



## Request For Purchase and Development Proposals

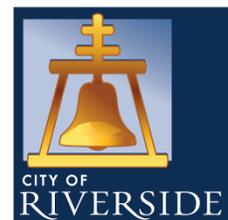
# 3158-3250 MAIN STREET

Vacant Land Between First and Third Streets  
A 1.47 Acre Project Site

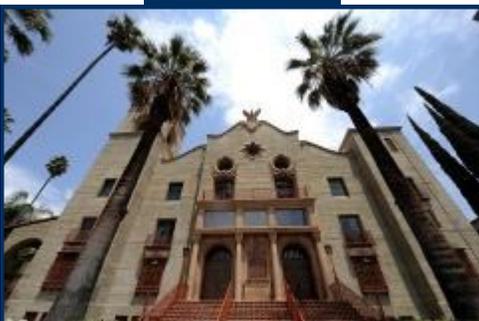
## A Unique Pocket Neighborhood Development Opportunity in Downtown Riverside

Issued by: Successor Agency to the  
Redevelopment Agency of the City of Riverside

Issue Date: SEPTEMBER 30, 2015  
Due Date: DECEMBER 30, 2015



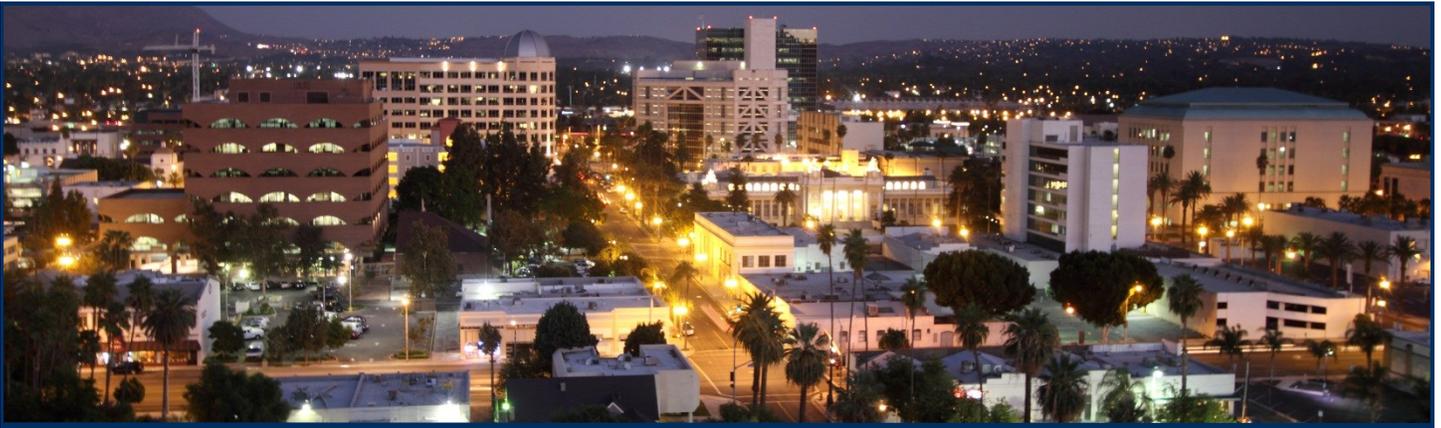
[RiversideCA.gov](http://RiversideCA.gov)



# Contents

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01	Introduction
03	The Opportunity
04	The Project Site
06	Demographic Information
07	Purchase Price & Terms
08	Developer Conditions
09	Preferred Development
10	Sample Development Concept
11	Request for Purchase & Development Proposals
12	Development Experience
13	Financial Strength, Project Timeline & Preferred Development
14	Selection Process
15	Inquiries
16	Instructions & Schedule
	<b>EXHIBIT A: Legal Description &amp; Plat Map</b>
	<b>EXHIBIT B: Utility &amp; Easement Maps</b>



## CITY OF RIVERSIDE

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Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the awards and recognition that Riverside has received include: No. 1 City for Small Business by Inc. Magazine (2014), No. 8 Coolest City in America by Forbes (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community Site of the Year, and 2011 Can-Do City (Newsweek).

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Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riversiders enjoy many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.



## The Opportunity

The site is approximately 1.47 acres of vacant land, located between First Street and Third Street in Downtown Riverside, adjacent to an original, prototype style Texaco gas station designed by world-renowned industrial designer Walter Dorwin Teague. This site offers a development opportunity for a multi-family residential project.

The City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) is pleased to offer an exciting opportunity for the purchase and subsequent development of the properties located at 3158-3250 Main Street, also identified as Assessor's Parcel Numbers 213-031-004 and 005, and 213-081-001 and 002 (Property). The Property consists of four (4) parcels totaling approximately 1.47 acres of vacant land between a historic former gas station at the southeast corner of First and Main Streets and almost to Third Street, as shown on the attached Location Map (Exhibit A).

The Successor Agency conducted community meetings to obtain input from residents, property owners as well as business owners in drafting this Request for Purchase and Development Proposals (RFP). Based on the feedback received from the participants, the Successor Agency is seeking proposals from qualified developers for development of a medium-density multi-family residential project that provides for-sale or for-rent housing units clustered around a courtyard or a community-oriented amenity to encourage interaction between neighbors. The adjacent historic former gas station is available for purchase on a separate RFP. The Successor Agency is seeking adaptive re-use proposals for that property.

## The Project Site



The subject vacant land Property is between a historic former gas station and near third Street. The Property is situated at an excellent location that is within minutes from Downtown Riverside major destinations, including the Riverside Convention Center, the Fox Theater and the Mission Inn. The Property has easy access to the State Route 60 and 91 Freeways.

The Property is located within the Raincross District of the Downtown Specific Plan (DSP). The Raincross District is the cultural, historic, and social center of the City. The quality of Downtown Riverside's historic buildings and the relationship between these buildings creates an historic urban fabric unparalleled in the region. The positive image and economic health of Riverside is strongly influenced by this historic character and the protection of that is an essential part of assuring Riverside's economic health and growth into the future. The intent of the specific plan is to create and encourage opportunities for a variety of commercial, residential and entertainment uses, including retail, office, cultural, residential, and visitor serving uses. The Raincross District encourages a concentration of uses that generate activity during both daytime and evening hours. The permitted retail uses in this district are intended to serve the specialty shopping needs of Downtown residents and employees, as well as citywide residents, regional shoppers, and tourists. The Raincross District encourages these uses to occur as both single-use buildings and as mixed-use buildings.

The Successor Agency is seeking a multi-family residential project with housing units clustered around a common amenity where taller elements are set away from residential properties and building heights are stepped down to the height of adjacent residential properties. Development of this Property must be consistent with the Raincross District of the Downtown Specific Plan and the General Plan. The adjacent historic former gas station site is available for purchase on a separate RFP.



Main Street Riverside



The Mission Inn Hotel & Spa



Riverside Convention Center

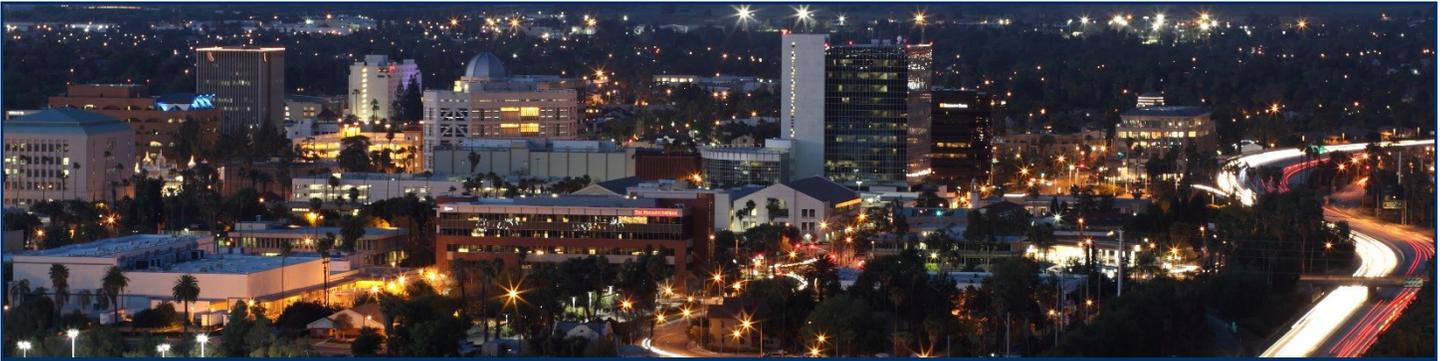
Fox Theater Performing Arts Center





## Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile	
<b>Population</b>			
2019 Projected Population:	137,808	262,664	
2014 Population:	128,643	245,513	
2014 Median Age:	30.40	31.40	
<b>Housing</b>			
2019 Projected Households:	43,103	80,404	
2010 Census Households:	37,649	70,823	
2014 Avg. Household Size:	3.00	3.10	
2014 Owner Occupied Units:	19,547	41,800	
2013 Renter Occupied Units:	20,578	33,220	
<b>Income</b>			
2014 Avg. Household Income:	\$60,088	\$65,920	
2013 Med. Household Income:	\$43,526	\$49,186	
2014 Per Capita Income:	\$20,820	\$22,698	
2014 Households Earning Over \$100,000:	6,154	13,830	
<b>Employment</b>			
2014 Daytime Jobs:	6	56,537	92,882



## Purchase Price & Terms

Purchase Price: The Property will be sold “as is” and at fair market value. Please note that the DOF will require a fair market appraisal to support the sales price. The proposer will have an opportunity to consider the appropriate value prior to entering into a Purchase and Development Agreement once a proposer has been selected by the Successor Agency. Please also note that the Purchase and Development Agreement is subject to the approvals of the Successor Agency, the Oversight Board for the City of Riverside as Successor Agency (Oversight Board) and the DOF.

Deposit Amount: Should the proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or \$15,000, whichever is greater, will be required. The selected developer shall submit the required deposit amount upon execution of a Purchase and Development Agreement. Please note that the deposit is non-refundable after 90 days from the effective date of an executed Purchase and Development Agreement.

Closing Costs: The Successor Agency shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected developer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.



## Developer Conditions

The following conditions will be imposed on the selected developer in the form of a Covenant, Condition, and Restrictions agreement, which will be recorded on the Property:

Proposed Use: The proposed use(s) for the Property must be compliant with all local, state, and federal zoning code, laws and regulations.

Restricted Uses: The following uses are restricted for the Property:

- Adult-oriented business or adult entertainment establishment;
- Sale of alcohol, except as allowed by the City after review and approval and permitted by the appropriate governmental agency; and
- Sale of weapons.

Site Maintenance: The selected developer will, at his or her sole cost and expense, maintain the appearance and safety of the Property; remove all graffiti from the Property within 24 hours of its appearance; maintain in good order all landscape irrigation systems; and promptly remove and replace all dead and diseased landscaping material on the Property.

Transfer to Government Agency: The selected developer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Property to any governmental or non-governmental tax exempt entity that would result in the Property becoming exempt from the payment of real property taxes.



## Preferred Development

The Successor Agency would consider a high quality medium-density residential development that provides smaller residences around a courtyard or common green space. The adjacent historic former gas station is also available for purchase and reuse as a café or restaurant.

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The Property is in close proximity to major institutions, public facilities as well as landmark historic structures, including the famous Mission Inn, the popular Fox Theater Performing Arts Center, the newly renovated Riverside Convention Center, the Riverside City College, and the County, State and Federal Courts just to name a few.

The development standards for the Raincross District are designed to create and encourage a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Within the Raincross District, there are numerous local and national historic landmarks that define the district's character; therefore, careful and compatible design of new development is important in maintaining the Raincross District's character and unique sense of identity. The selected developer must construct a project that is consistent with the design standards and guidelines of the Raincross District of the DSP.

## Sample Development Concept



The community meetings resulted in the support for a residential development on the subject Property. The drawing above illustrates a development concept where families can live and interact with one another and conversation is spontaneous as part of their small community.

To provide a diversified housing stock, the Successor Agency is seeking proposals from qualified developers with credentials, relevant experience, and a willingness to undertake a quality design and development of a new, for-sale or for-rent community, medium-density multi-family residential project clustered of neighboring housing units that gather around a shared open space such as a garden courtyard or an amenity that fosters a strong sense of community among nearby neighbors.

The adjacent historic former gas station property is also available on a separate RFP. The community supports an adaptive reuse of a pedestrian-oriented café or restaurant use for that property.

# Request for Purchase & Development Proposals



Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this RFP. The details shall be limited to twenty (20) pages and must include a single person who will be the primary contact for the proposer. Résumés and company qualifications and experience, and brochure data may be added to the 20-page submittal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements in this RFP, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the submittal must be clear and concise, and contain the following required information.

Please provide the information described below in your proposal. The responses must follow the order and reference the numbered categories provided below to facilitate the review and evaluation of the responses.

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**1. Development Narrative:** The proposer shall provide a preliminary development narrative, which shall include, but not be limited to, the type of uses or mix of uses for development, a proposed layout for the Property including a site plan and conceptual elevations, a pro-forma, project statistics with building square-footage and height, parking, phasing, an anticipated investment amount, community benefit including estimated annual sales tax revenue, property tax revenue and number of jobs to be generated, a detailed list of intended users and projected occupancy dates, a long-term investment strategy, and an anticipated duration of holding period. If no intended users have been identified, please identify the development as speculative.

# Development Experience



**2. Development Experience:** The proposer shall provide a summary of qualifications and experience in developing complex projects that required interaction with a broad range of interested parties from both the public and private sectors.

**The following information is required from the proposer:**

- Name(s), address(es), telephone number(s) and e-mail address(es) of the developer and identify the single person who will be the primary contact for the developer.
- Description of experience within the most recent ten-year period related to projects that are similar in nature to the proposed development.
- Names and addresses of the key team members including architect and general contractor. For each project reference, include the development team member's role in the completed project and the time period of his or her involvement.
- Photographs showing completed projects that are similar in nature to the proposed development including construction costs, completion dates, locations, land uses, scales, scope of services, and the role of the developer in these projects.
- Description of experience in completing projects of the scale and complexity of the proposed development, **including demonstration of capacity and experience in constructing for-sale or for-rent medium-density multi-family housing project centered around a common courtyard.**
- Any innovative aspects of previous development experience should be described in detail.
- Any relevant property management experience.

## Financial Strength & Project Timeline



**3. Financial Strength:** The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the Successor Agency in determining whether the developer has the capacity to secure the necessary financing or provide cash-on-hand to facilitate the purchase of the Property at the close of escrow and the subsequent development of the Property. The proposer shall also provide a list of assets for collateral he or she is willing to pledge (as necessary) for financing purposes.

**4. Project Timeline:** The proposer shall indicate whether the following requirements are acceptable or propose a different timeline for due diligence/entitlements and construction period: 1) Due Diligence/Entitlements Period—It is anticipated that the selected developer will review the condition of the Property within ninety (90) days after opening of escrow. For your convenience, a site map depicting the location of existing Public Utilities facilities and easements has been included as Exhibit B. The proposer shall provide a timeline for project entitlements. It is preferred that the selected developer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the Agreement. 2) Construction Period—The proposer shall provide a timeline for the construction phase of the proposed development from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed development be completed as soon as possible, but no later than two (2) years from the close of escrow.

**5. Preferred Development:** The proposer shall indicate whether the proposed development is compliant with the Preferred Development detailed on Page 9. If not, the developer shall indicate why the proposed concept is better suited for the site.

# Selection Process



The Successor Agency will conduct the selection process and is the final decision-maker regarding this selection. The Successor Agency reserves the right to reject any or all proposals at any time. The Successor Agency further reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to Successor Agency staff, community groups, or others.

Selection Criteria: The Successor Agency commits to interviewing the top two responsive proposers. The following criteria will be used for initial scoring purposes and to determine a proposer interview list:

- **Development Narrative (40%); Development Experience (30%); Financial Strength (10%); Project Timeline (10%); and Compliance with the Successor Agency's Preferred Development (10%)**

After the interviews, the Successor Agency will re-score the interviewee's proposal using the aforementioned scoring criteria. The subsequent re-scoring of proposals shall be the basis for the selection of a developer and a recommendation to the City Council, Successor Agency, the Oversight Board and the DOF for final approval.

All submittals in response to this RFP become public property and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposals to a public agency is not a trade secret.

# Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

**Kaitlyn Nguyen**

[kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov)

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To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the Developer shall be disqualified from consideration.**

Please note: We shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposals or related information in response to this RFP; negotiations with us on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any developer in relation to the preparation or submittal of the proposal. Additionally, we shall not be liable for expenses incurred as a result of our rejection of any submittals made in response to this RFP.

# Instruction & Schedule



All proposals are due by or before 5:00 P.M. on December 30, 2015. This time and date is fixed and extensions will not be granted. We do not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposals. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to [kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov) by November 16, 2015 and responses will be posted to [www.riversideca.gov/cdd/rfp.asp](http://www.riversideca.gov/cdd/rfp.asp) by November 23, 2015.

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Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

**City of Riverside**  
**Community & Economic Development Department**  
**Attn: Kaitlyn Nguyen**  
**3900 Main Street, 2nd Floor**  
**Riverside, CA 92522**  
**[kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov)**

Please note: We reserve the right to amend, withdraw or cancel this RFP. We also reserve the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, we reserve the right to request or obtain additional information about any and all submittals.

**EXHIBIT A: Legal Description & Plat Map**

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Riverside, City of Riverside, and described as follows:**

Parcel 3: 213-031-004

That portion of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at a point on the westerly line of Block 1, Range 6, 90 feet northerly from the southwest corner thereof;

Thence North along the westerly line of said Block 1, a distance of 135.0 feet;

Thence Easterly and parallel with the southerly line of Block 1, a distance of 157.5 feet;

Thence Southerly parallel with the westerly line of Block 1, a distance of 135.0 feet;

Thence Westerly parallel with the southerly line of said Block 1, a distance of 157.5 feet to the point of beginning.

Parcel 4: 213-031-005

That portion of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the southwest corner of said Block 1;

Thence Northerly along the easterly line of Main Street, a distance of 90.00 feet;

Thence at a right angle easterly and parallel with the northerly line of Second Street, a distance of 157.50 feet;

Thence at a right angle southerly and parallel with said easterly line of Main Street, a distance of 90.00 feet to the northerly line of said Second Street;

Thence Westerly along said northerly line of Second Street, a distance of 157.50 feet to the true point of beginning.

Parcel 5: 213-081-001 and 213-031-002

That portion of Block 2, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at a point on the easterly line of Main Street, 155.00 feet northerly from the southwesterly corner of said block;

Thence southeasterly parallel with the northerly line of Third Street, 157.50 feet to an alley;

Thence Northerly parallel with said alley, 175.00 feet to the southerly line of Second Street;

Thence Northwesterly along said southerly line of Second Street, 157.50 feet to the northwesterly corner of said block;

Thence Southerly along said easterly line of Main Street 175.00 feet to the point of beginning.

(End of Legal Description)

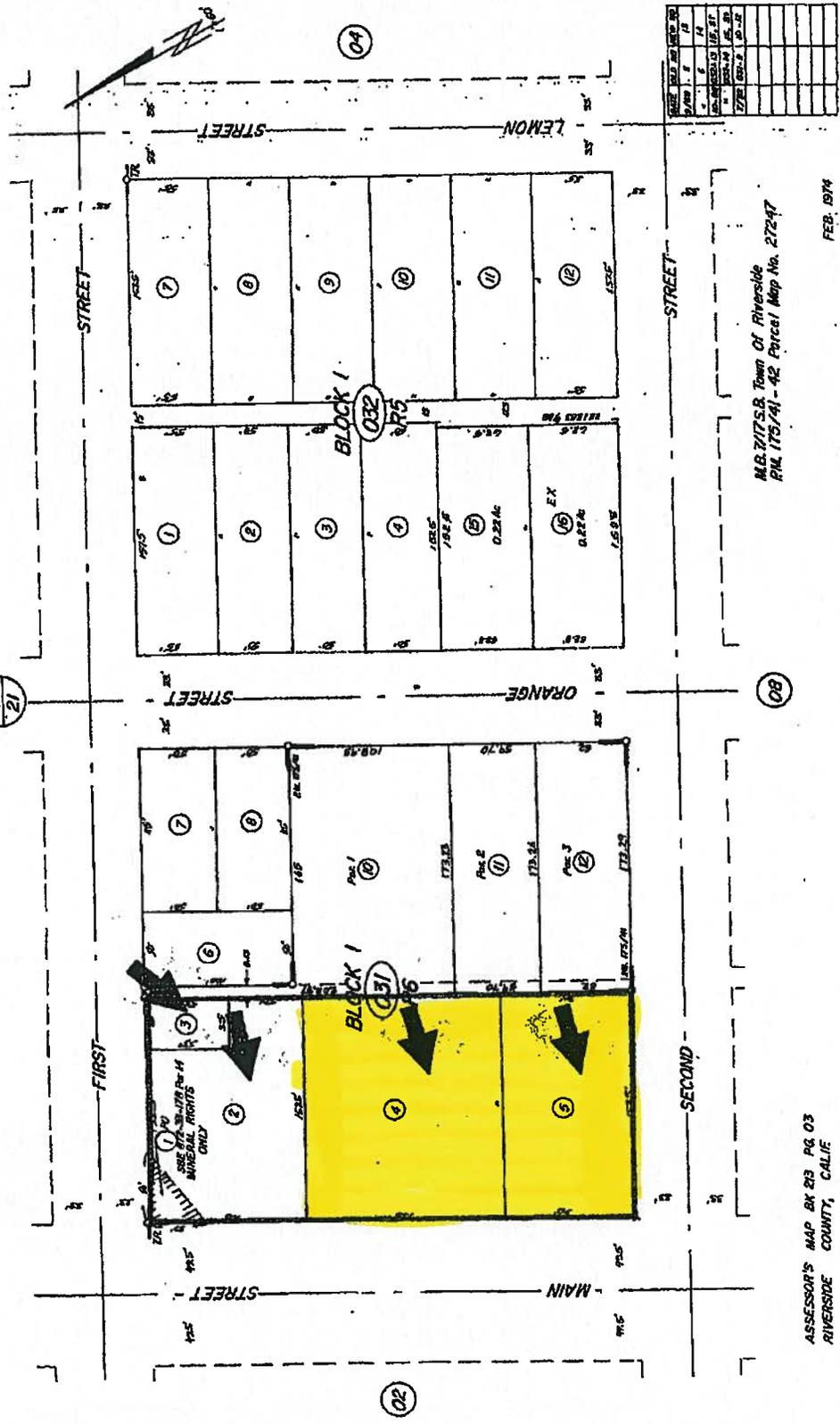
1-2  
213-03

TRA. 009, 041

POR. CITY OF RIVERSIDE  
(BLOCK 1, RANGE 5 & 6, FOR T.2S. R.51W)

209  
21

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



M.S. 2175.8, Town Of Riverside  
P.M. 173/41 - 42 Parcel Map No. 272-47

FEB. 1974

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY, AND NO LIABILITY IS ASSUMED BY ITS ATTACHMENT TO THE POLICY OF TITLE INSURANCE OF STEWART TITLE GUARANTY COMPANY.

**IMPORTANT:** This is not a plat or survey. It is furnished as a convenience to locate the 'and' indicated hereon with reference to streets and other, and No liability is assumed by reason of reliance hereon.

Stewart Title Co.

ASSESSOR'S MAP BK 213 PG 03  
RIVERSIDE COUNTY, CALIF

1-1  
1-2  
213-08

T.R.A. 009-041

**POR. CITY OF RIVERSIDE**  
(BLOCK 2, RANGE 5 & 6, FOR T2S. R.5W)

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



ASSESSOR'S MAP BK.213 PG.08  
RIVERSIDE, COUNTY, CALIF.

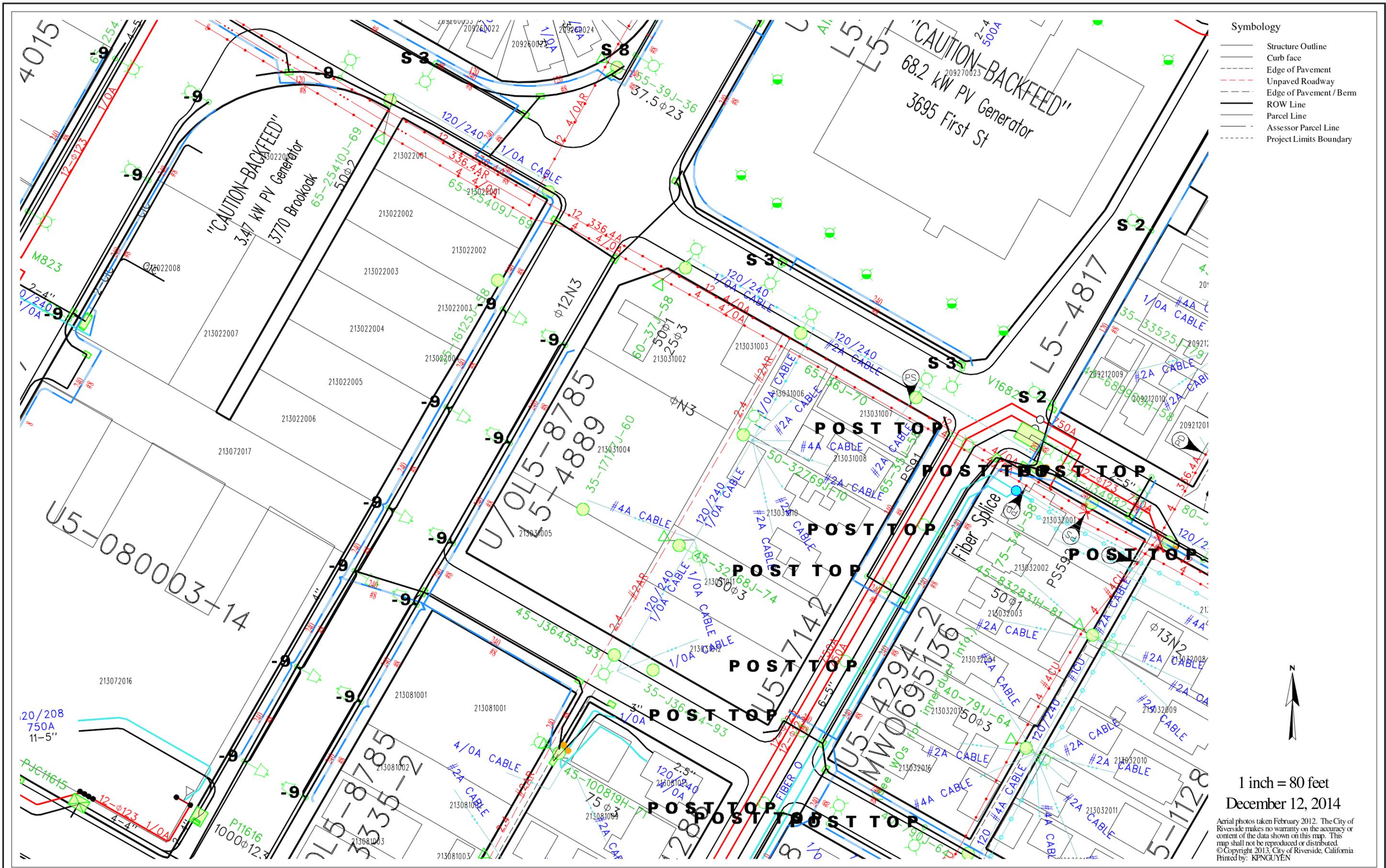
FEB 1974

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**EXHIBIT B: Utility & Easement Maps**

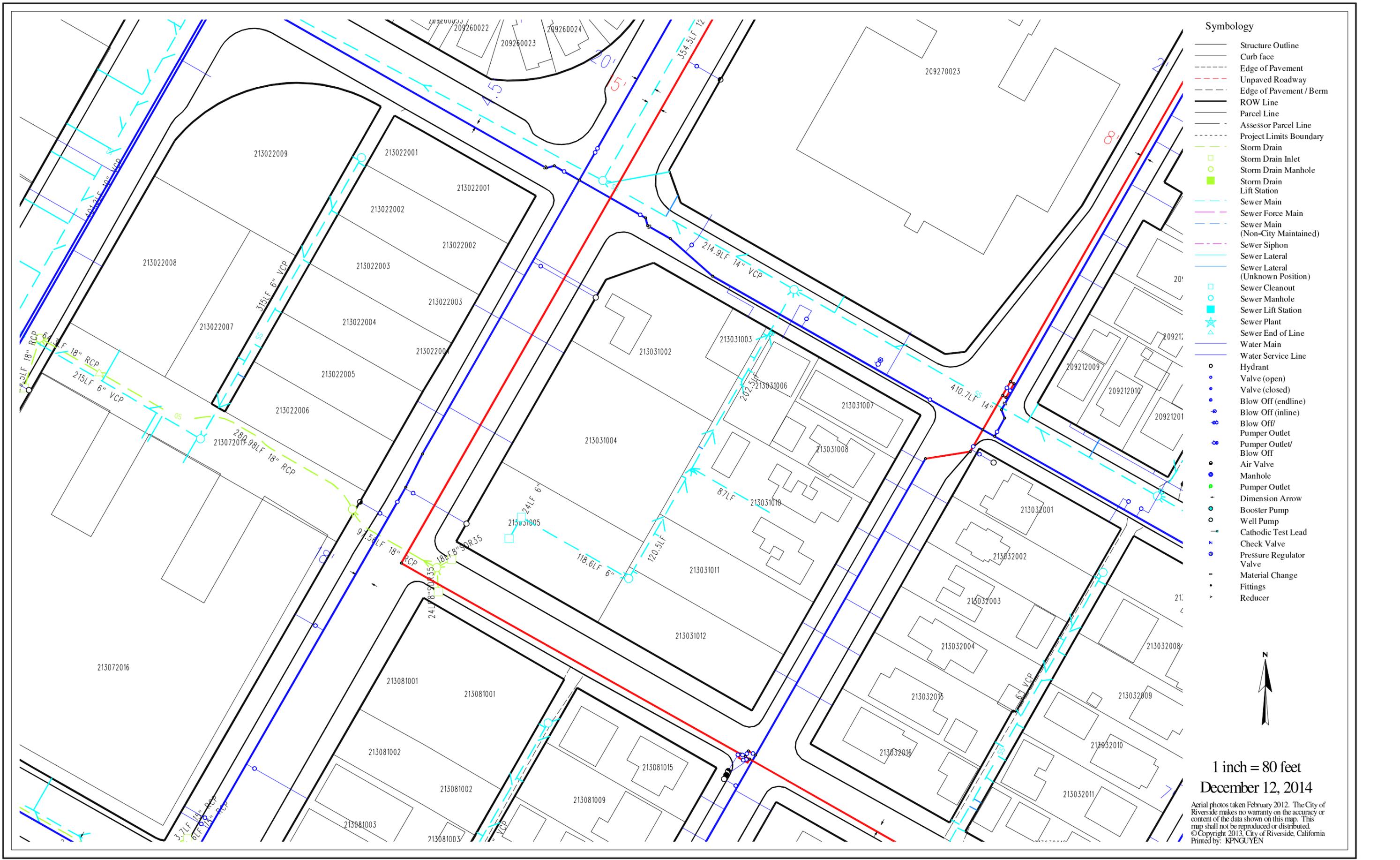


- Symbology**
- Structure Outline
  - Curb face
  - - - Edge of Pavement
  - - - Unpaved Roadway
  - - - Edge of Pavement / Berm
  - ROW Line
  - Parcel Line
  - Assessor Parcel Line
  - - - Project Limits Boundary



1 inch = 80 feet  
 December 12, 2014

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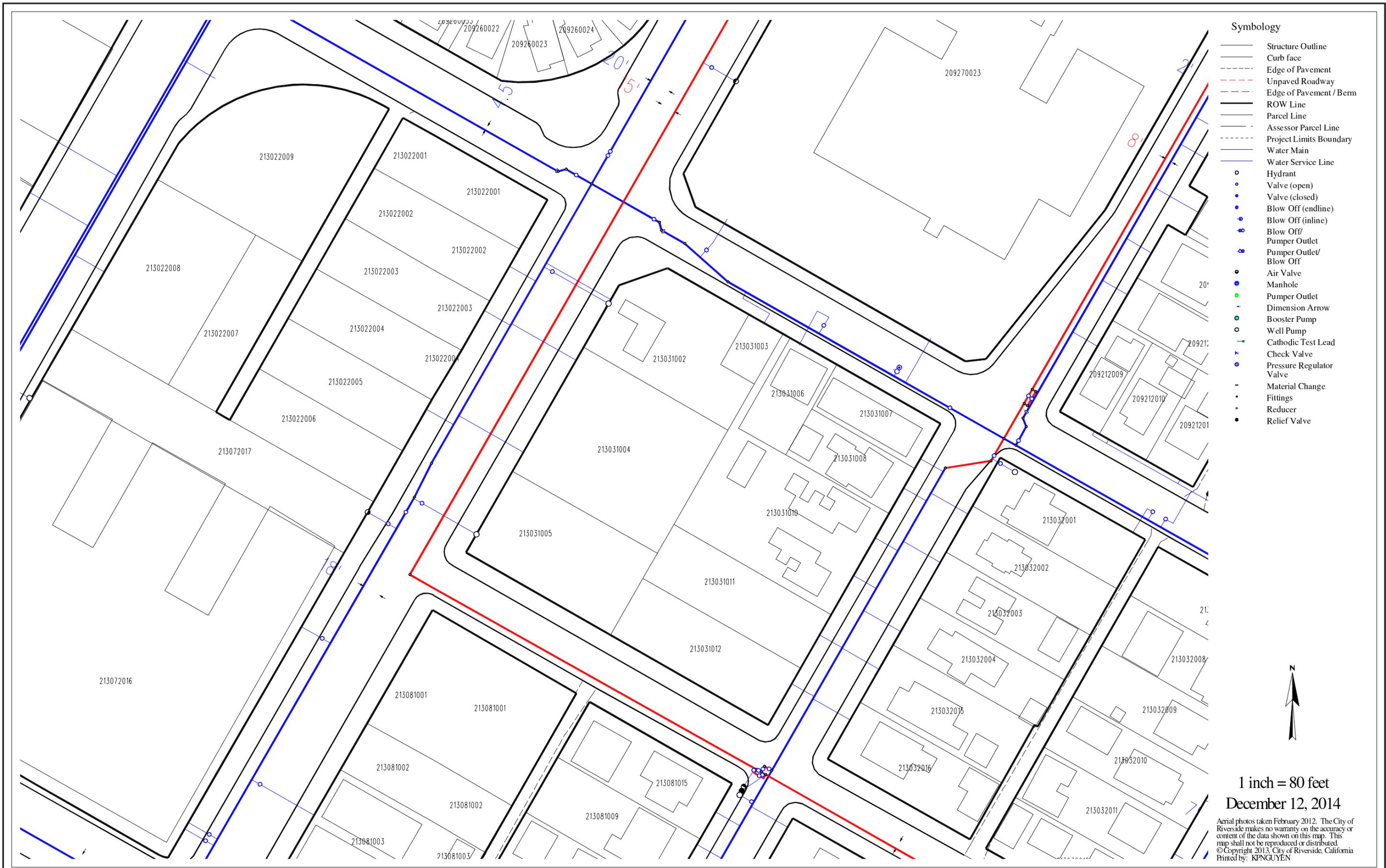


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  - ROW Line
  - Parcel Line
  - Assessor Parcel Line
  - - - Project Limits Boundary
  - Storm Drain
  - Storm Drain Inlet
  - Storm Drain Manhole
  - Storm Drain Lift Station
  - Sewer Main
  - Sewer Force Main
  - Sewer Main (Non-City Maintained)
  - Sewer Siphon
  - Sewer Lateral
  - Sewer Lateral (Unknown Position)
  - Sewer Cleanout
  - Sewer Manhole
  - Sewer Lift Station
  - ★ Sewer Plant
  - △ Sewer End of Line
  - Water Main
  - Water Service Line
  - Hydrant
  - Valve (open)
  - Valve (closed)
  - Blow Off (endline)
  - Blow Off (inline)
  - Blow Off/ Pumper Outlet
  - Pumper Outlet/ Blow Off
  - Air Valve
  - Manhole
  - Pumper Outlet
  - Dimension Arrow
  - Booster Pump
  - Well Pump
  - Cathodic Test Lead
  - Check Valve
  - Pressure Regulator
  - Valve
  - Material Change
  - Fittings
  - Reducer



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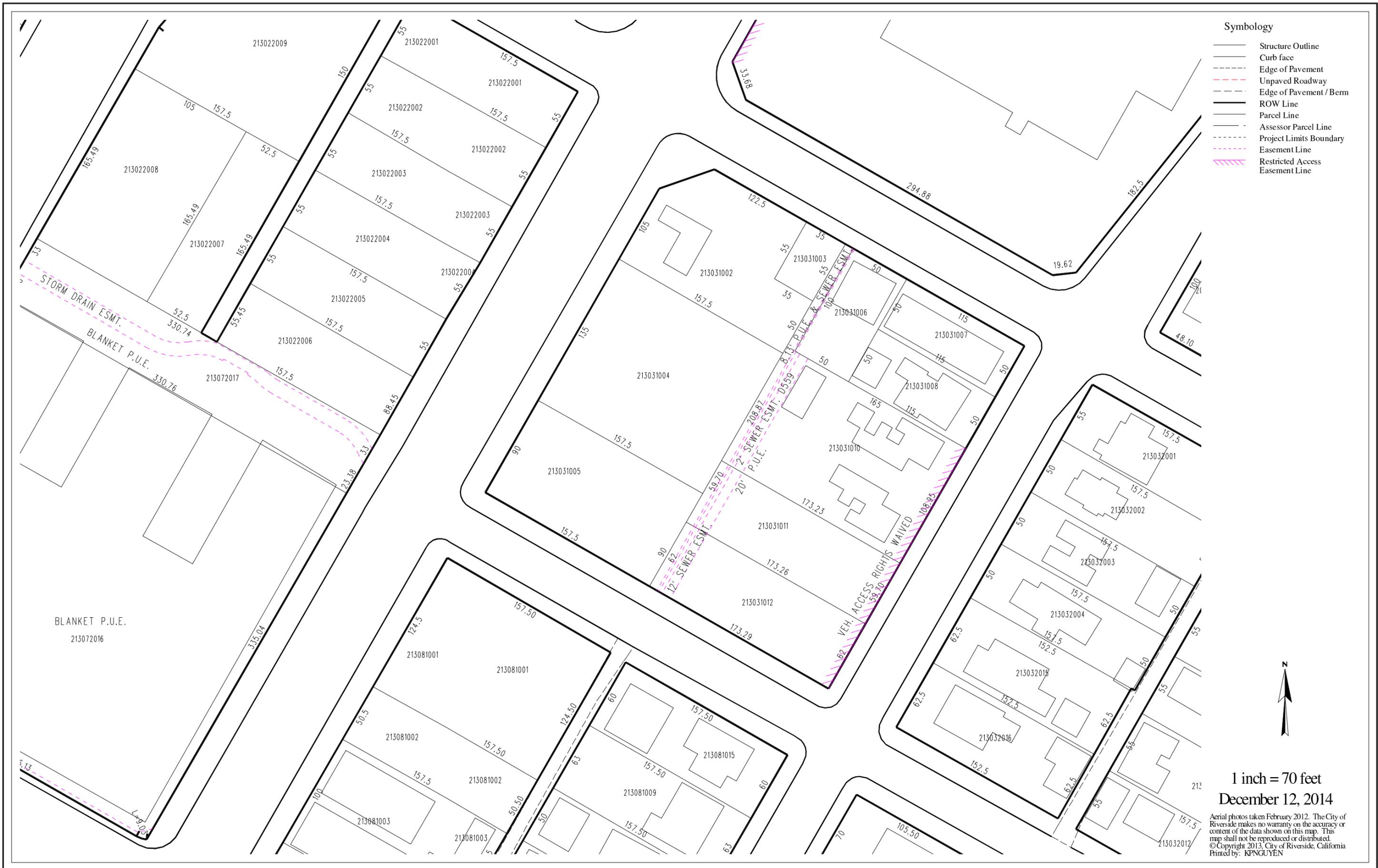


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  - Assessor Parcel Line
  - - - Project Limits Boundary
  - Water Main
  - Water Service Line
  - Hydrant
  - Valve (open)
  - Valve (closed)
  - Blow Off (endline)
  - Blow Off (inline)
  - Blow Off/ Pumper Outlet
  - Pumper Outlet/ Blow Off
  - Air Valve
  - Manhole
  - Pumper Outlet
  - Dimension Arrow
  - Booster Pump
  - Well Pump
  - Cathodic Test Lead
  - Check Valve
  - Pressure Regulator Valve
  - Material Change
  - Fittings
  - Reducer
  - Relief Valve



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 December 12, 2014

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**Symbology**

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- ROW Line
- Parcel Line
- Assessor Parcel Line
- - - Project Limits Boundary
- - - Easement Line
- ▨ Restricted Access Easement Line



1 inch = 70 feet  
 December 12, 2014

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