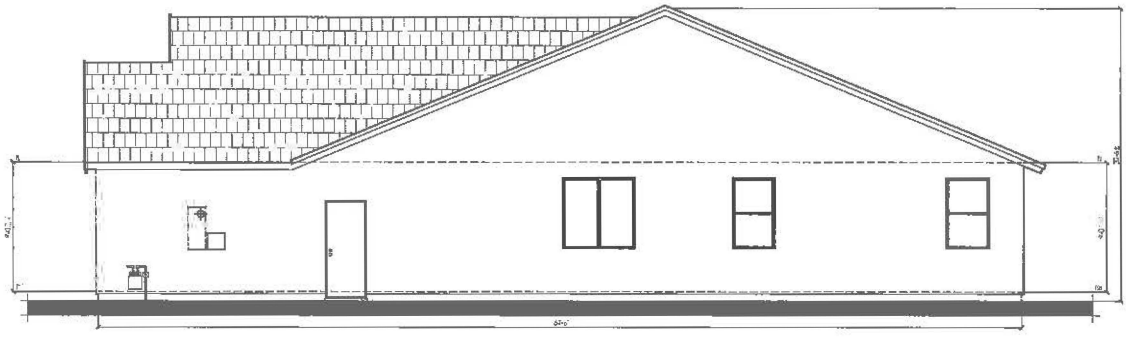
RC HOBBS COMPANIES



1B - RIGHT (FARMHOUSE)



1B - LEFT (FARMHOUSE)



1B - RIGHT DEN OPTION (FARMHOUSE)

PLAN 1

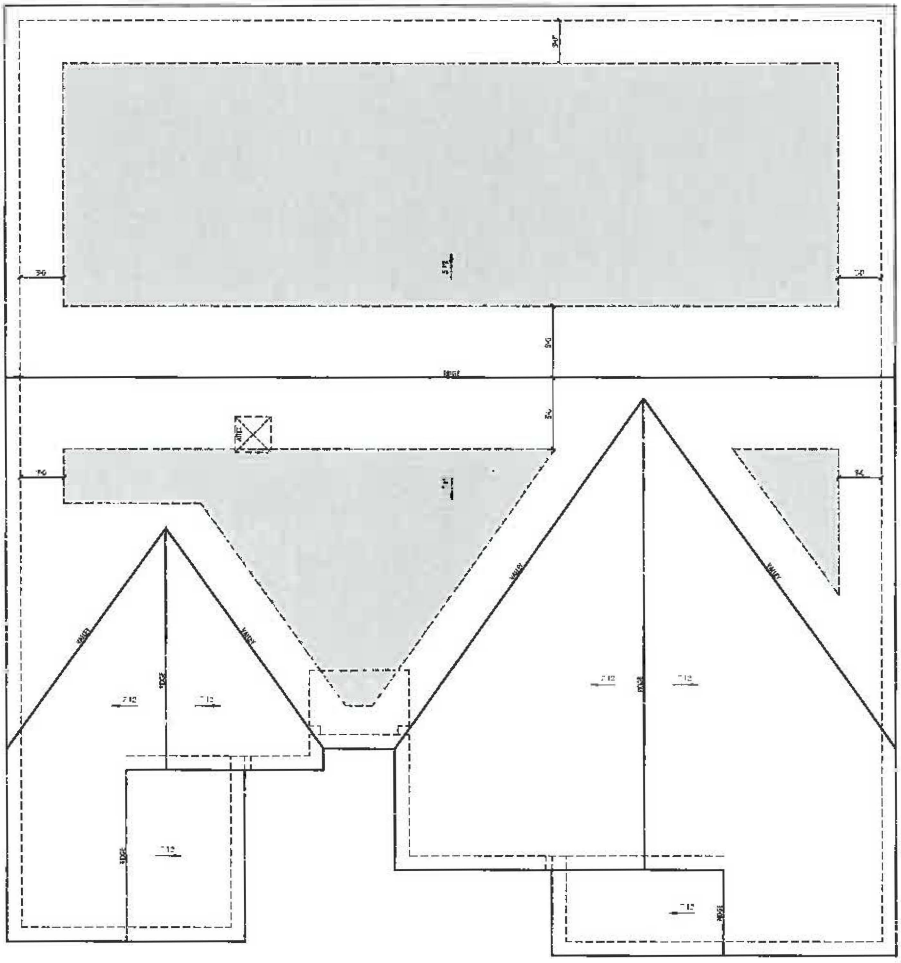
SCALE: 1/4"=1'-0"

SADDLEHORN RANCH

DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



1B - FARMHOUSE

PLAN 1

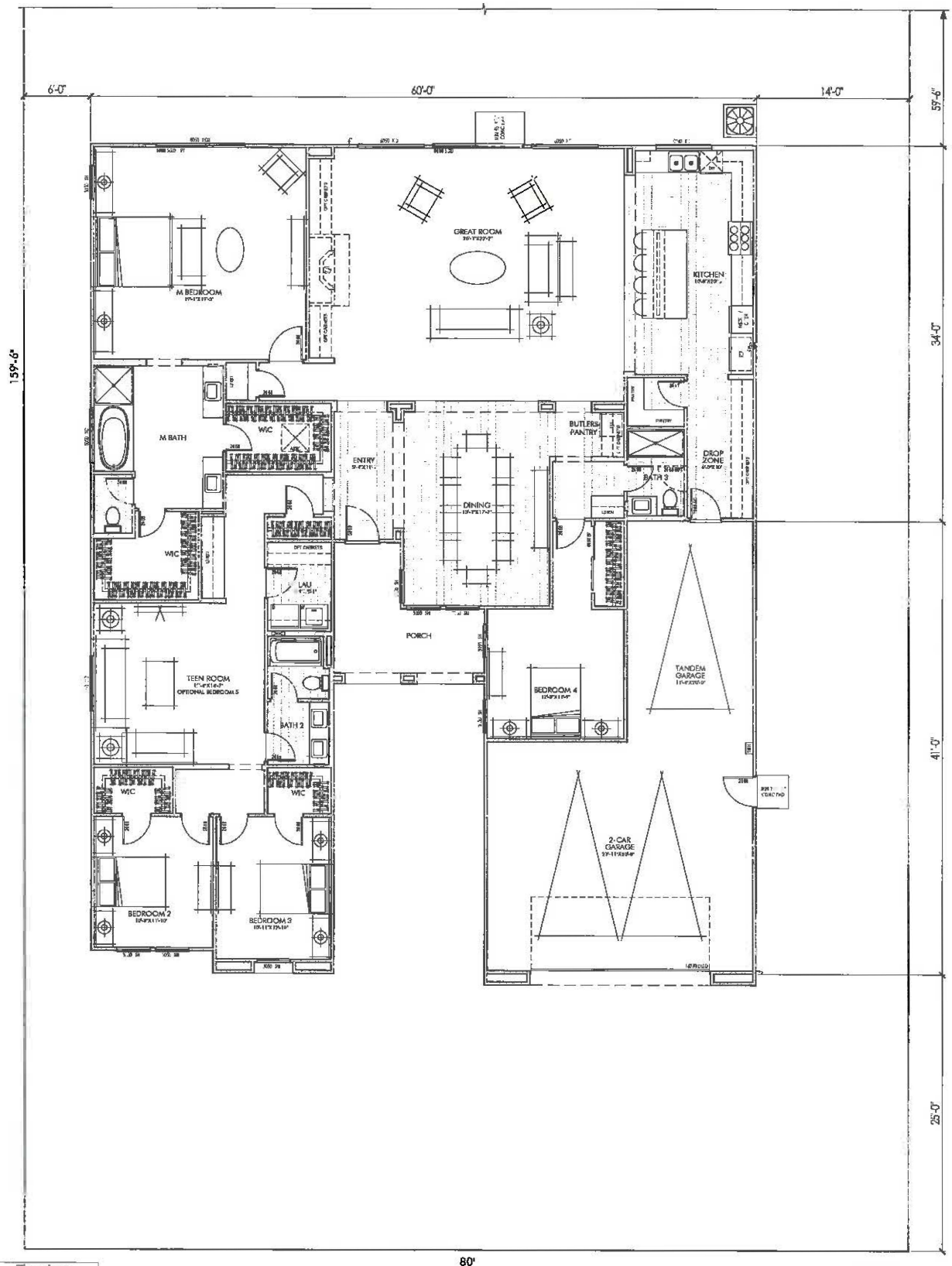
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

DESIGN DEVELOPMENT ROOF PLAN

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



Floor Area	
LIVING AREA	
FIRST FLOOR LIVING:	3,239 SQ. FT.
TOTAL LIVING AREA:	3239 SQ. FT.
OTHER AREAS:	
GARAGE	747 SQ. FT.
COVERED PORCHES	1,093 SQ. FT.

PLAN 2:
3,239 SQFT

4 BEDROOM + DEN
3 BATH
3 CAR TANDEM GARAGE

PLAN 2

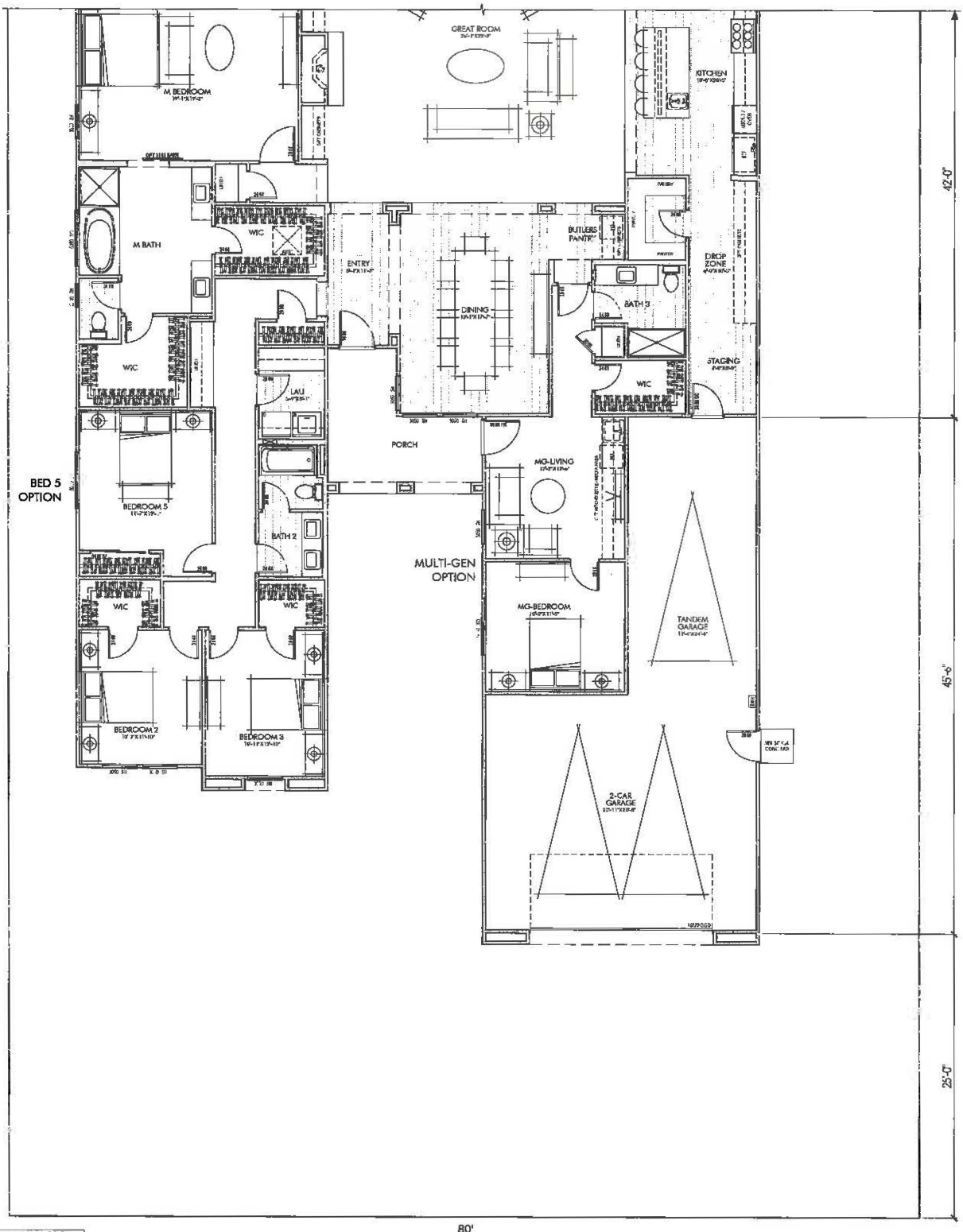
SCALE: 1/4" = 1'-0"

SADDLEHORN RANCH

DESIGN DEVELOPMENT FLOOR PLAN

IDEArc
ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



Floor Area-MG	
LIVING AREA:	
FIRST FLOOR LIVING	3,492 SQ. FT.
TOTAL LIVING AREA:	3,492 SQ. FT.
OTHER AREAS:	
GARAGE	1,496 SQ. FT.
PORCH/PATIO	1,050 SQ. FT.

PLAN 2-MG:
3,492 SQFT

3 BEDROOM + MULTI-GEN
3 CAR TANDEM GARAGE

PLAN 2

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

SADDLEHORN RANCH

DESIGN DEVELOPMENT FLOOR PLAN

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



2A - FRONT (SPANISH)



2B - FRONT (FARMHOUSE)

PLAN 2

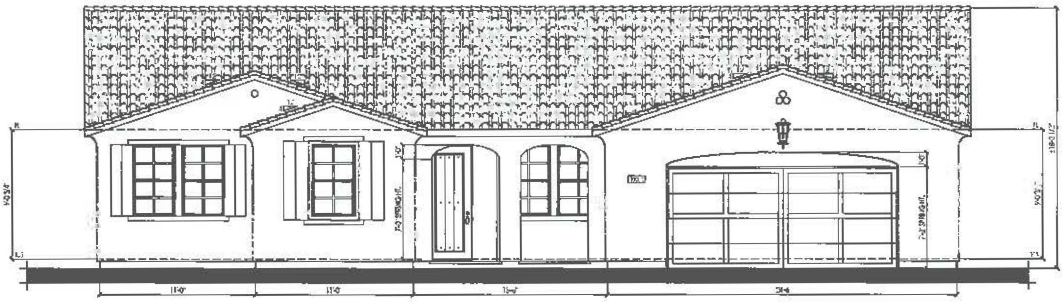
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SADDLEHORN RANCH

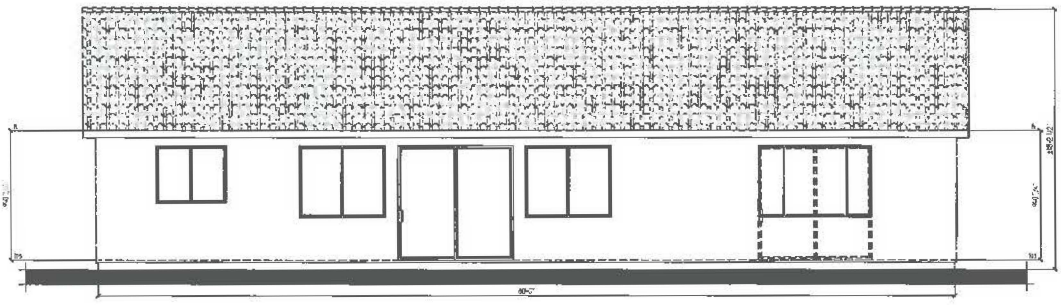
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



2A - FRONT (SPANISH)



2A - REAR (SPANISH)

PLAN 2

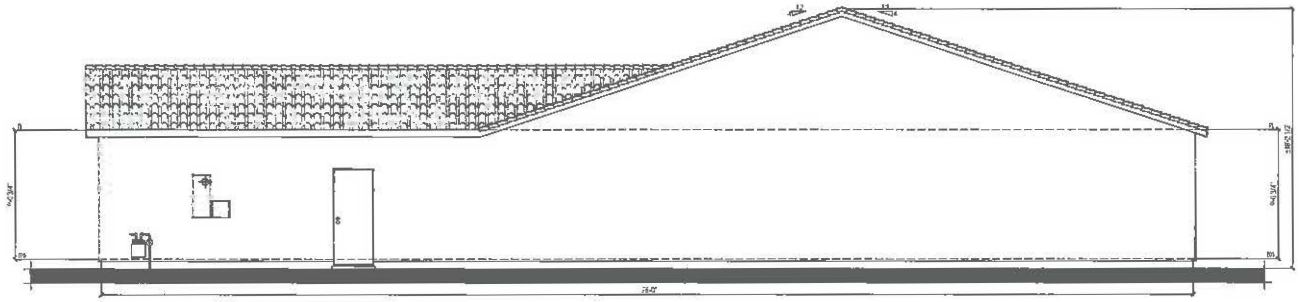
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SADDLEHORN RANCH

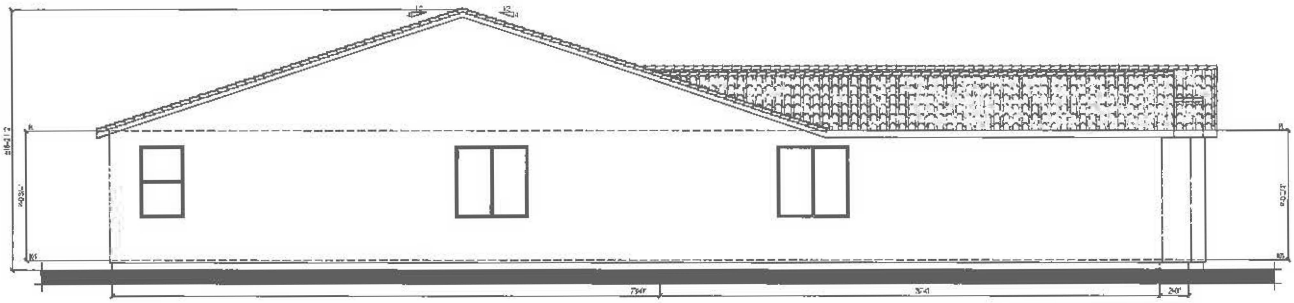
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

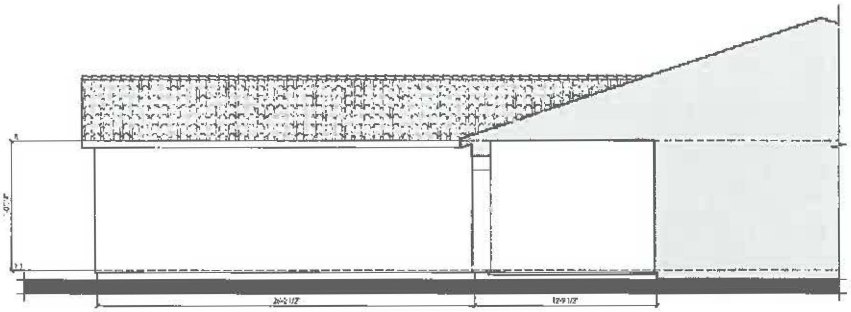
RC HOBBS COMPANIES



2A - RIGHT (SPANISH)



2A - LEFT (SPANISH)



2A - RIGHT (SPANISH)
COURTYARD



2A - LEFT (SPANISH)
COURTYARD

PLAN 2

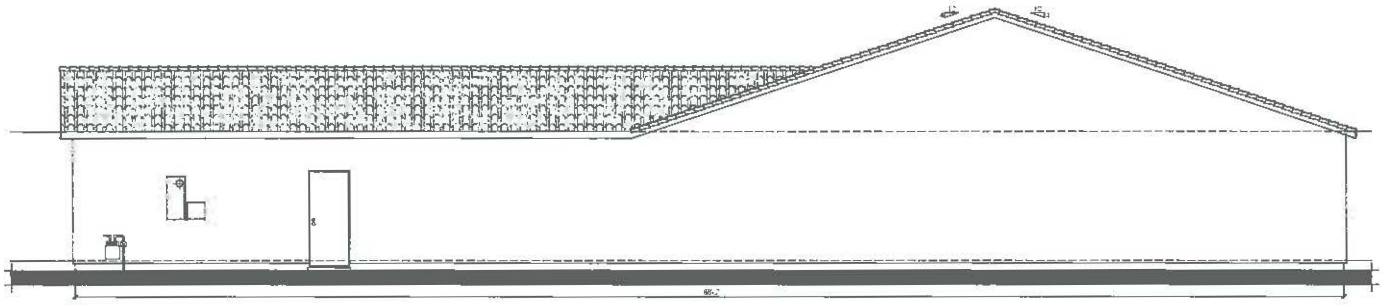
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SADDLEHORN RANCH

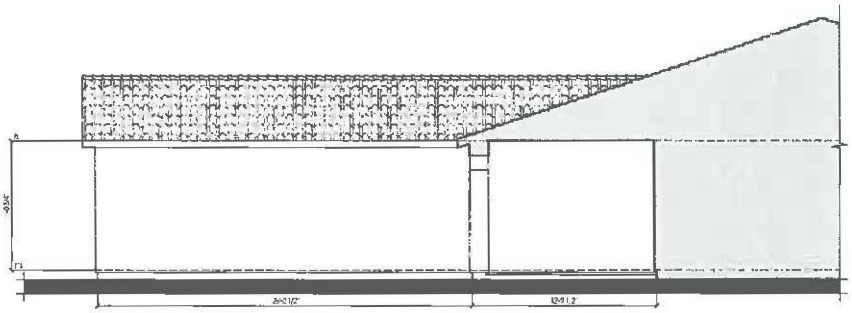
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

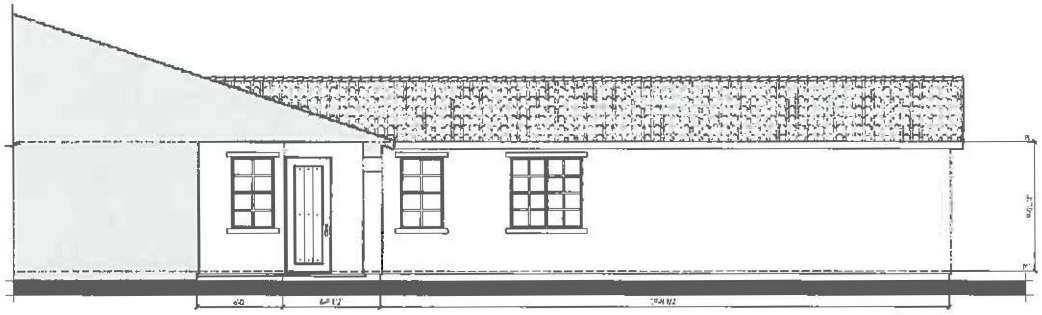
RC HOBBS COMPANIES



2A-MULTIGEN - RIGHT (SPANISH)



2A-MULTIGEN - RIGHT (SPANISH)
COURTYARD



2A-MULTIGEN - LEFT (SPANISH)
COURTYARD

PLAN 2

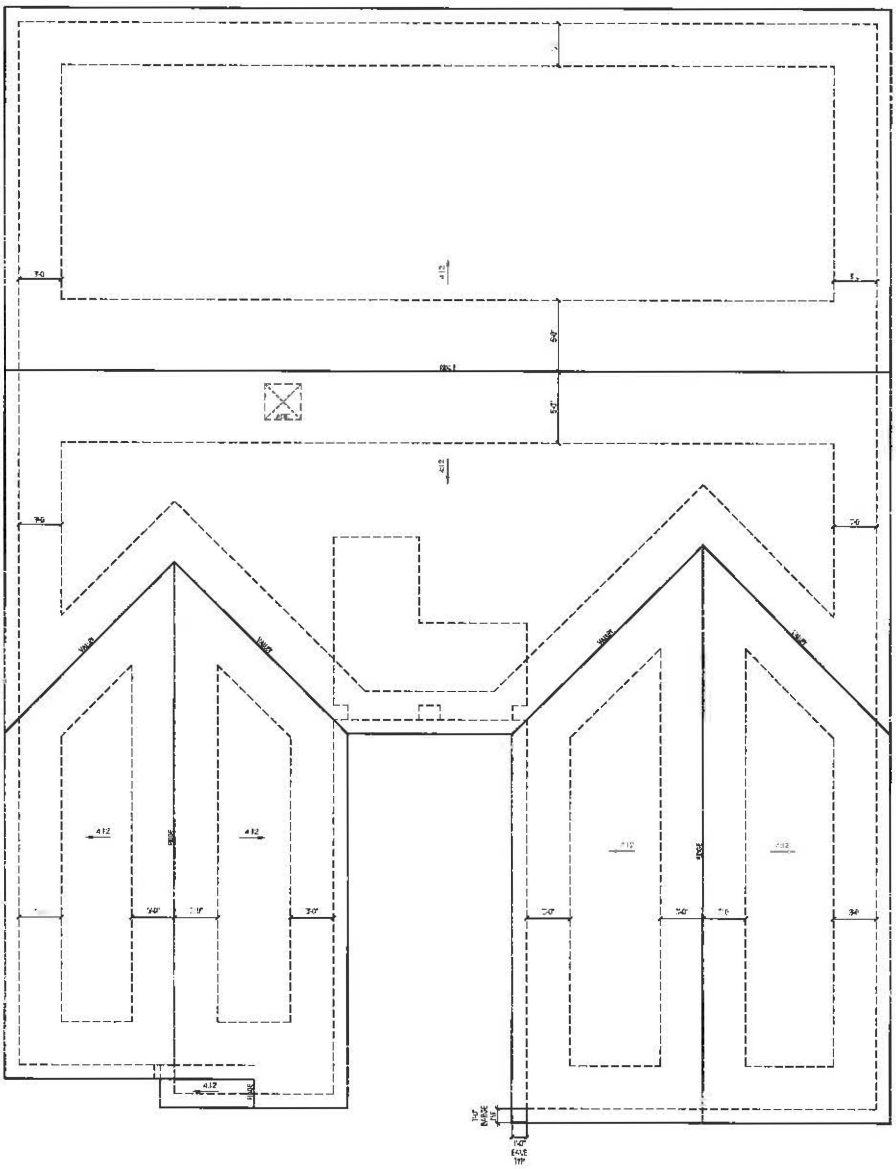
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SADDLEHORN RANCH

IDEArc
ARCHITECTURE + PLANNING

RC HOBBS COMPANIES

DESIGN DEVELOPMENT ELEVATIONS



2A - SPANISH

PLAN 2

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

SADDLEHORN RANCH

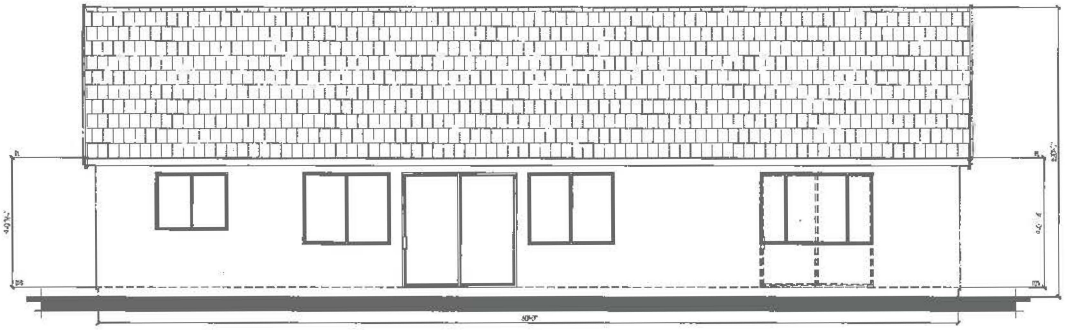
DESIGN DEVELOPMENT ROOF PLAN

IDEArc ARCHITECTURE + PLANNING

RC HOBBS COMPANIES



2B - FRONT (FARMHOUSE)



2B - REAR (FARMHOUSE)

PLAN 2

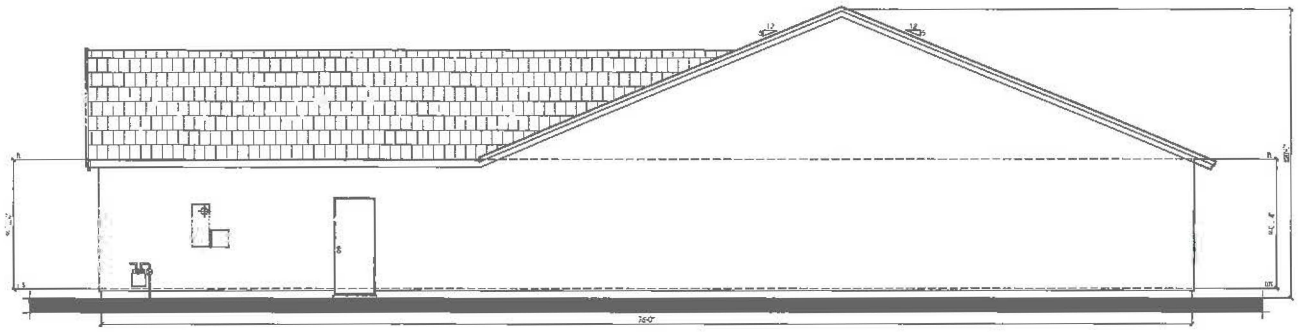
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SADDLEHORN RANCH

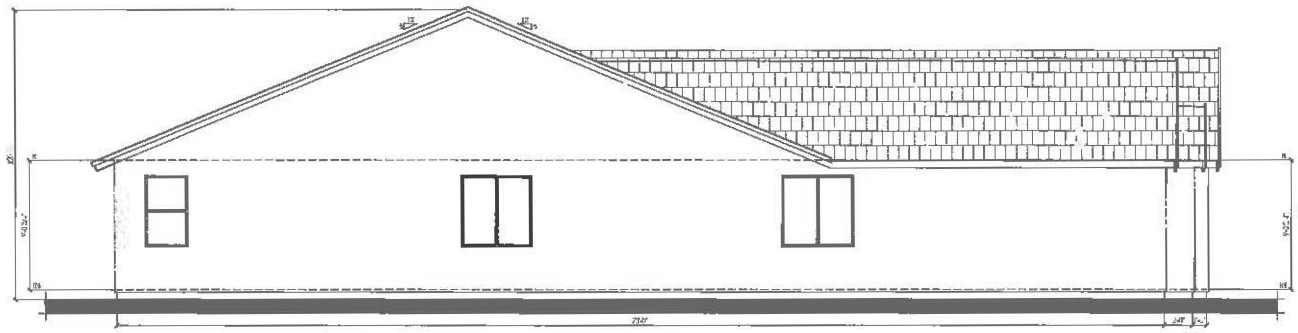
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

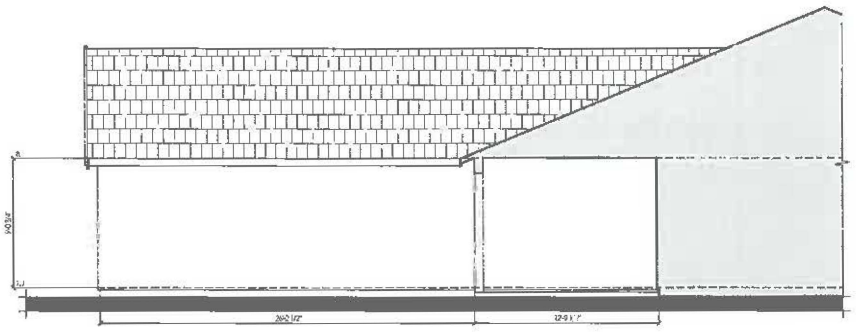
RC HOBBS COMPANIES



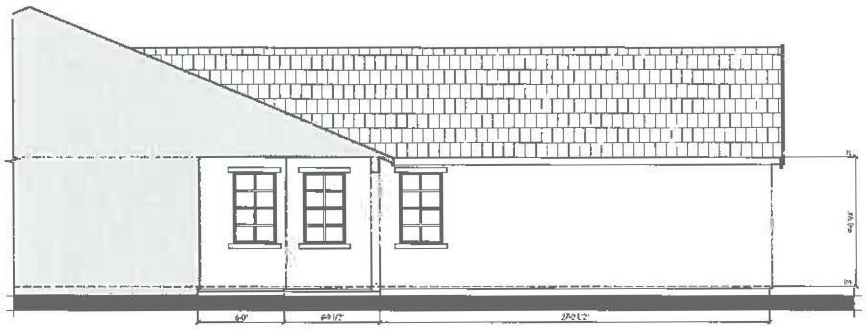
2B - RIGHT (FARMHOUSE)



2B - LEFT (FARMHOUSE)



2B - RIGHT (FARMHOUSE)
COURTYARD



2B - LEFT (FARMHOUSE)
COURTYARD

PLAN 2

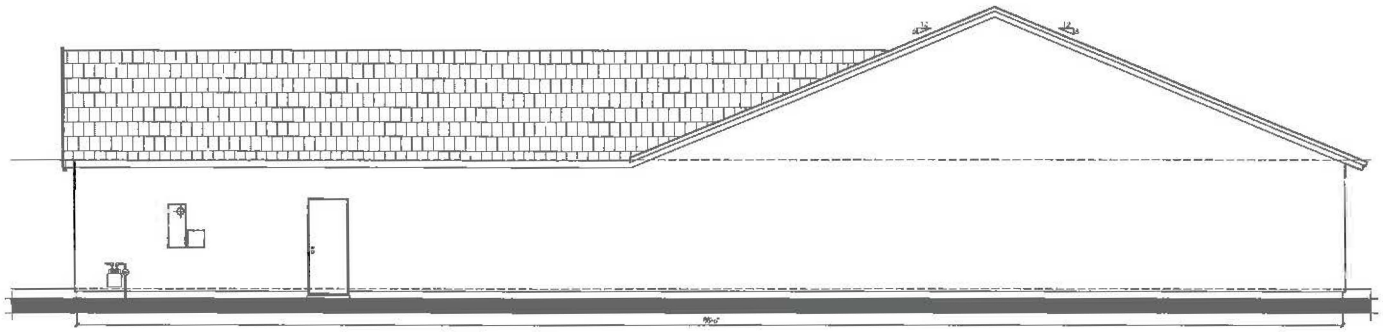
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SADDLEHORN RANCH

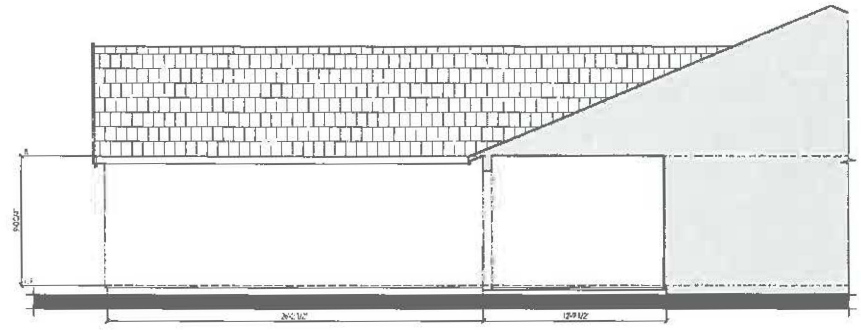
DESIGN DEVELOPMENT ELEVATIONS

IDEArc ARCHITECTURE + PLANNING

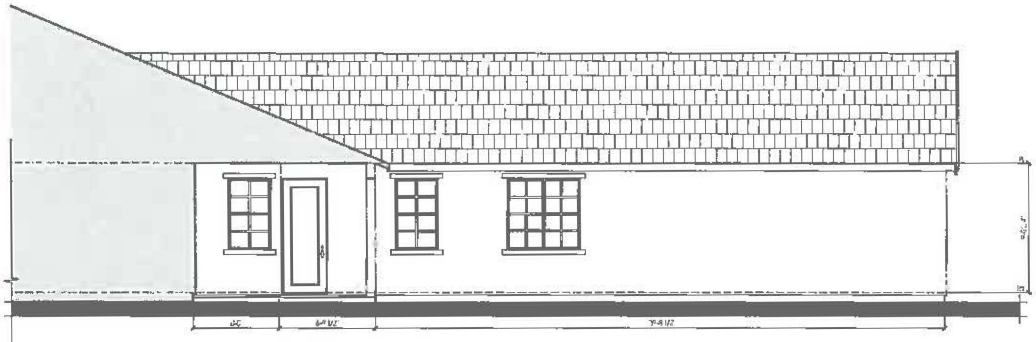
RC HOBBS COMPANIES



2B-MULTIGEN - RIGHT (FARMHOUSE)



2B-MULTIGEN - RIGHT (FARMHOUSE)
COURTYARD



2B-MULTIGEN - LEFT (FARMHOUSE)
COURTYARD

PLAN 2

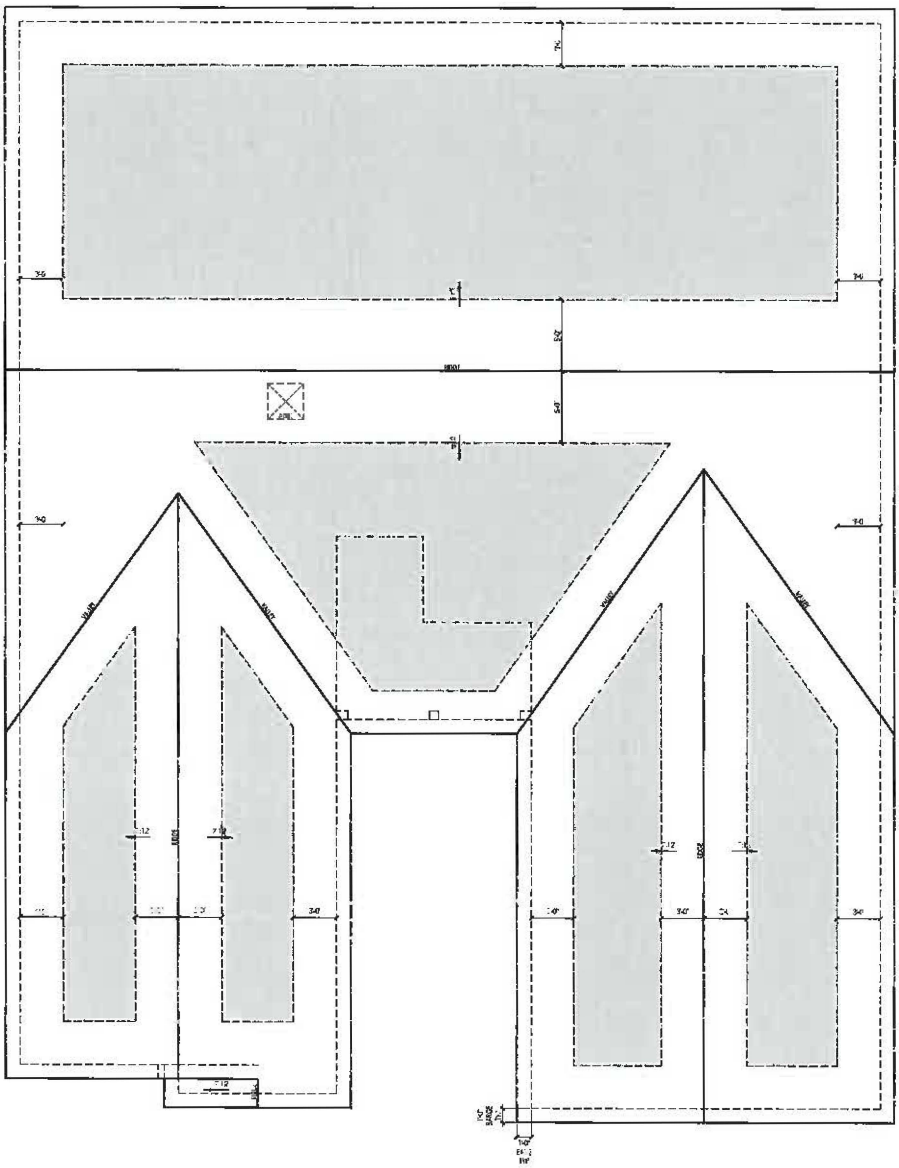
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SADDLEHORN RANCH

IDEArc
ARCHITECTURE + PLANNING

RC HOBBS COMPANIES

DESIGN DEVELOPMENT ELEVATIONS



2B - FARMHOUSE

PLAN 2

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

SADDLEHORN RANCH

DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING

RC HOBBS COMPANIES

NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications 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. **Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org.** 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. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**.

The Jurupa Valley Planning Department should be contacted on non-ALUC issues. For more information please contact City of Jurupa Valley Planner Ms. Andrea Hoff at (951) 332-6464.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website www.rcaluc.org. Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to prull@rivco.org. Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

PLACE OF HEARING:	**Riverside County Administration Center** **4080 Lemon Street, 1st Floor Board Chambers** **Riverside California**
DATE OF HEARING:	**October 14, 2021**
TIME OF HEARING:	**9:30 A.M.**

CASE DESCRIPTION:

ZAP1036FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers) – City of Jurupa Valley Case Nos. MA21256 [GPA21008] [TTM38171] (General Plan Amendment) (Tentative Tract Map). A proposal to divide 19.36 acres into 31 single family residential lots and one detention basin located southerly of Maverick Lane, westerly of Riverview Drive, and easterly of Limonite Frontage Road. The applicant also proposes to amend the site's general plan land use designation from Ranch (EDR maximum 0.5 dwelling units per acre) to Country Neighborhood (LDR maximum 2.0 dwelling units per acre) (Airport Compatibility Zones C and D of the Flabob Airport Influence Area).

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

+ Flabob Zone C

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1034FL21 DATE SUBMITTED: 8/25/21

FLABOB Zone C+D

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	RC Hobbs Company	Phone Number	(714) 633-8100
Mailing Address	1428 E. Chapman Avenue	Email	rch@rchobbs.com
	Orange, CA 92866		
Representative	Bob Beers	Phone Number	(951) 360-2070
Mailing Address	8175 Limonite Avenue, Suite E	Email	rmbeers777@hotmail.com
	Jurupa Valley, CA 92509		
Property Owner	James H. Martindale and Lynette Ann Martindale	Phone Number	
Mailing Address		Email	

LOCAL JURISDICTION AGENCY

Local Agency Name	City of Jurupa Valley	Phone Number	(951) 332-6464 x210
Staff Contact	Andrea Hoff	Email	ahoff@jurupavalley.org
Mailing Address	8930 Limonite Avenue	Case Type	
	Jurupa Valley, CA 92529	☐ General Plan / Specific Plan Amendment	
		☐ Zoning Ordinance Amendment	
		☒ Subdivision Parcel Map / Tentative Tract	
Local Agency Project No	MA21256 [GPA21008] [TTM38171]	☐ Use Permit	
		☐ Site Plan Review/Plot Plan	
		☐ Other	

PROJECT LOCATION

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

Street Address	6550 Limonite Avenue		
Assessor's Parcel No.	186-160-021	Gross Parcel Size	19.46 acres
Subdivision Name	Riverview Tract	Nearest Airport and distance from Airport	
Lot Number	Portion of Lot 2		Flabob Airport 4,100 lf

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)	Large Vacant Parcel with single family house
	Property Slopes from Limonite Avenue down to Riverview Road

Proposed Land Use (describe)	Subdivide the property into 31 - 1/2 acre lots (20,000 sf) with a WQMP basin adjacent to Riverview Road	
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	31
For Other Land Uses	Hours of Operation	not applicable
(See Appendix C)	Number of People on Site 186 Maximum Number	assume double the number of residents = 186 * 2 = 372 people - 19 per acre
	Method of Calculation	Assume 6 people per dwelling unit * 31 = 186 people
		186 people / 19.46 acres = 9.6 (call it 10) people per acre
Height Data	Site Elevation (above mean sea level)	903 ft.
	Height of buildings or structures (from the ground)	25 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	

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, grading plans, subdivision maps)
1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, 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. **(Only required if the project is scheduled for a public hearing Commission meeting)**