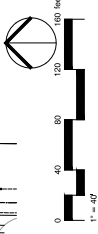


CONCEPT PLANT SCHEDULE LANDSCAPE

	FRUIT TREES: 1 Ficus carica, Citrus aurantium	24' Box, L
	STREET TREES: 1 Cassia corymbosa, Citrus aurantium	24' Box, M
	STREET TREES: 2 Cassia corymbosa, Citrus aurantium	24' Box, M
	EVERGREEN HOA TREES Arbutus unedo / Strawberry Tree Ulmus parviflorus / Elm	15 Gal, L
	DECIDUOUS HOA TREES Quercus agrifolia / Live Oak Quercus macrocarpa / White Oak	15 Gal, L
	ACCENT SHADE TREES Arbutus unedo / Strawberry Tree Laurus nobilis / Bay Laurel Chamaecyparis lawsoniana / Lawson Cypress	15 Gal, L
	HOA FOUNDATION SHRUBS Calluna vulgaris / Heath Lavandula angustifolia / Lavender Lonicera xylosteum / Winter Heath	5 Gal, L
	HOA FOUNDATION SHRUBS Calluna vulgaris / Heath Lavandula angustifolia / Lavender Lonicera xylosteum / Winter Heath	5 Gal, L
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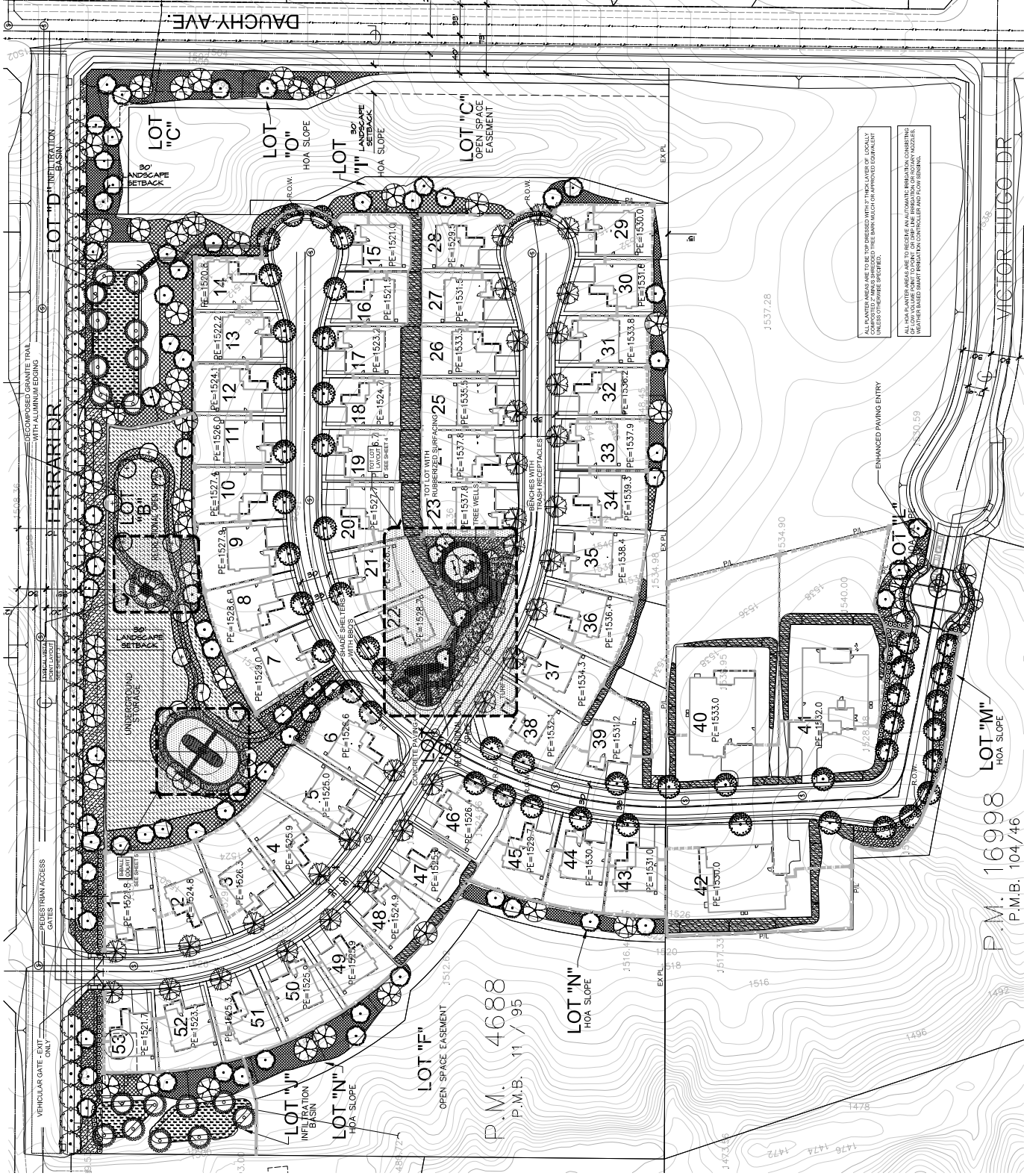
- LIST OF RECREATION AMENITIES PROPOSED:
1. TOT LOT WITH TRAMPOLINE PLAY EQUIPMENT
 2. SHADE STRUCTURES WITH BENCHES
 3. BASKETBALL COURT AND BENCHES

- OVERALL PRELIMINARY LANDSCAPE PLAN
- SHT 1 WALL AND FENCE EXHIBIT
 - SHT 2 SITE PLAN
 - SHT 3 BASKETBALL COURT ENLARGEMENT
 - SHT 4 BASKETBALL COURT ENLARGEMENT
 - SHT 5 WALL AND FENCE DETAILS



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9/7/22
Wed Job No. 20046



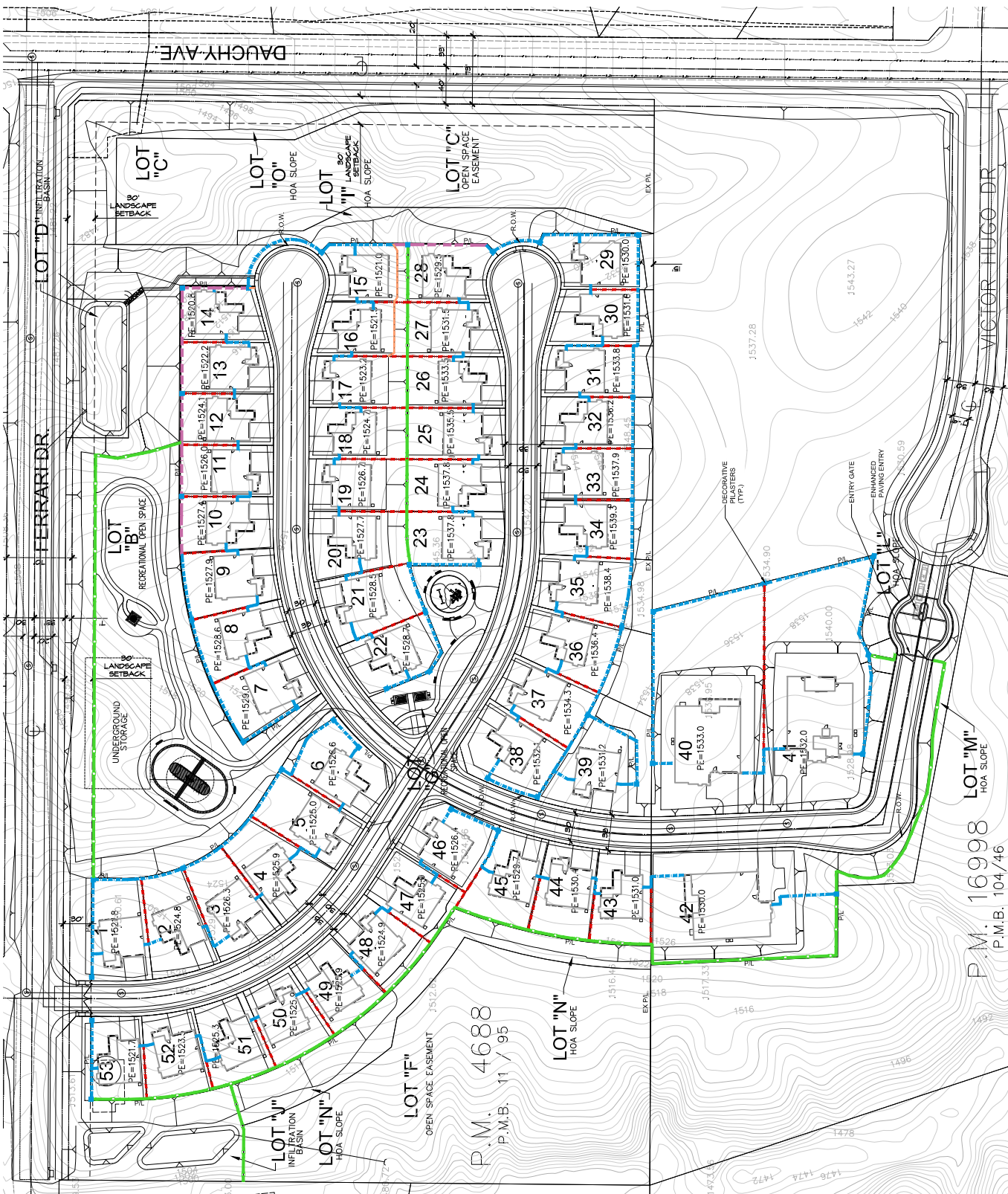
ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED SCHEDULED DATES UNLESS OTHERWISE SPECIFIED.

ALL PLANTING AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION SYSTEM (CONVERTING WEATHER-BASED SMART IRRIGATION CONTROLLER AND FLOW MONITORING).

CONCEPTUAL LANDSCAPE PLAN

P.M. 16998
P.M.B. 104/46

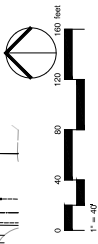
PR-2021-001030, Exhibit 7 - Project Plans



REFERENCE NOTES SCHEDULE

STANDARD	DESCRIPTION
[Blue line]	100% 6" HIGH PRECAST, MASONRY PLASTER AND PRECAST TRADITIONAL FINISHED CAP DETAIL 4, SHEET 5
[Red line]	5' 4" HIGH "A" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 1, SHEET 5
[Green line]	5' 4" HIGH "B" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 2, SHEET 5
[Purple line]	5' 4" HIGH "C" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 3, SHEET 5
[Orange line]	5' 4" HIGH "D" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 4, SHEET 5
[Yellow line]	5' 4" HIGH "E" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 5, SHEET 5
[Light Blue line]	5' 4" HIGH "F" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 6, SHEET 5
[Light Green line]	5' 4" HIGH "G" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 7, SHEET 5
[Light Red line]	5' 4" HIGH "H" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 8, SHEET 5
[Light Purple line]	5' 4" HIGH "I" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 9, SHEET 5
[Light Orange line]	5' 4" HIGH "J" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 10, SHEET 5
[Light Yellow line]	5' 4" HIGH "K" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 11, SHEET 5
[Light Cyan line]	5' 4" HIGH "L" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 12, SHEET 5
[Light Magenta line]	5' 4" HIGH "M" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 13, SHEET 5
[Light Brown line]	5' 4" HIGH "N" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 14, SHEET 5
[Light Grey line]	5' 4" HIGH "O" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 15, SHEET 5
[Light Pink line]	5' 4" HIGH "P" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 16, SHEET 5
[Light Blue-Grey line]	5' 4" HIGH "Q" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 17, SHEET 5
[Light Green-Grey line]	5' 4" HIGH "R" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 18, SHEET 5
[Light Red-Grey line]	5' 4" HIGH "S" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 19, SHEET 5
[Light Purple-Grey line]	5' 4" HIGH "T" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 20, SHEET 5
[Light Orange-Grey line]	5' 4" HIGH "U" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 21, SHEET 5
[Light Yellow-Grey line]	5' 4" HIGH "V" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 22, SHEET 5
[Light Cyan-Grey line]	5' 4" HIGH "W" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 23, SHEET 5
[Light Magenta-Grey line]	5' 4" HIGH "X" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 24, SHEET 5
[Light Brown-Grey line]	5' 4" HIGH "Y" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 25, SHEET 5
[Light Grey-Grey line]	5' 4" HIGH "Z" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 26, SHEET 5
[Light Pink-Grey line]	5' 4" HIGH "AA" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 27, SHEET 5
[Light Blue-Grey line]	5' 4" HIGH "AB" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 28, SHEET 5
[Light Green-Grey line]	5' 4" HIGH "AC" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 29, SHEET 5
[Light Red-Grey line]	5' 4" HIGH "AD" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 30, SHEET 5
[Light Purple-Grey line]	5' 4" HIGH "AE" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 31, SHEET 5
[Light Orange-Grey line]	5' 4" HIGH "AF" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 32, SHEET 5
[Light Yellow-Grey line]	5' 4" HIGH "AG" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 33, SHEET 5
[Light Cyan-Grey line]	5' 4" HIGH "AH" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 34, SHEET 5
[Light Magenta-Grey line]	5' 4" HIGH "AI" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 35, SHEET 5
[Light Brown-Grey line]	5' 4" HIGH "AJ" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 36, SHEET 5
[Light Grey-Grey line]	5' 4" HIGH "AK" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 37, SHEET 5
[Light Pink-Grey line]	5' 4" HIGH "AL" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 38, SHEET 5
[Light Blue-Grey line]	5' 4" HIGH "AM" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 39, SHEET 5
[Light Green-Grey line]	5' 4" HIGH "AN" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 40, SHEET 5
[Light Red-Grey line]	5' 4" HIGH "AO" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 41, SHEET 5
[Light Purple-Grey line]	5' 4" HIGH "AP" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 42, SHEET 5
[Light Orange-Grey line]	5' 4" HIGH "AQ" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 43, SHEET 5
[Light Yellow-Grey line]	5' 4" HIGH "AR" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 44, SHEET 5
[Light Cyan-Grey line]	5' 4" HIGH "AS" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 45, SHEET 5
[Light Magenta-Grey line]	5' 4" HIGH "AT" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 46, SHEET 5
[Light Brown-Grey line]	5' 4" HIGH "AU" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 47, SHEET 5
[Light Grey-Grey line]	5' 4" HIGH "AV" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 48, SHEET 5
[Light Pink-Grey line]	5' 4" HIGH "AW" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 49, SHEET 5
[Light Blue-Grey line]	5' 4" HIGH "AX" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 50, SHEET 5
[Light Green-Grey line]	5' 4" HIGH "AY" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 51, SHEET 5
[Light Red-Grey line]	5' 4" HIGH "AZ" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 52, SHEET 5
[Light Purple-Grey line]	5' 4" HIGH "BA" TYPE FACE MASONRY WALL WITH 4" HIGH X 4" WIDE BUTT FACE END CAP - COLOR TAN - DETAIL 53, SHEET 5

NOTE: ALL WALLS AND FENCING SHALL BE PLACED SO THAT THE REQUIRED SETBACKS OR RIGHTS OF WAY ARE MAINTAINED. THE REQUIRED SETBACKS OR RIGHTS OF WAY.



CONCEPTUAL FENCE PLAN

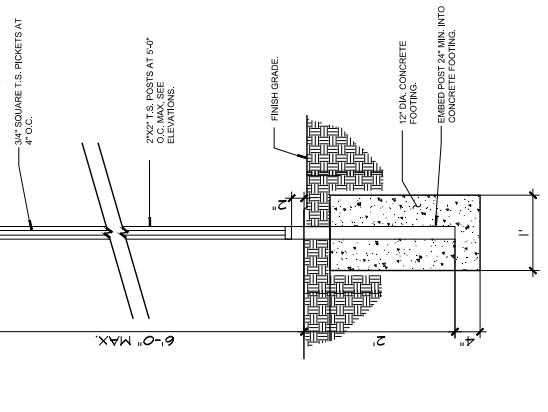
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P.M. 16998
 P.M.B. 104/46

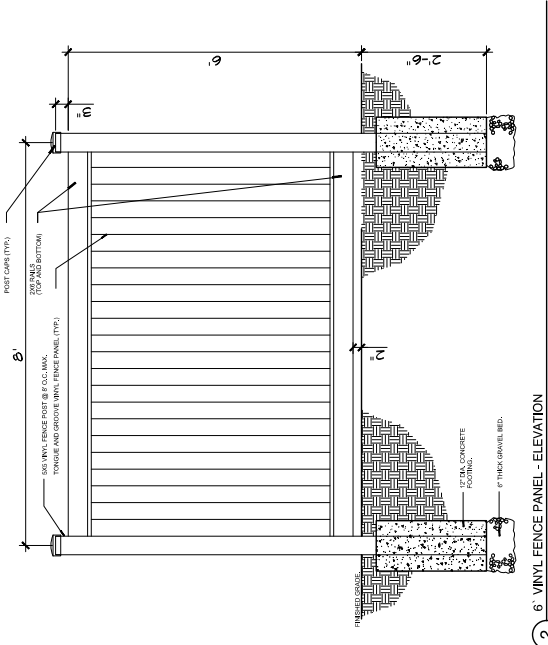
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 P.M.B. 11/95

CONCEPTUAL WALL AND FENCE DETAILS

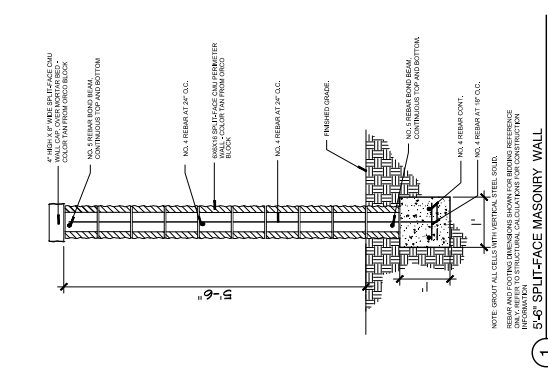
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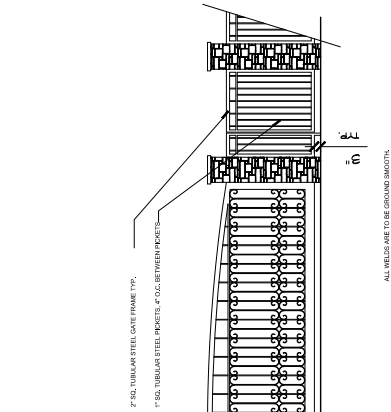
1 5'-6" SPLIT-FACE MASONRY WALL
 1" = 1'-0"



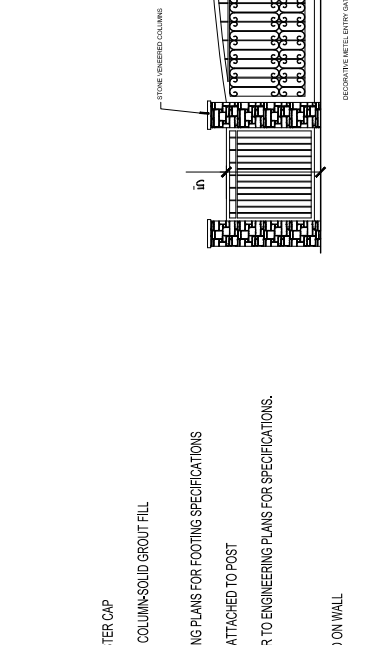
2 VINYL FENCE PANEL - ELEVATION
 1" = 1'-0"



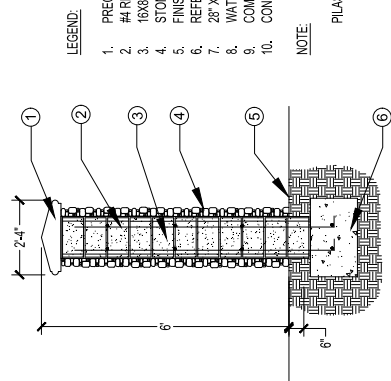
3 6" TUBE STEEL FENCE - SECTION
 1" = 1'-0"



4 PILASTER SECTION
 1" = 1'-0"



5 5' HIGH SWINGING DOUBLE DECORATIVE ENTRY GATES
 3/8" = 1'-0"

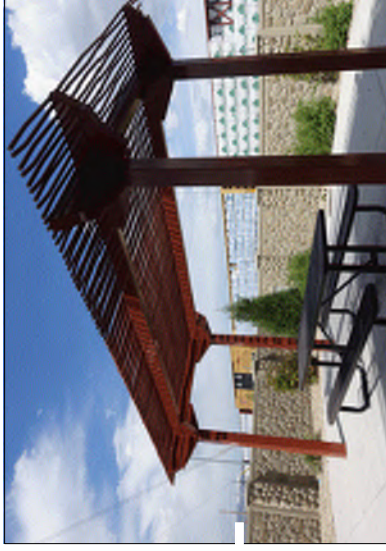


6 6" TUBULAR STEEL GATE FRAME TYP.
 1" = 1'-0"

- LEGEND:**
1. PRECAST CONCRETE PILASTER CAP
 2. #4 REBAR @ ALL CORNERS
 3. 16X16X16 PRECISION BLOCK COLUMN-SOLID GROUT FILL
 4. STONE VENEER
 5. FINISH GRADE
 6. REFER TO CIVIL ENGINEERING PLANS FOR FOOTING SPECIFICATIONS
 7. 28" X 28" PILASTER CAP
 8. WATERPROOF MEMBRANE ATTACHED TO POST
 9. COMPACTED SUBGRADE
 10. CONCRETE FOOTING-REFER TO ENGINEERING PLANS FOR SPECIFICATIONS.

NOTE:
 PILASTER TO BE CENTERED ON WALL

ALL WELLS ARE TO BE GROUND-SMOOTH, UNLESS OTHERWISE NOTED.
 CONCRETE TO BE FINISH PART TO CURING COVERED PROTECT TO CURING COLOR.
 FINISH GRADE TO BE 1" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
 FINISH GRADE TO BE 1" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.



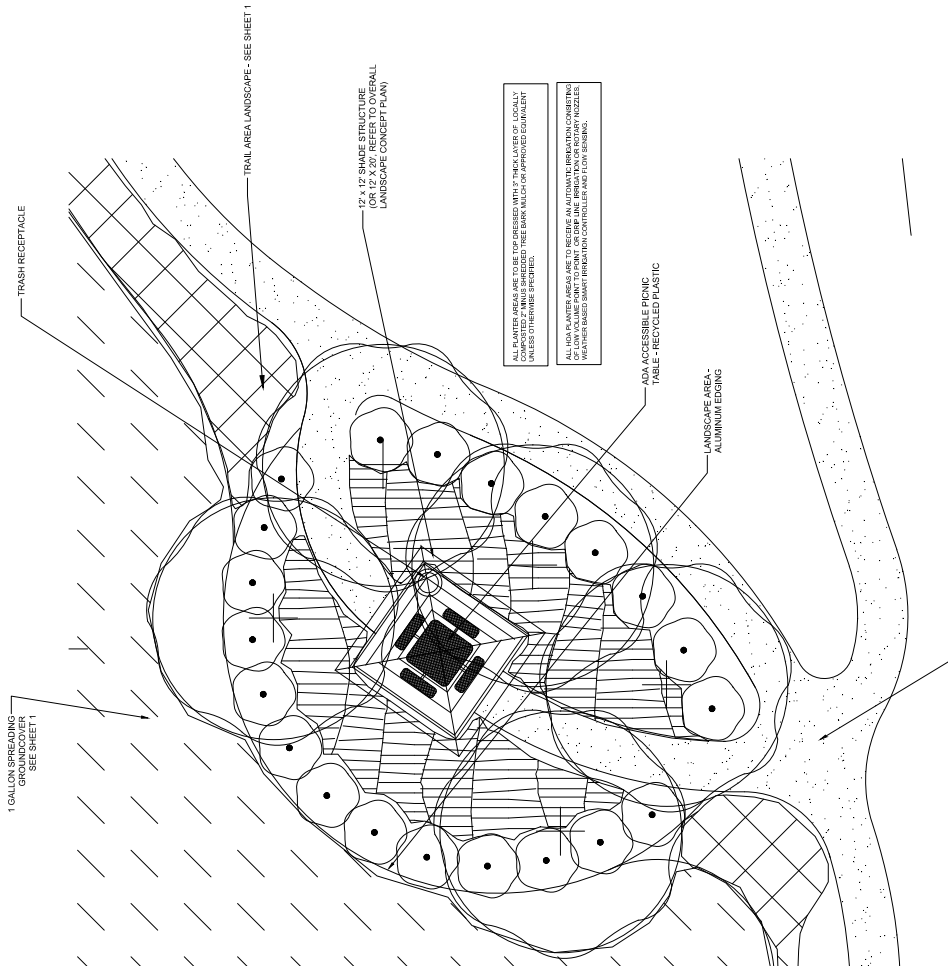
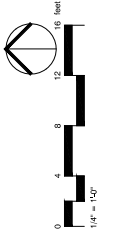
12' X 20' SHADE STRUCTURE



12' X 12' SHADE STRUCTURE

CONCEPT PLANT SCHEDULE VISTA POINTE

- | | | |
|---|---|---|
| <p>ACCENT SHADE TREES
 24" Box, L
 30" Box, M
 36" Box, L
 24" Box, M
 24" Box, L
 30" Box, M
 36" Box, L</p> | <p>24" Box, L
 30" Box, M
 36" Box, L
 24" Box, M
 24" Box, L
 30" Box, M
 36" Box, L</p> | <p>24" Box, L
 30" Box, M
 36" Box, L
 24" Box, M
 24" Box, L
 30" Box, M
 36" Box, L</p> |
| <p>HOA FOUNDATION SHRUBS
 Calluna erythraea / Fairy Duster
 Calluna erythraea / Fairy Duster
 Heliconias atropurpurea / Turquoise
 Heliconias atropurpurea / Turquoise
 Salvia leucostachya / Purple Leaf Sage</p> | <p>5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L</p> | <p>5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L
 5 Gal. L</p> |
| <p>VISTA POINTE PLANT PALETTE
 Persea indica / Red Yucca
 Persea indica / Red Yucca
 Sakoe x Boer x Bliss / Boer's Bliss Sage
 Sakoe x Boer x Bliss / Boer's Bliss Sage</p> | <p>1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.</p> | <p>1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.
 1 Gal.</p> |



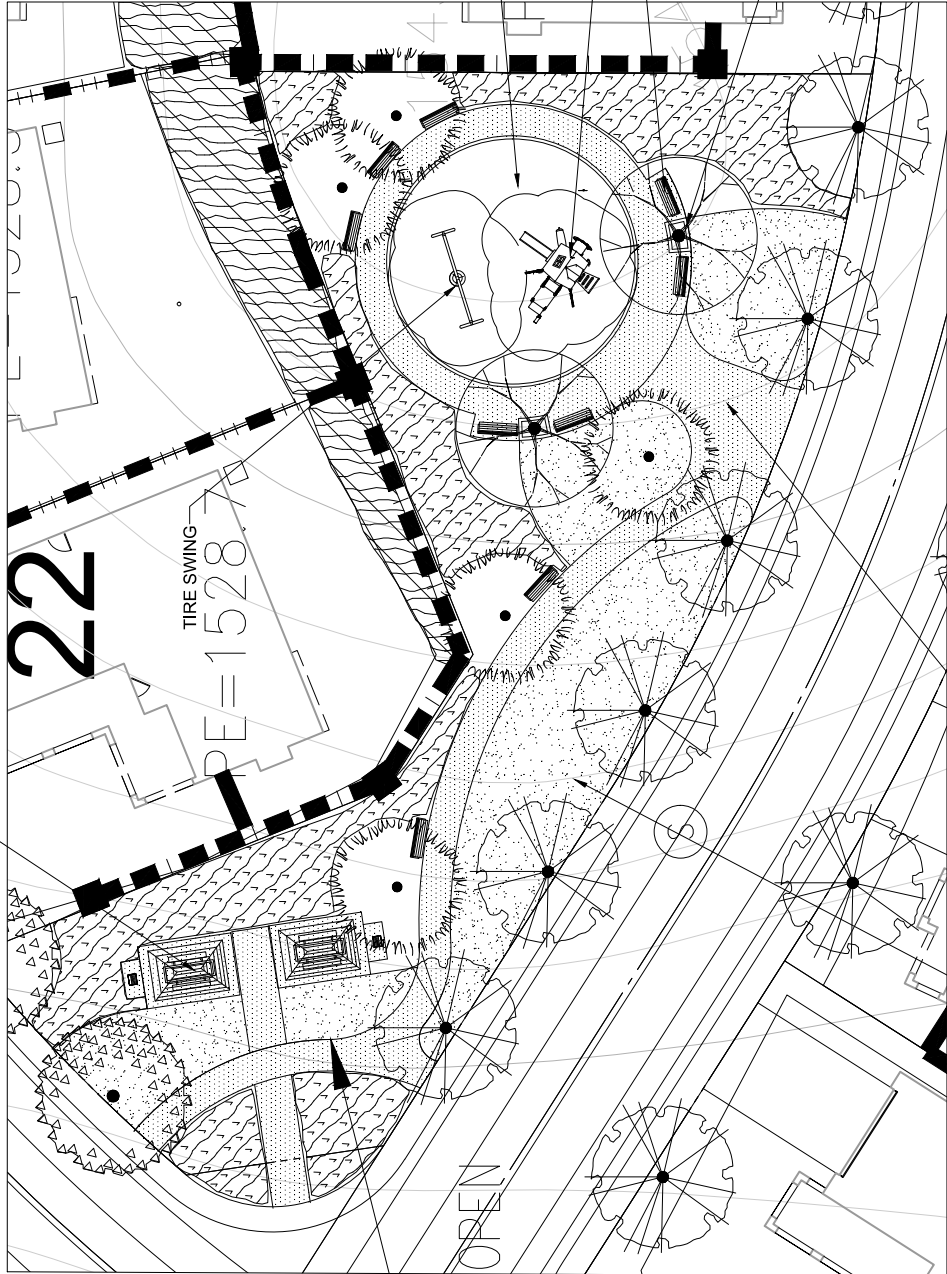
TRASH RECEPTACLE



PICNIC TABLE

VISTA POINTE CONCEPT PLAN

SHADE SHELTERS WITH BEQS



PLAY STRUCTURE

TOT LOT WITH RUBBERIZED SURFACING

PLAY STRUCTURE

BENCHES WITH TRASH RECEPTACLES

TREE WELLS

TIRE SWING



CONCRETE PAVING

DROUGHT TOLERANT TURF



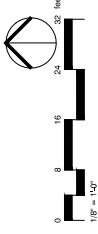
TRASH RECEPTACLE



PICNIC TABLE

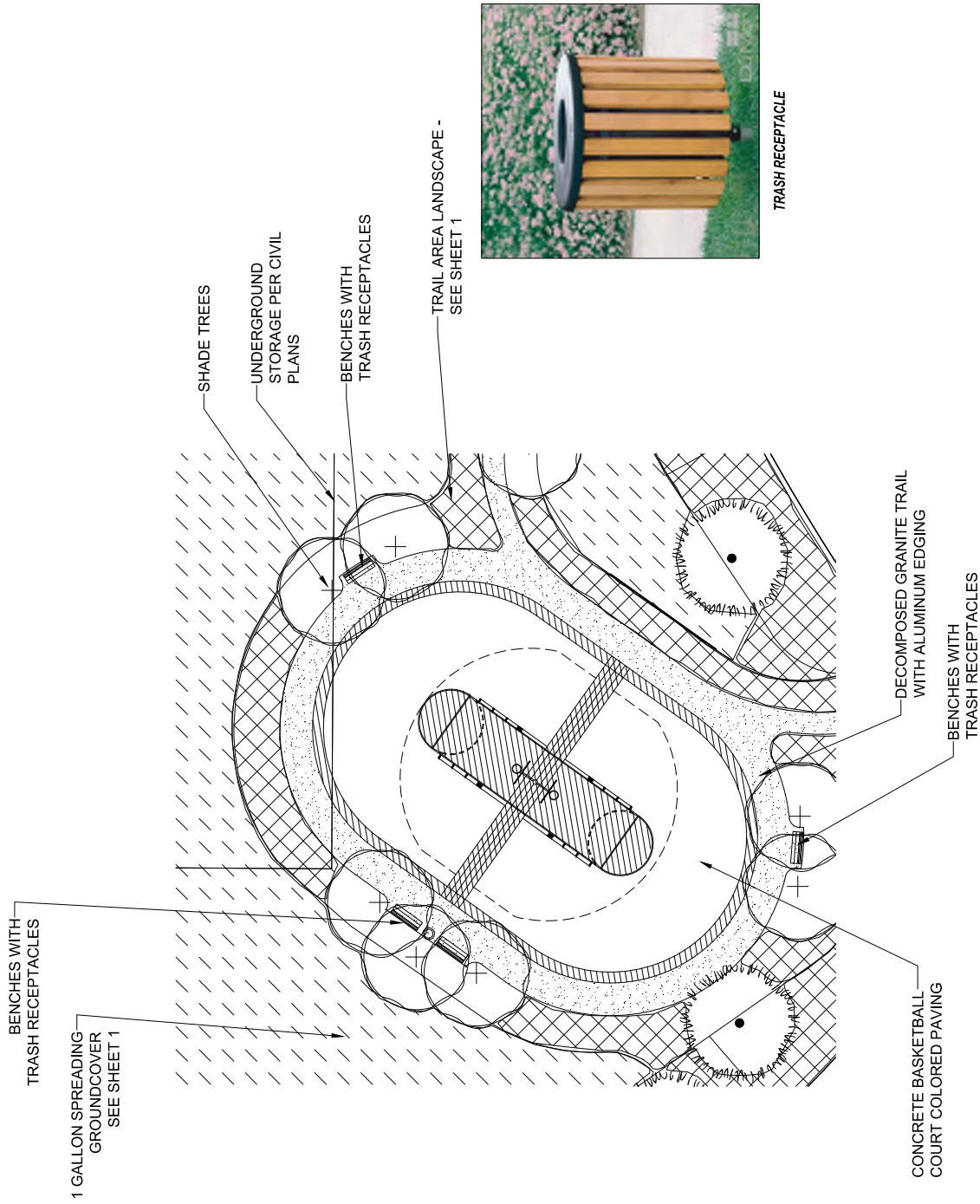
ALL PLANTER AREAS TO BE EXPRESSED WITH 7" THICK LAYER OF LEGALLY SIZED 1/2" WINTER GRAVEL TO PAINT OR PAINT ON APPROVED LIGHTWEIGHT UNLESS OTHERWISE SPECIFIED.

ALL PLANTER AREAS ARE TO BE EXPRESSED AS AN AUTOMATIC IRRIGATION SYSTEM OF LOW VOLUME DRAIN TO PAINT OR PAINT ON APPROVED LIGHTWEIGHT UNLESS OTHERWISE SPECIFIED.



TOT LOT CONCEPT PLAN

PR-2021-001030, Exhibit 7 - Project Plans



BASKETBALL COURT



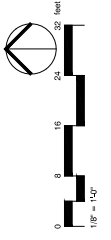
PARK BENCHES



TRASH RECEPTACLE

ALL PLANTER AREAS TO BE SPECIFIED WITH FINISH LAYER OF QUALITY MULCH. ALL PLANTER AREAS TO BE SPECIFIED WITH FINISH LAYER OF QUALITY MULCH UNLESS OTHERWISE SPECIFIED.

ALL NEW PLANTER AREAS TO RECEIVE AN AUTOMATIC IRRIGATION, CONSISTING OF A 1/2" POLYETHYLENE GLASS FIBER IRRIGATION SYSTEM WITH WEATHER SENSITIVE IRRIGATION CONTROLLER AND FLOW RETURN.



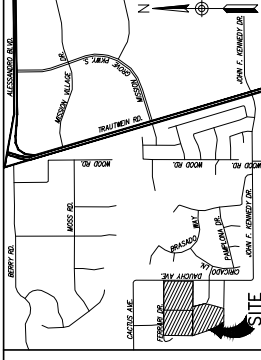
BASKETBALL COURT ENLARGEMENT PLAN

CONSERVATION ZONING EXHIBIT

TTM 38074

CITY OF RIVERSIDE

NOVEMBER 2021



OWNER
AL COHEN
1055 MAIN STREET, STE 208
COSTA MESA, CA 92627
PH: (949) 947-5077
CELL: (949) 638-1261

ENGINEER
WOODARD GROUP
1055 MAIN STREET, STE 208
COSTA MESA, CA 92627
PH: (949) 947-5077
CONTACT: ANDREW C. WOODARD

ASSESSOR PARCEL NO
5006 276 050 PARCELS 029

ACREAGE
7.88 ACRES
APN: 276-050-029
7.88 ACRES
2.27 ACRES
DISTURBED AREA

TOPOGRAPHY SOURCE
CITY OF RIVERSIDE CADMG, MARCH 2020

LEGAL DESCRIPTION
PARCEL 3 OF PM 16998 PER PM 104/46

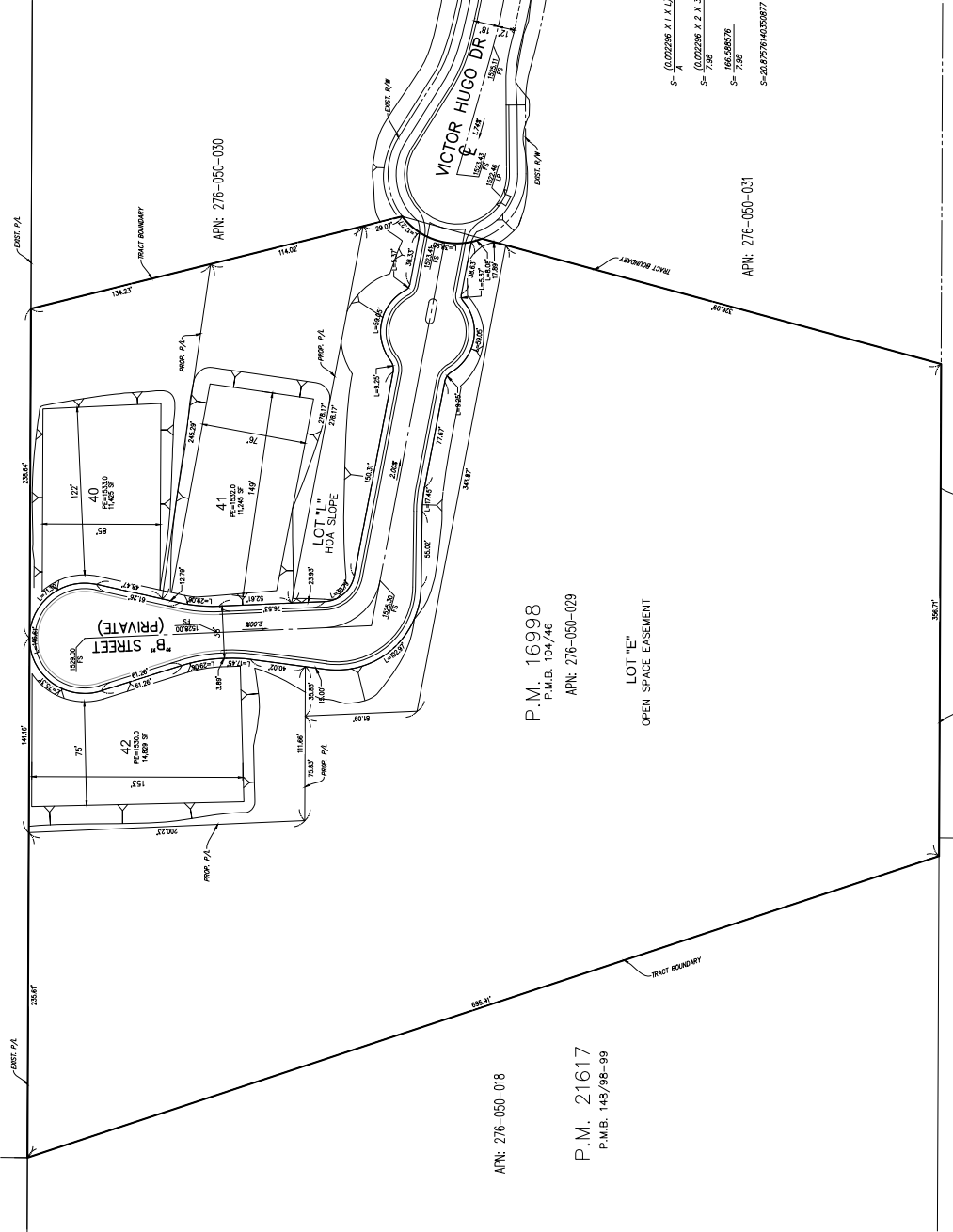
ZONING/LAND USE (GENERAL PLAN)
EXISTING ZONING: RC - RESIDENTIAL CONSERVATION
EXISTING LAND USE: SINGLE-FAMILY DETACHED
PROPOSED ZONING: RC - RESIDENTIAL CONSERVATION
PROPOSED LAND USE: SINGLE-FAMILY DETACHED
PROPOSED GENERAL PLAN AMENDMENT: SAME NO CHANGE

UTILITY PROVIDERS
SEWER: WESTERN MUNICIPAL WATER AGENCY
ELECTRICITY: SOUTHERN CALIFORNIA Edison
TELEPHONE: AIR WALKER / CHARTER COMMUNICATIONS

FEMA FLOOD ZONE DESIGNATION
ZONE 0 - BASE FLOOD ELEVATIONS UNDETERMINED
FLOOD INSURANCE RATE MAP (FIRM) AND UNINCORPORATED AREAS
PANEL 748 OF 8005
PUBLISHED: 08/08/2004
EFFECTIVE DATE: AUGUST 28, 2008

SCHOOL DISTRICT
RIVERSIDE UNIFIED SCHOOL DISTRICT

AVERAGE NATURAL SLOPE
S = 0.002296 x 1.17 L
S = 0.002296 x 2.2 x 30279
S = 166.586576
S = 46.82679140508977
AVERAGE NATURAL SLOPE = 20.88%



ABBREVIATIONS
P/W PROPERTY LINE
E/ST. EXISTING
S/FT. SQUARE FEET
D/W DRAINAGE
M/H. MANHOLE
T/C TOP OF CURB
F/L FLOW LINE
T/O TOP OF GRADE
S/O SLOPE
S/O SLOPE
E/O EXISTING GROUND
T/O TO BE REMOVED
P/P POWER POLE
F/H FIRE HYDRANT
L/S LANDSCAPE

LEGEND
EXISTING PROPERTY LINE
EXISTING RIGHT OF WAY
EXISTING CENTERLINE
EXISTING CURB
EXISTING SIDEWALK
EXISTING DRIVE
EXISTING ASPHALT DRIVE
EXISTING CONTOUR MAJOR
EXISTING CONTOUR MINOR
EXISTING FENCE
EXISTING CONCRETE
PROPOSED UNDERGROUND UTILITY
PROPOSED UNDERGROUND UTILITY
EXISTING EDGE OF PAVEMENT
EXISTING CONTOUR ELEVATION
EXISTING SPOT ELEVATION

LOT SUMMARY

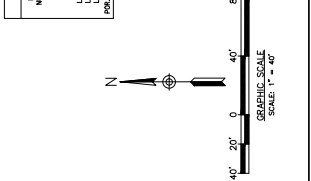
LOT NUMBER	AREA (SQ FT)	WIDTH	DEPTH
40	24420	110'	213'
41	22240	143'	155'
42	22240	143'	155'
TOTAL	68900		

REVISIONS	DATE	BY

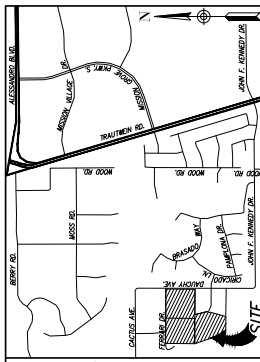
CITY OF RIVERSIDE
CONSERVATION ZONING EXHIBIT
TTM 38074

WOODARD group

DATE: 11/18/21
SHEET: 7
OF: 7 SHEETS
PROJECT NO: 2021-001030



CONCEPTUAL GRADING PLAN TTM 38074 CITY OF RIVERSIDE



LEGEND

EXISTING PROPERTY LINE	PROPOSED RIGHT OF WAY	PROPOSED CONCRETE DRIVE	PROPOSED SIDEWALK	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE
EXISTING CURB	PROPOSED CURB	EXISTING SIDEWALK	PROPOSED SIDEWALK	EXISTING DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE
EXISTING SIDEWALK	PROPOSED SIDEWALK	EXISTING DRIVE	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE
EXISTING DRIVE	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE
EXISTING DRIVE	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED DRIVE	EXISTING DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE	PROPOSED DRIVE

ABBREVIATIONS

P/L: PROPERTY LINE
R/W: RIGHT OF WAY
PROPP: PROPOSED DRIVE
S/F: SQUARE FEET
S/W: SIDEWALK
T/C: TOP OF CURB
F/G: FINISH GRADE
T/S: TOP OF SOIL
S/D: STORM DRAIN
E/D: EXISTING DRIVE
P/W: PROJECT IN PLACE
P/P: POWER POLE
P/PC: PROJECT IN PLACE
P/L: PROJECT IN PLACE
L/S: LANDSCAPE

VICINITY MAP

SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST
NOT TO SCALE

ZONING/LAND USE/GENERAL PLAN

EXISTING ZONING: R-1/2 - SINGLE FAMILY RESIDENTIAL
EXISTING GENERAL PLAN AMENDMENT: UJR - VERY LOW DENSITY RESIDENTIAL
PROPOSED ZONING: UJR - VERY LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN AMENDMENT: UJR - VERY LOW DENSITY RESIDENTIAL
NO CHANGES TO EXISTING ZONING OR GENERAL PLAN AMENDMENT. SAME FOR CHANGES TO GENERAL PLAN AMENDMENT.

UTILITY PROVIDERS

WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: SOUTHERN CALIFORNIA GAS COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: AIR WAKES / QUARTER COMMUNICATIONS

FEMA FLOOD ZONE DESIGNATION

ZONE D - BASE FLOOD ELEVATIONS UNDETERMINED
RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS.
PANEL 740 OF 3005
EFFECTIVE DATE: AUGUST 28, 2008

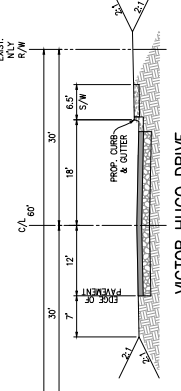
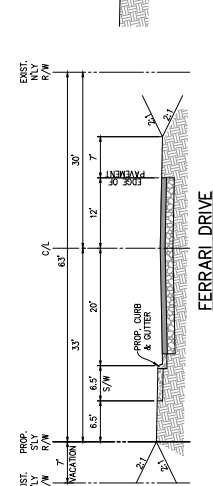
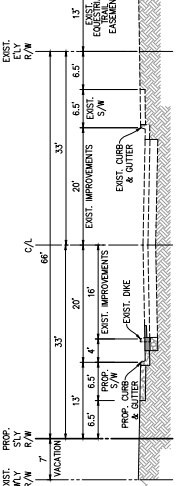
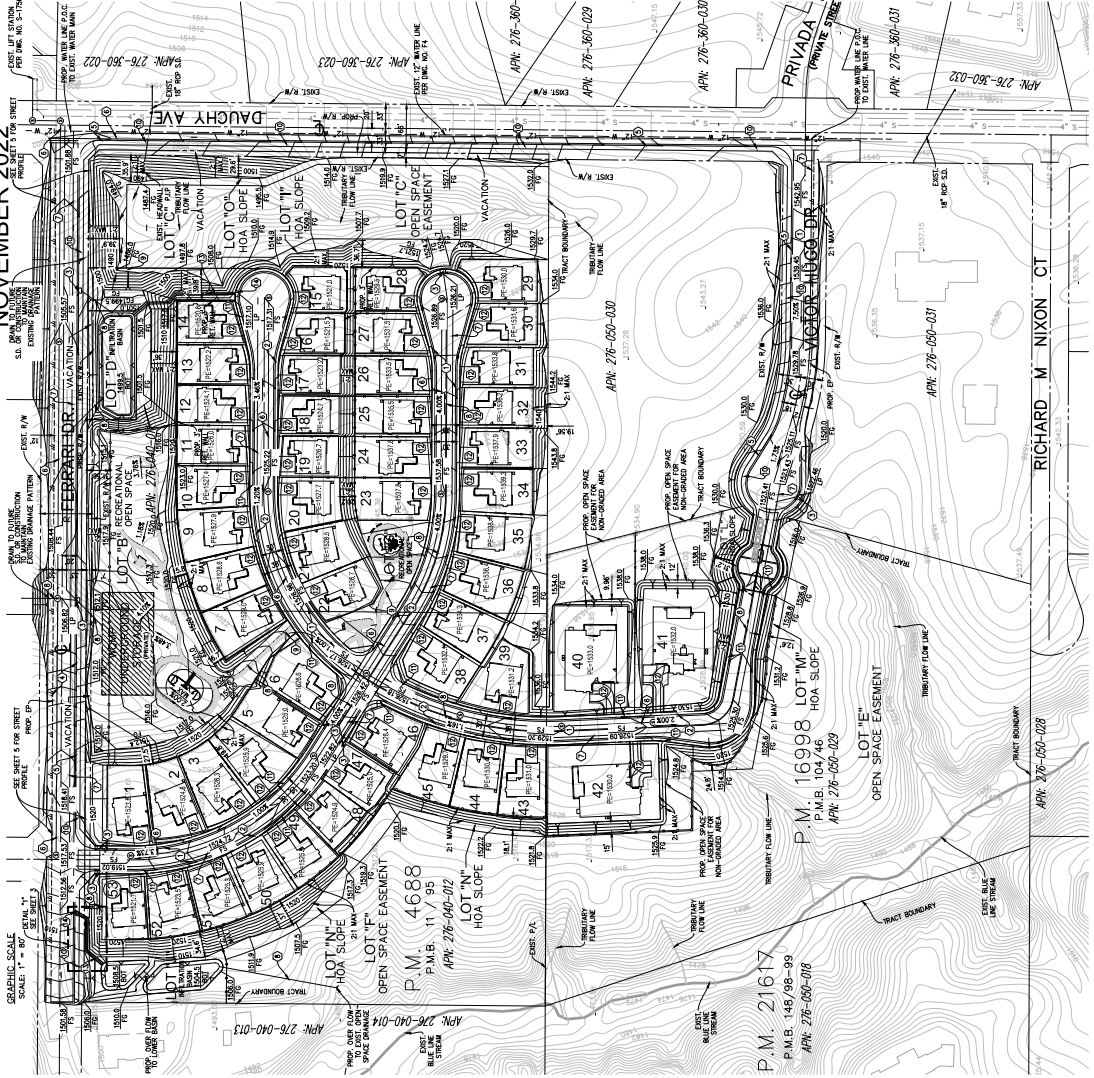
SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

EARTHWORK QUANTITIES

CUT (RM)	63,000 CY
FILL (RM)	70,500 CY
TOTAL	133,500 CY

EARTH WORK QUANTITIES NOTE: QUANTITIES FOR THE BANKS, DITCHES, AND DRAINAGE AREAS, AND THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY. THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY. THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY. THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY. THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY. THE QUANTITIES FOR ESTIMATING AND BORING PURPOSE ONLY.



CONSTRUCTION NOTES

- PROPOSED ON-SITE STREET AC PAVING.
- PROPOSED 4\"/>

CONSTRUCTION NOTES

- PROPOSED SENIOR LINE.
- PROPOSED WATER LINE.
- PROPOSED STORM DRAIN LINE.
- PROPOSED TRAIL AND MENTY, SEE LANDSCAPE ARCHITECTS PLAN.
- PROPOSED 3\"/>

OWNER

A.L. COHEN
WOODWARD GROUP
3505 MAIN STREET, STE. 206
COSTA MESA, CA 92627
PHONE: (949) 447-5077
CONTACT: ANDREW C. WOODARD
CELL: (949) 448-2281

ENGINEER

WOODWARD GROUP
3505 MAIN STREET, STE. 206
COSTA MESA, CA 92627
PHONE: (949) 447-5077
CONTACT: ANDREW C. WOODARD
CELL: (949) 448-2281

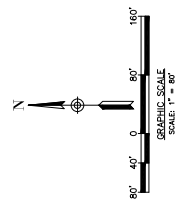
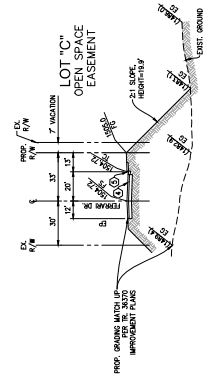
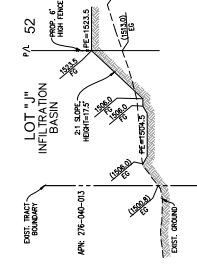
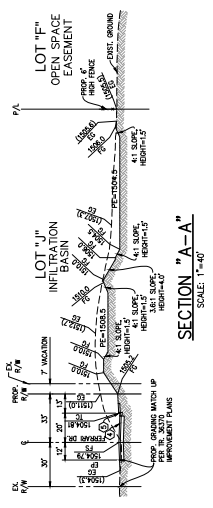
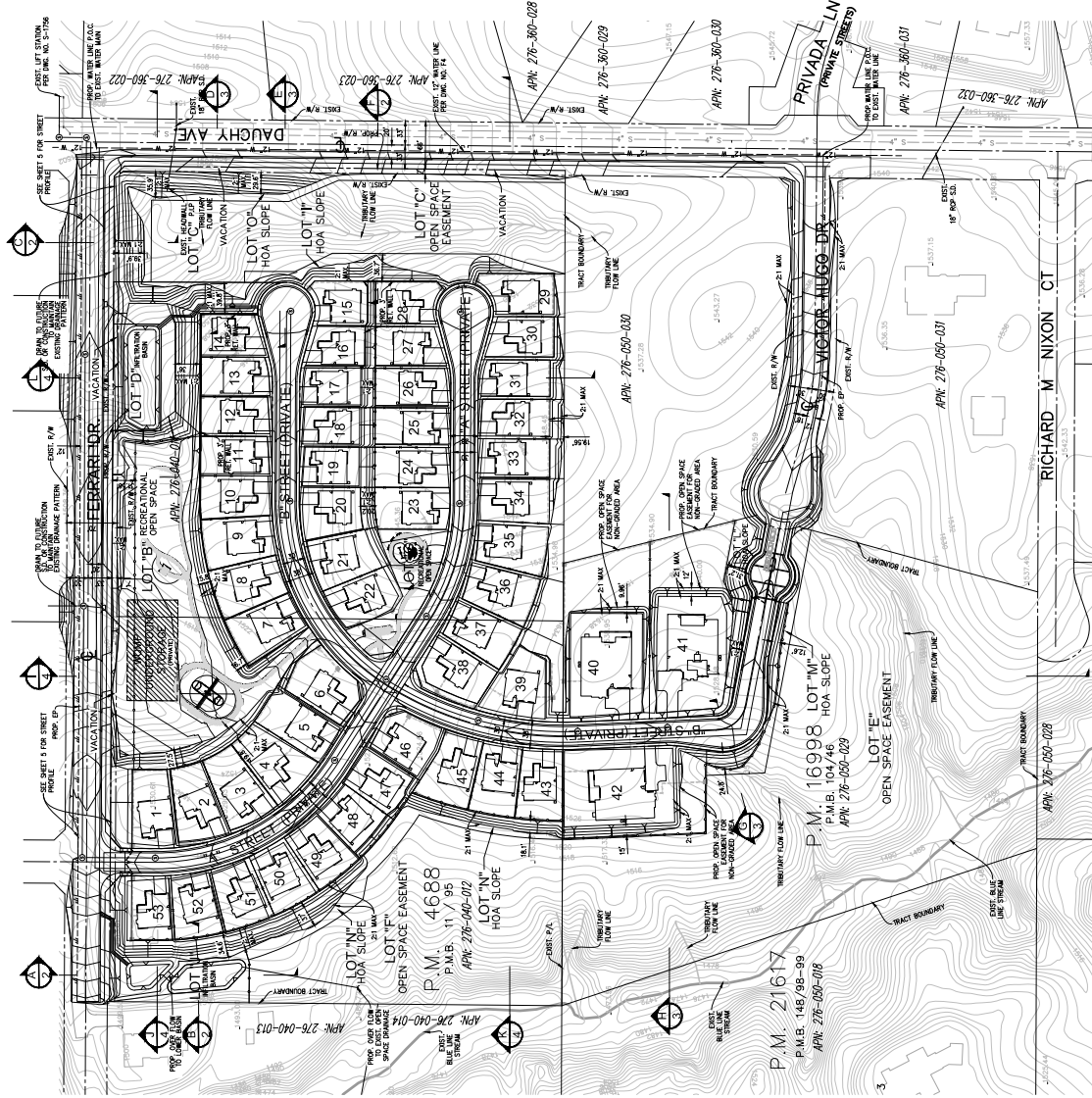
ASSESSOR - PARCEL NO.

BOOK	PAGE	PARCELS
276	640	011
276	650	028

AGEAGE

APN: 276-500-010	724 ACRES
APN: 276-500-011	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES
APN: 276-500-029	738 ACRES

CITY OF RIVERSIDE		NOV 2022
CONCEPTUAL GRADING PLAN		SHEET 1
TTM 38074		OF 5 SHEETS
FOR: A.L. COHEN	SCALE: 1\"/>	
DRAWN BY: AW	CHECKED BY: AW	
DATE: 11/22/22	DATE: 11/22/22	
BY: AW	BY: AW	
WOODWARD GROUP		ENC. 1033



AVERAGE NATURAL SLOPE

S = AVERAGE NATURAL SLOPE IN PERCENT
 I = NUMBER OF INVERTS
 L = LENGTH OF INVERTS IN FEET
 A = ACRES OF PROPERTY
 S = PERCENT SLOPE
 FEET INTO ACRES AND EXPRESSED SLOPE IN PERCENT.

S = 0.002296	X 1 X 1
S = 0.002296	X 1 X 1 X 1
S = 7.64	X 2 X 2 X 2 (34097)
S = 10.52728	X 2 X 2 X 2 (34097)
S = 1.68	X 2 X 2 X 2 (34097)
S = 19.424	X 2 X 2 X 2 (34097)

SECTION INDEX

SCALE: 1"=80'

APN: 276-050-029	APN: 276-040-011
S = 0.002296 X 1 X 1 X 1	S = 0.002296 X 1 X 1 X 1
S = 7.64	S = 8.83
S = 10.52728	S = 242.9818
S = 1.68	S = 485
S = 19.424	S = 828.08

CONSTRUCTION NOTES

- PROPOSED DRAINAGE PATTERNS
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN
- PROPOSED STREET SIDEWALK
- PROPOSED ON-SITE SIDEWALK
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN
- PROPOSED STREET SIDEWALK
- PROPOSED ON-SITE SIDEWALK

SECTION INDEX

SCALE: 1"=40'

APN: 276-040-012	APN: 276-300-023
S = 0.002296 X 1 X 1 X 1	S = 0.002296 X 1 X 1 X 1
S = 7.64	S = 8.83
S = 10.52728	S = 242.9818
S = 1.68	S = 485
S = 19.424	S = 828.08

CITY OF RIVERSIDE

CONCEPTUAL GRADING PLAN

TTM 38074

FOR: AL COHEN

SCALE: 1"=40'

CHECKED: AW

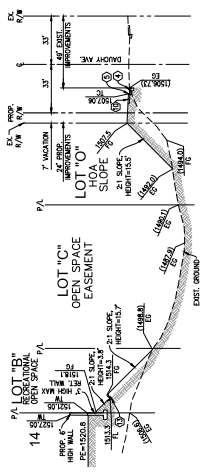
DWG. NO. 1003

DATE: 11/11/2021

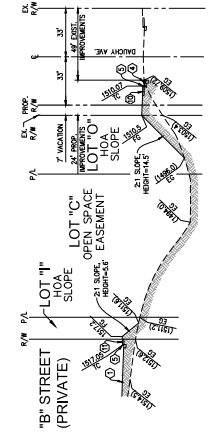
SHEET: 2

OF 5 SHEETS

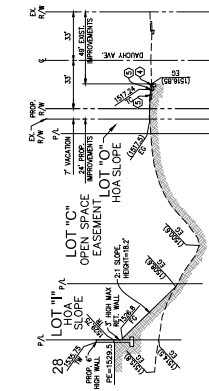
WOODWARD group



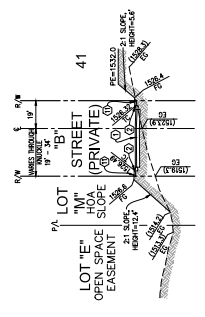
SECTION "D-D"
SCALE: 1"=40'



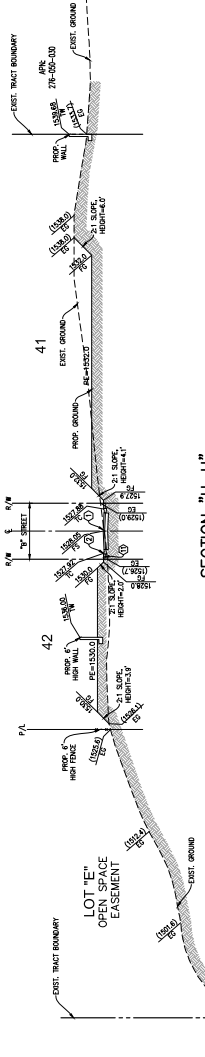
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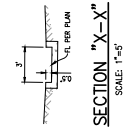
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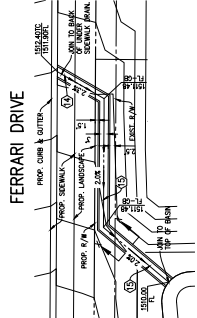
SECTION "G-G"
SCALE: 1"=40'



SECTION "H-H"
SCALE: 1"=40'



SECTION "X-X"
SCALE: 1/4"=5'



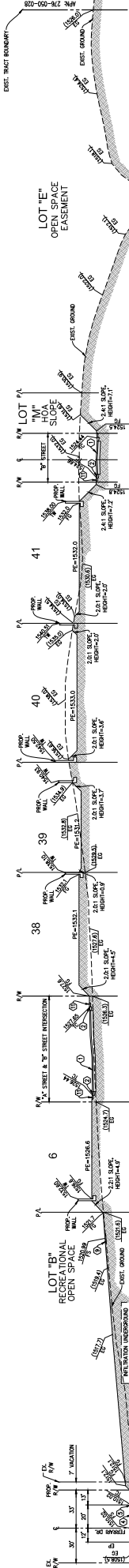
DETAIL "Y-Y"
SCALE: 1/2"=20'

- 1. PROPOSED SENIOR LINE.
- 2. PROPOSED WATER LINE.
- 3. PROPOSED STORM DRAIN LINE.
- 4. PROPOSED TRAIL AND AMENITY. SEE LANDSCAPE ARCHITECTS PLAN.
- 5. PROPOSED STREET SIDEWALK.
- 6. PROPOSED ON-SITE SIDEWALK.
- 7. PROPOSED RESIDENTIAL DRIVEWAY.
- 8. PROPOSED "Y-Y" DRIVE/TERRACE DRAIN.
- 9. PROPOSED PARKWAY DRAIN.
- 10. PROPOSED 3' WIDE "U" CHANNEL.

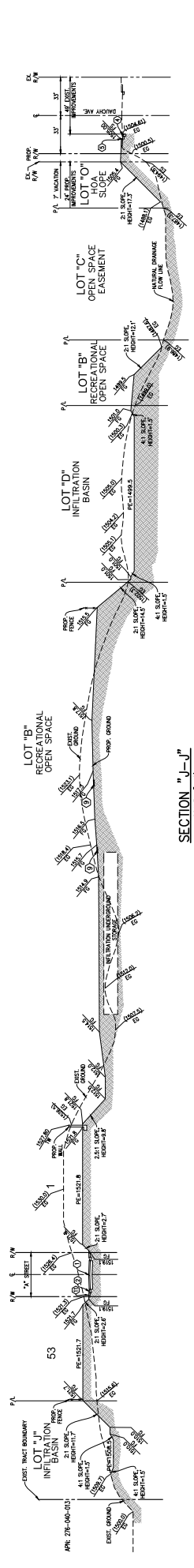
- 11. PROPOSED SENIOR LINE.
- 12. PROPOSED WATER LINE.
- 13. PROPOSED STORM DRAIN LINE.
- 14. PROPOSED TRAIL AND AMENITY. SEE LANDSCAPE ARCHITECTS PLAN.
- 15. PROPOSED STREET SIDEWALK.
- 16. PROPOSED ON-SITE SIDEWALK.

- CONSTRUCTION NOTES**
- 1. PROPOSED ON-SITE STREET A.C. PAVING.
 - 2. PROPOSED 4" ROLLED CURB TYPE C PER RIV. CO. STD. NO. 202.
 - 3. PROPOSED CATCH BASIN.
 - 4. PROPOSED STREET A.C. PAVING.
 - 5. PROPOSED 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200. TYPE 1.

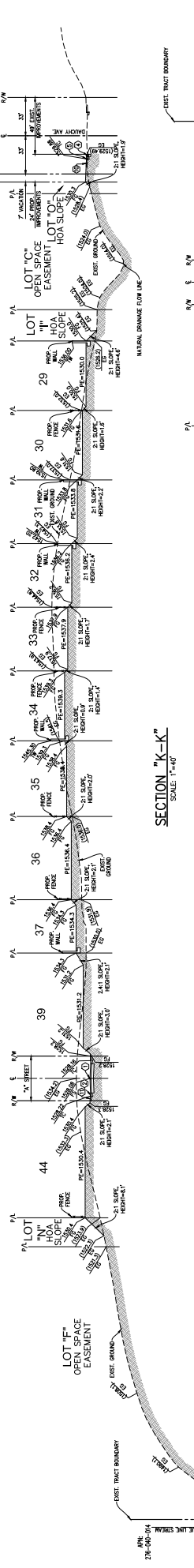
MARK	REVISIONS	DATE	BY
CITY OF RIVERSIDE CONCEPTUAL GRADING PLAN TTM 38074			
FOR: AL COHEN SCALE: 1/4"=5' DESIGNED: AW CHECKED: AW DATE: 10/23/03			NO. 1033 SHEET 3 OF 5 SHEETS DWG. NO. 1033



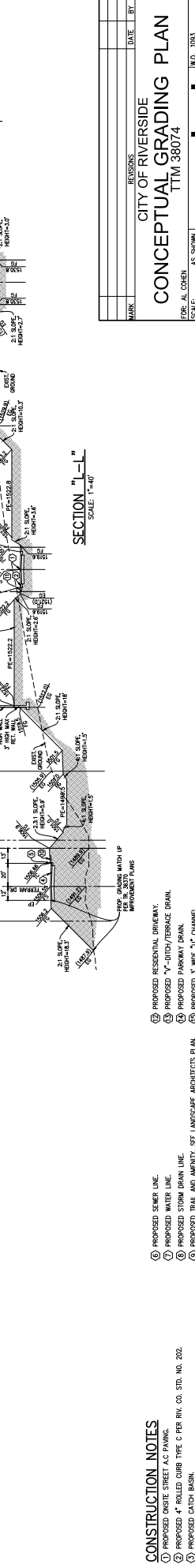
SECTION "I-I"
SCALE: 1"=40'



SECTION "J-J"
SCALE: 1"=40'



SECTION "K-K"
SCALE: 1"=40'



SECTION "L-L"
SCALE: 1"=40'

CONSTRUCTION NOTES

- 1. PROPOSED SENSER LINE.
- 2. PROPOSED WATER LINE.
- 3. PROPOSED STORM DRAIN LINE.
- 4. PROPOSED TRAIL AND AMENITY, SEE LANDSCAPE ARCHITECTS PLAN.
- 5. PROPOSED STREET SIDEWALK.
- 6. COMB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200, TYPE 1.

- 7. PROPOSED RESIDENTIAL DRIVEWAY.
- 8. PROPOSED "Y" JUNCTION/TERRACE DRAIN.
- 9. PROPOSED PARKWAY DRAIN.
- 10. PROPOSED 3' WIDE "U" CHANNEL.

- 11. PROPOSED ON-SITE SIDEWALK.
- 12. PROPOSED ON-SITE SIDEWALK.
- 13. PROPOSED ON-SITE SIDEWALK.
- 14. PROPOSED ON-SITE SIDEWALK.
- 15. PROPOSED ON-SITE SIDEWALK.
- 16. PROPOSED ON-SITE SIDEWALK.
- 17. PROPOSED ON-SITE SIDEWALK.
- 18. PROPOSED ON-SITE SIDEWALK.
- 19. PROPOSED ON-SITE SIDEWALK.
- 20. PROPOSED ON-SITE SIDEWALK.

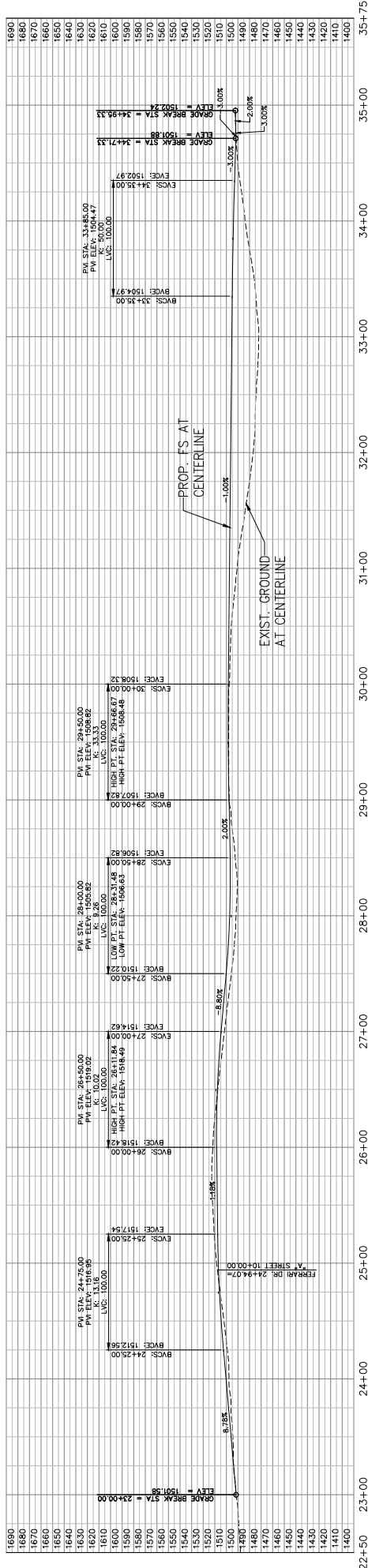
FOR A.L. COHEN
SCALE: AS SHOWN
DESIGNED: JAC
CHECKED: JAC
DATE: 01/20/2021

NO. 1033
SHEET 4
OF 5 SHEETS
DWC 10/3



CITY OF RIVERSIDE
CONCEPTUAL GRADING PLAN
TTM 38074

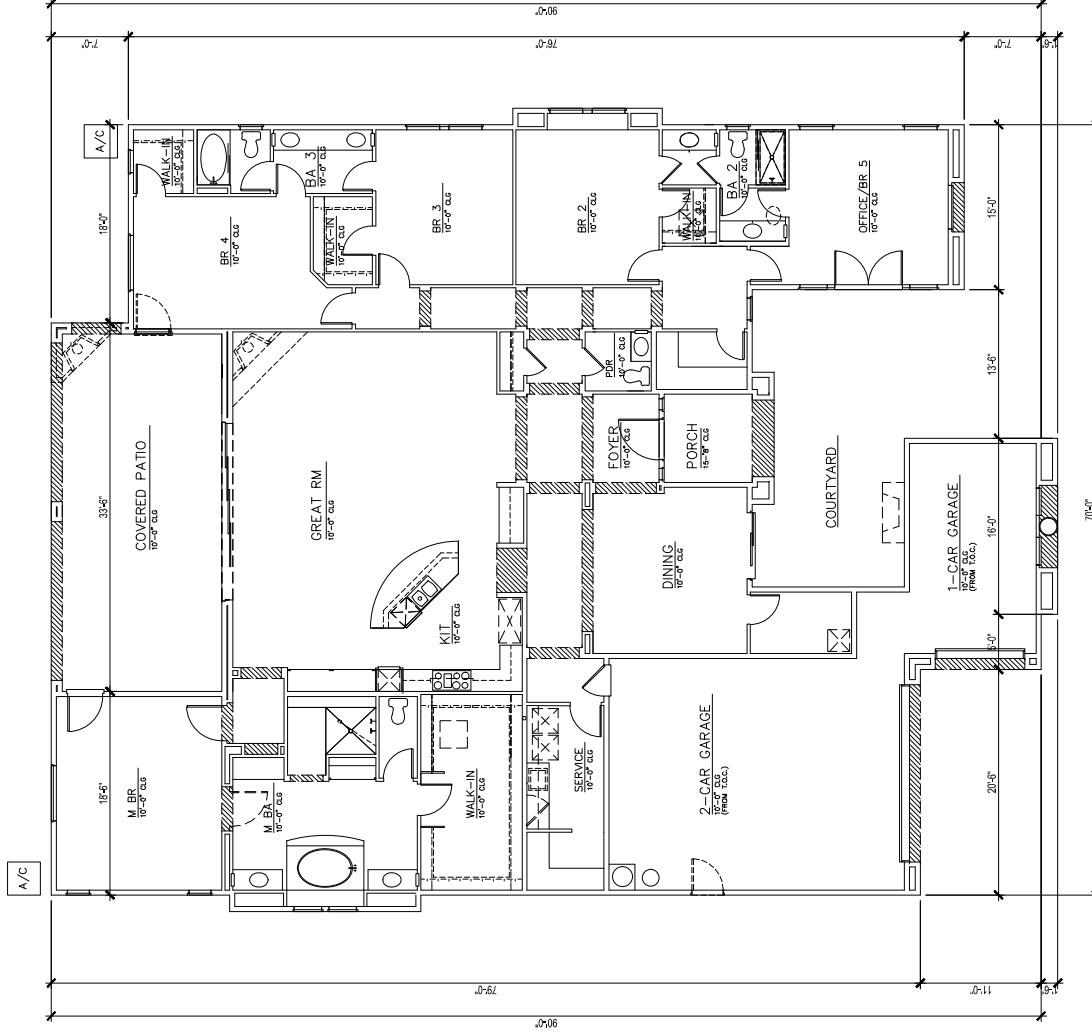
MARK	REVISIONS	DATE	BY



FERRARI DRIVE

23+03.33 34+95.33
 HORIZ. T = 40'
 VERT. T = 40'

DATE	BY
REVISIONS	
CITY OF RIVERSIDE CONCEPTUAL GRADING PLAN TTM 38074	
NO. 1093	
SHEET 5	
OF 5 SHEETS	
DATE	BY
DESIGNED: AW	
CHECKED: AW	
IN CHARGE: AW	
DATE	BY
NO. 1093	
DESIGNED: AW	
CHECKED: AW	
IN CHARGE: AW	
DATE	BY
NO. 1093	
DESIGNED: AW	
CHECKED: AW	
IN CHARGE: AW	



PLAN 1 - MEDITERRANEAN AT LOT 40

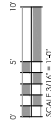
5 BED, 3 BA + 1 PDR
 LIVING AREA 3,792 SQ. FT
 GARAGE AREA 887 SQ. FT

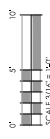
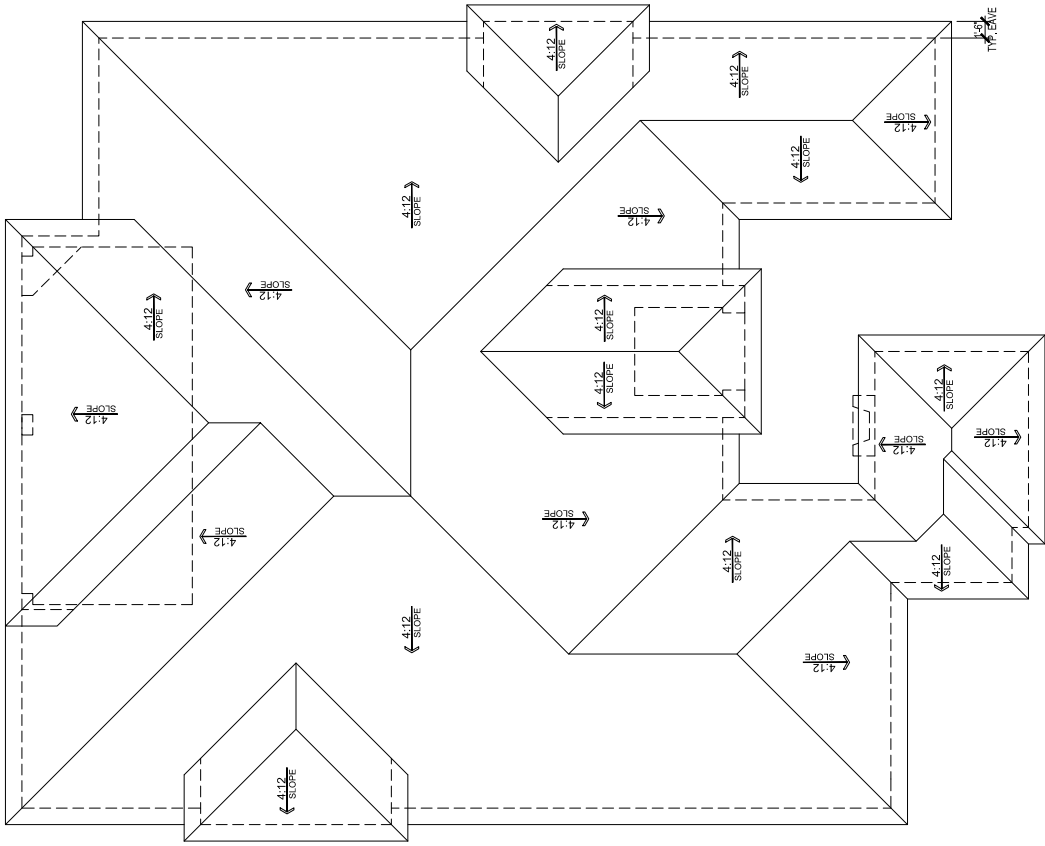
DAUCHY AVENUE
 SIGNATURE REALTY
 COSTA MESA, CA

CONCEPTUAL FLOOR PLAN

RIVERSIDE, CALIFORNIA

PR-2021-001030, Exhibit 7 - Project Plans

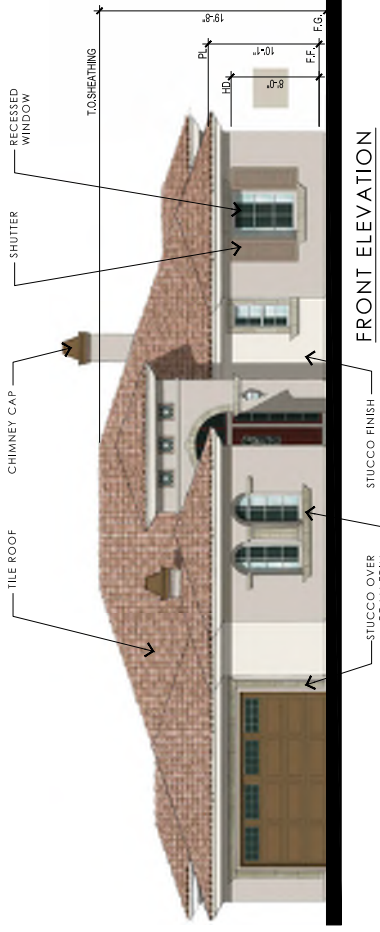




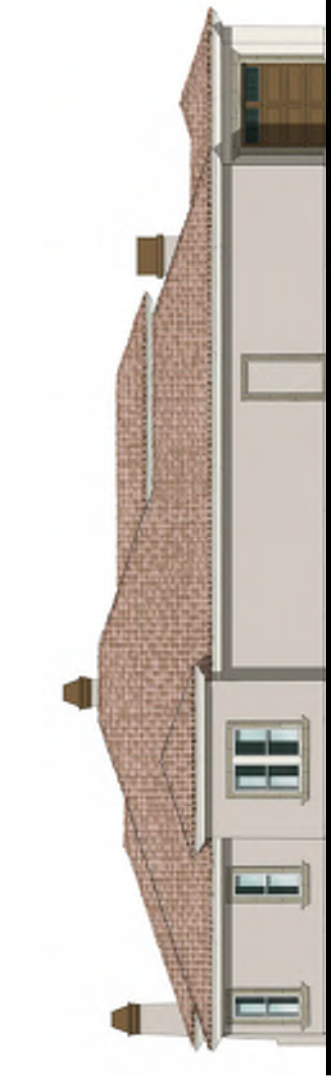
**PLAN 1 - MEDITERRANEAN
 AT LOT 40**

CONCEPTUAL ROOF PLAN
 RIVERSIDE, CALIFORNIA

DAUCHY AVENUE
 SIGNATURE REALTY
 COSTA MESA, CA



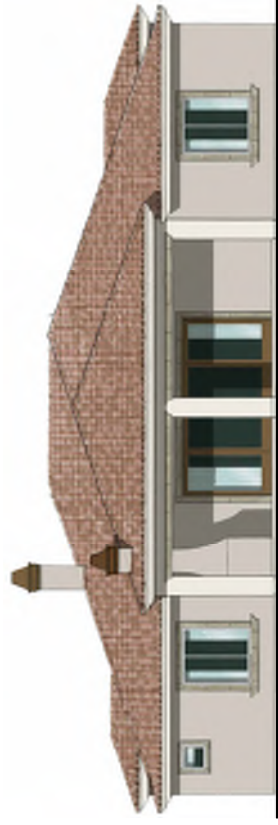
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

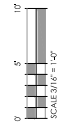


REAR ELEVATION

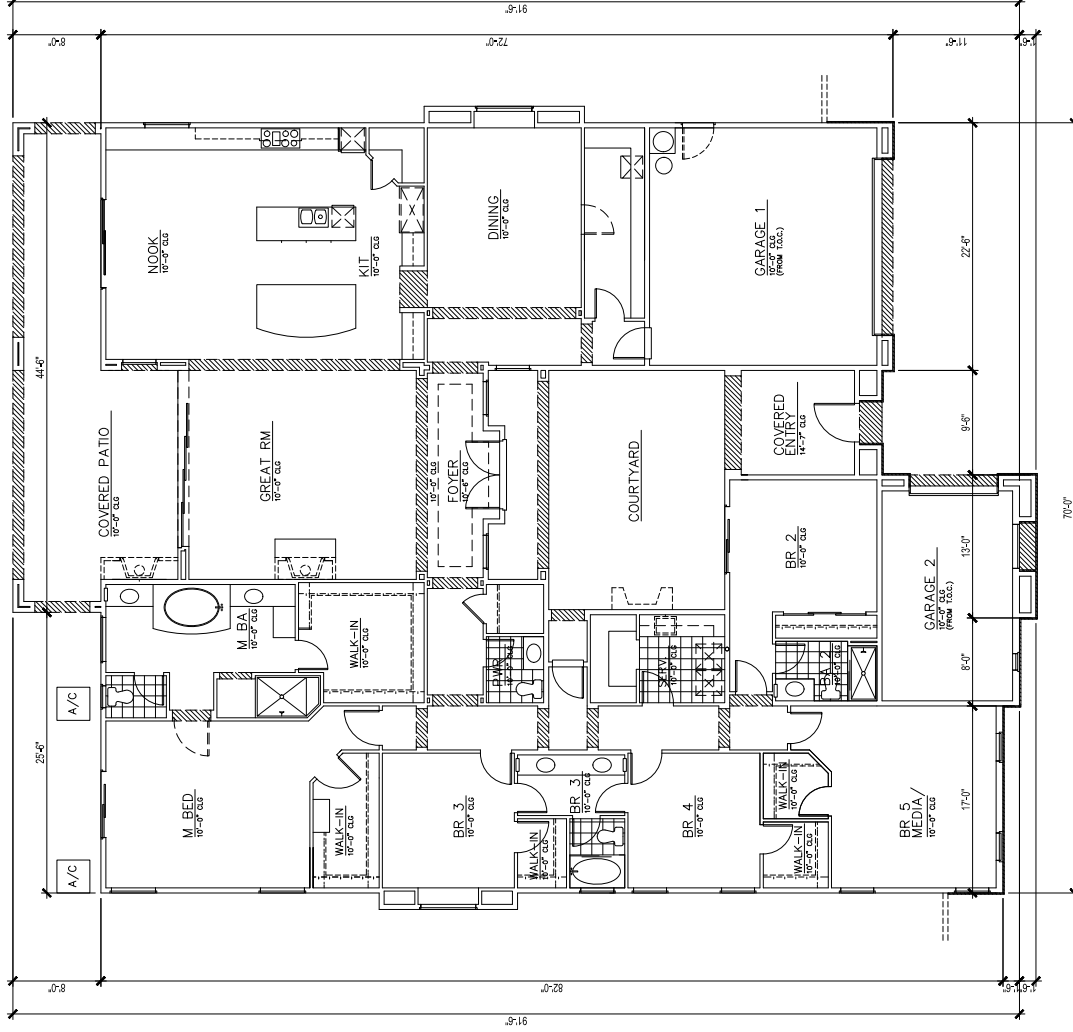
PLAN 1 - MEDITERRANEAN
AT LOT 40

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA



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3
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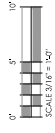


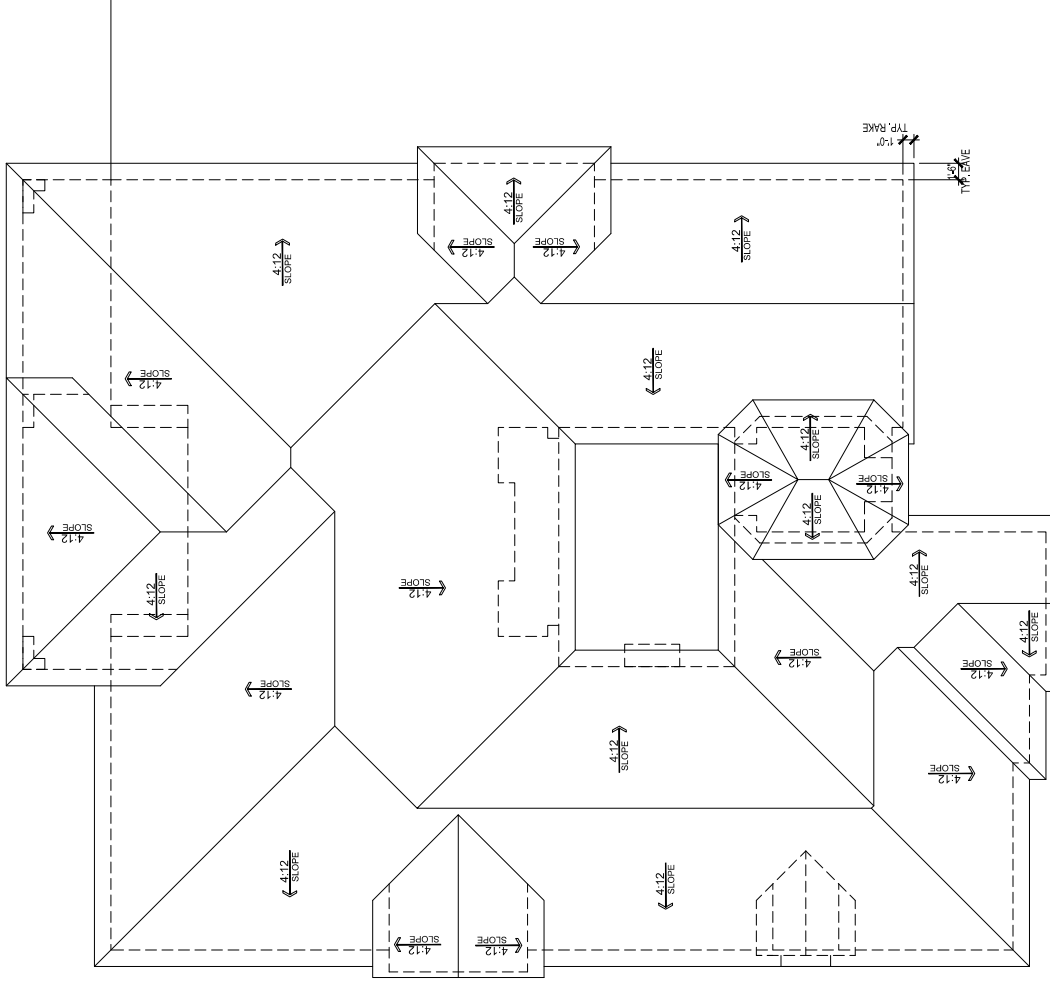
PLAN 2 - TUSCAN AT LOT 41

5 BED, 3 BA + 1 PDR
 LIVING AREA 3,963 SQ.FT
 TOTAL GARAGE AREA 706 SQ. FT

CONCEPTUAL FLOOR PLAN

RIVERSIDE, CALIFORNIA

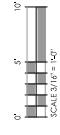


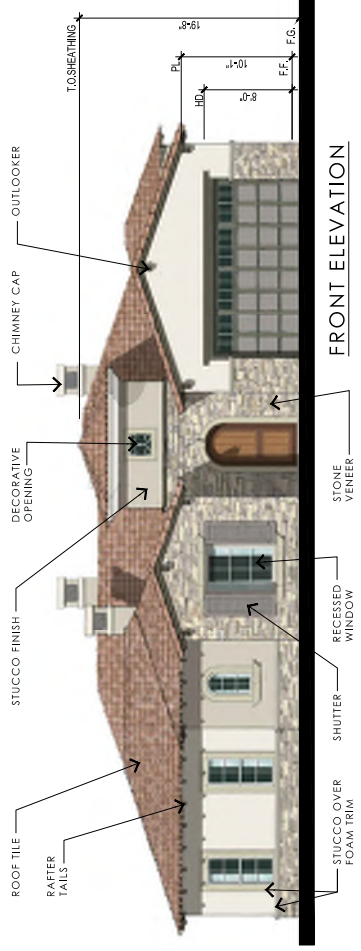


PLAN 2 - TUSCAN
AT LOT 41

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

CONCEPTUAL ROOF PLAN
RIVERSIDE, CALIFORNIA





LEFT ELEVATION



RIGHT ELEVATION

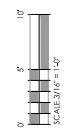


REAR ELEVATION

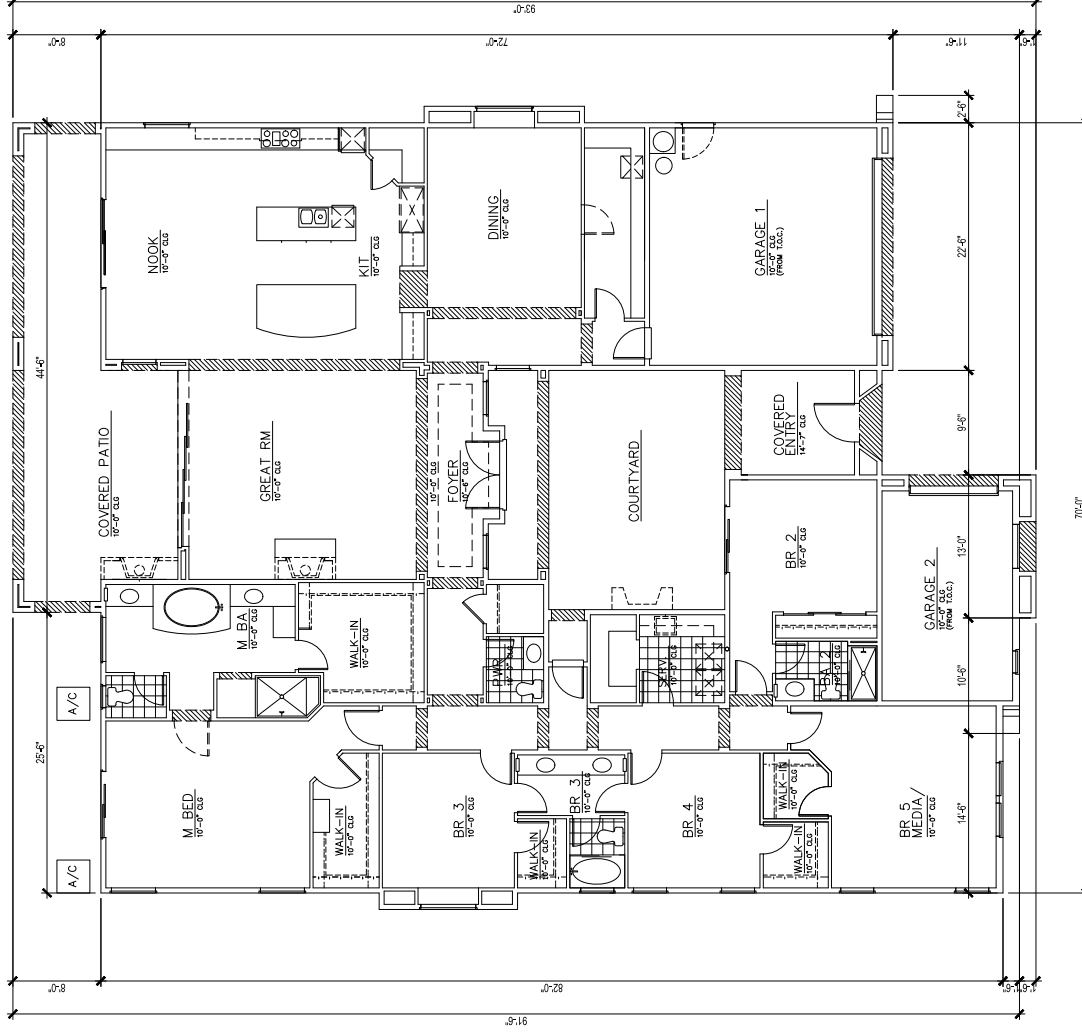
PLAN 2 - TUSCAN
AT LOT 41

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA



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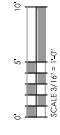
PLAN 2 - SPANISH AT LOT 42

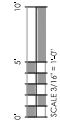
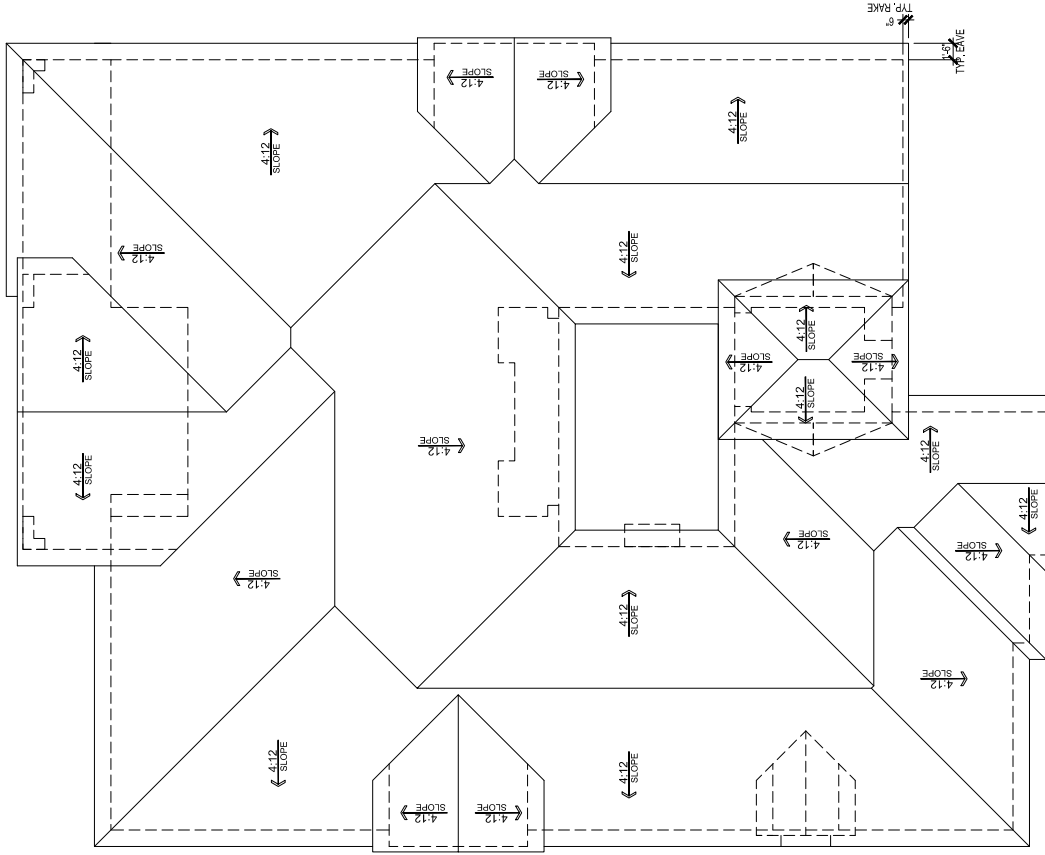
5 BED, 3 BA + 1 PDR
 LIVING AREA 3,963 SQ.FT
 TOTAL GARAGE AREA 706 SQ. FT

DAUCHY AVENUE
 SIGNATURE REALTY
 COSTA MESA, CA

CONCEPTUAL FLOOR PLAN
 RIVERSIDE, CALIFORNIA

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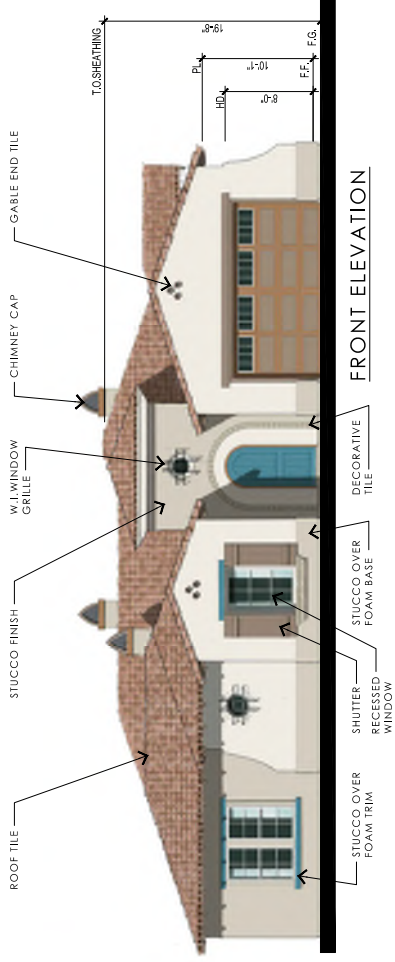




PLAN 2 - SPANISH AT LOT 42

CONCEPTUAL ROOF PLAN
 RIVERSIDE, CALIFORNIA

DAUCHY AVENUE
 SIGNATURE REALTY
 COSTA MESA, CA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

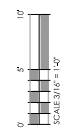


RIGHT ELEVATION

PLAN 2 - SPANISH
AT LOT 42

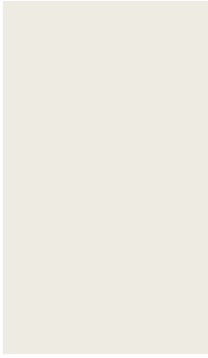
CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

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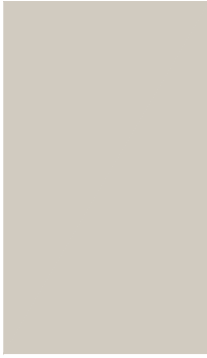


DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

PLAN 1 - MEDITERRANEAN



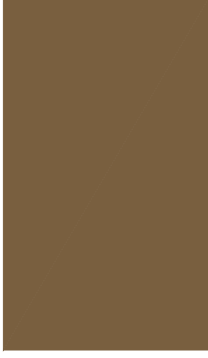
STUCCO / FACIA
SHERWIN WILLIAMS
SW 9504
COLD FOAM



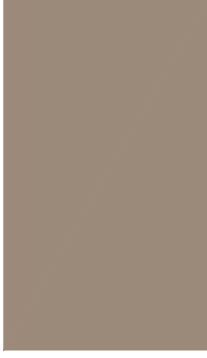
STUCCO / TRIM
SHERWIN WILLIAMS
SW 7029
AGREEABLE GRAY



FRONT DOOR
SHERWIN WILLIAMS
SW 7593
RUSTIC RED



GARAGE DOOR / CHIMNEY CAP
SHERWIN WILLIAMS
SW 9540
TIMBER BEAM

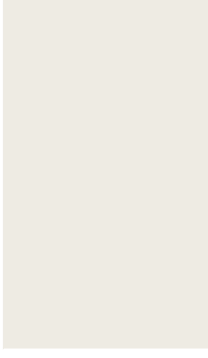


SHUTTER
SHERWIN WILLIAMS
SW 7508
TAYERN TAUPE

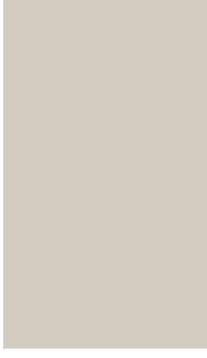


ROOF TILES
EAGLE ROOFING (OR EQUAL)
CAPSTRANO
RED BLUFF BLEND

PLAN 2 - TUSCAN



STUCCO / FACIA / CHIMNEY CAP
SHERWIN WILLIAMS
SW 9504
COLD FOAM



STUCCO / TRIM
SHERWIN WILLIAMS
SW 7029
AGREEABLE GRAY



FRONT DOOR TRIM
SHERWIN WILLIAMS
SW 9540
TIMBER BEAM



FRONT DOOR
DUNN EDWARDS
DEC 713
ROMAN BRICK



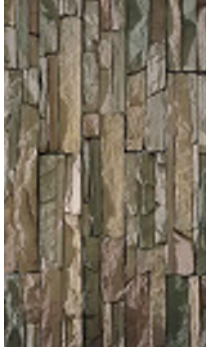
GARAGE DOOR TRIM / RAFTER TAILS
SHERWIN WILLIAMS
SW 9525
HIDDEN TRAIL



SHUTTER / GARAGE DOOR
SHERWIN WILLIAMS
SW 7673
PEWTER CAST

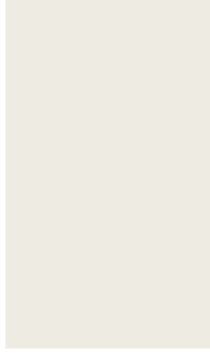


ROOF TILES
EAGLE ROOFING (OR EQUAL)
CAPSTRANO
RED BLUFF BLEND



STONE VENEER
ELDORADO STONE
STACKED STONE
CASTAWAY

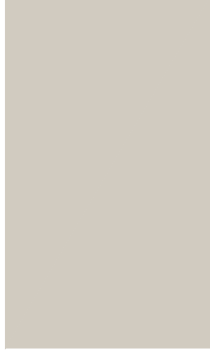
PLAN 2 - SPANISH



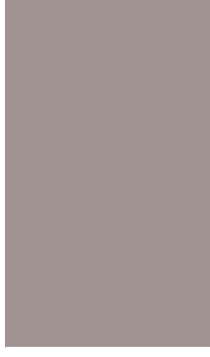
STUCCO / FACIA
SHERWIN WILLIAMS
SW 9504
COLD FOAM



GARAGE DOOR / CHIMNEY CAP TRIM
DUNN EDWARDS
DEC 713
ROMAN BRICK



STUCCO
SHERWIN WILLIAMS
SW 7029
AGREEABLE GRAY



SHUTTER / RAFTER TAILS / GARAGE TRIM
SHERWIN WILLIAMS
SW 9159
AUGER SHELL



FRONT DOOR / TRIM
DUNN EDWARDS
DR 5830
MEDITERRANEAN SEA

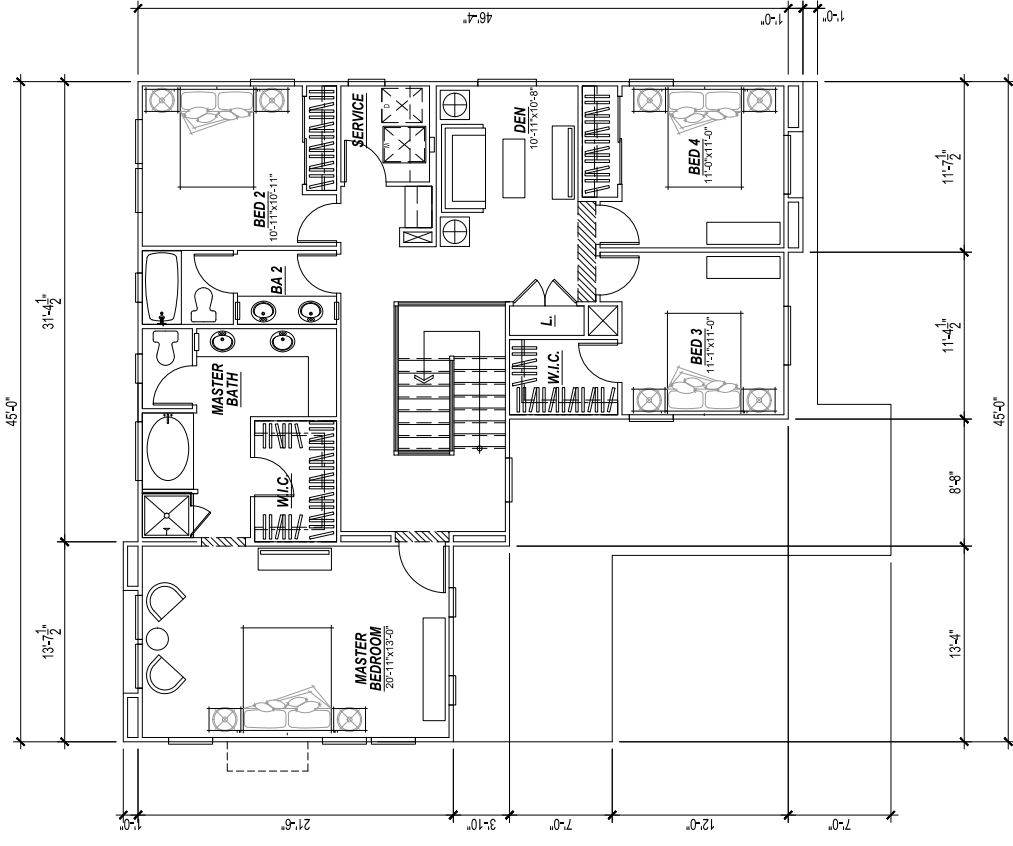


ROOF TILES
EAGLE ROOFING (OR EQUAL)
CAPSTRANO
RED BLUFF BLEND

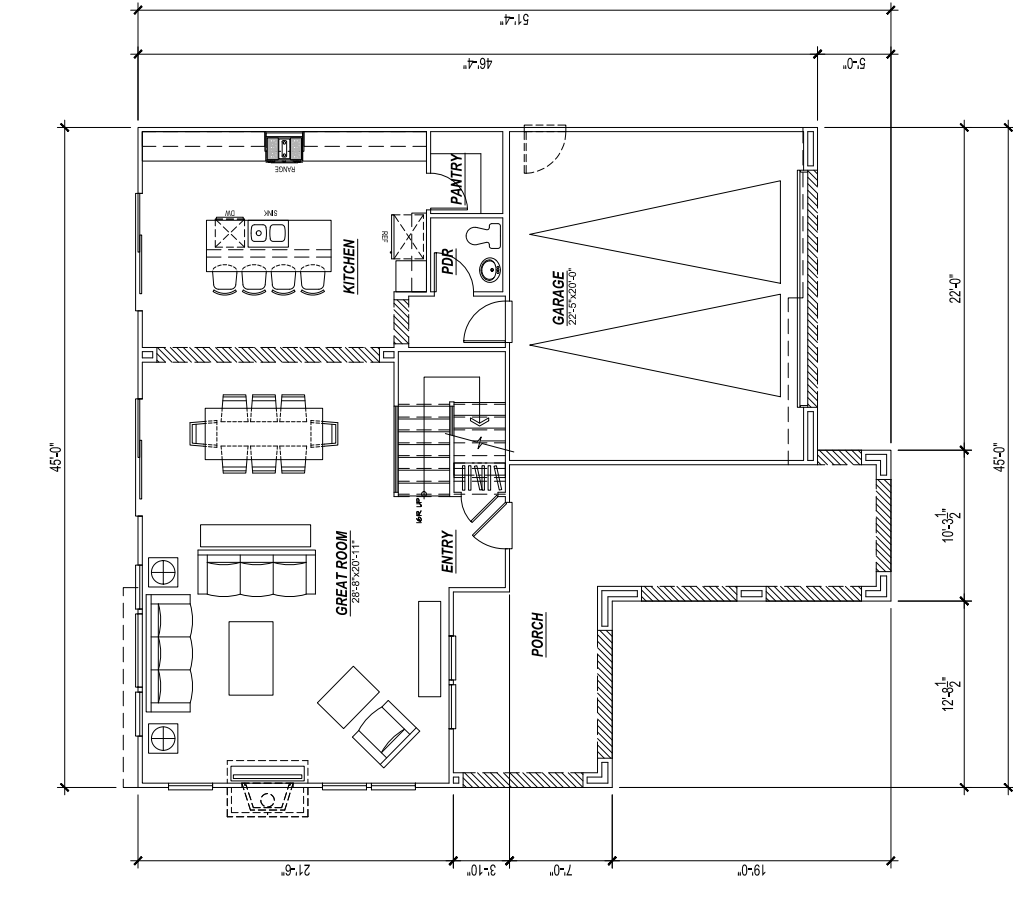
DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

COLOR BOARD
RIVERSIDE, CALIFORNIA

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11
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ARCHITECTS PLANNERS
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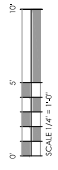
SECOND FLOOR



FIRST FLOOR

PLAN 1

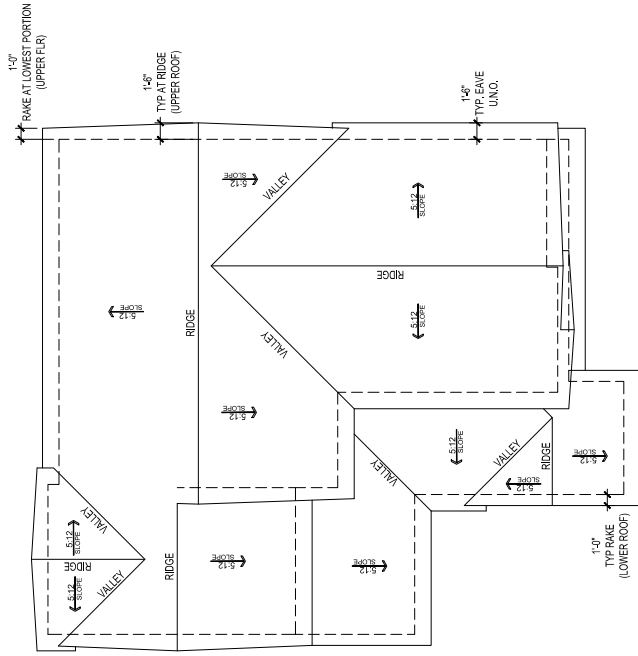
4 BED + DEN, 2 BA + 1 PDR
 LIVING AREA 2,543 SQ. FT
 GARAGE AREA 483 SQ. FT



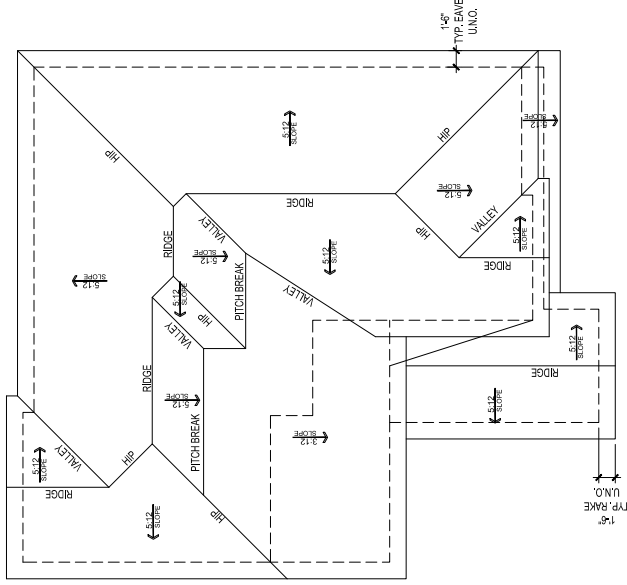
DAUCHY AVENUE
 SIGNATURE REALTY
 COSTA MESA, CA

CONCEPTUAL FLOOR PLANS
 RIVERSIDE, CALIFORNIA

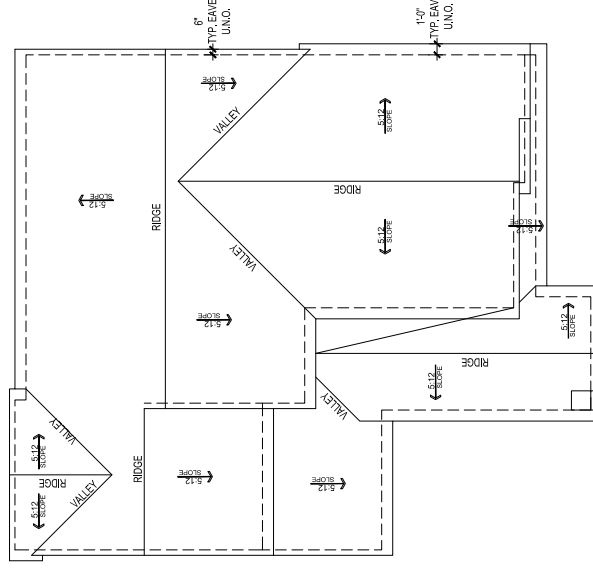
08.11.2021
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CRAFTSMAN



MONTEREY

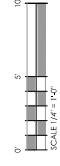


SPANISH

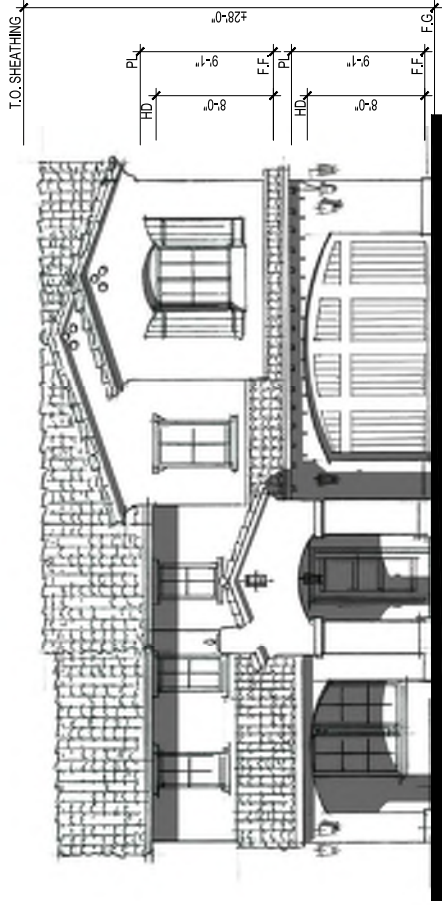
PLAN 1

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

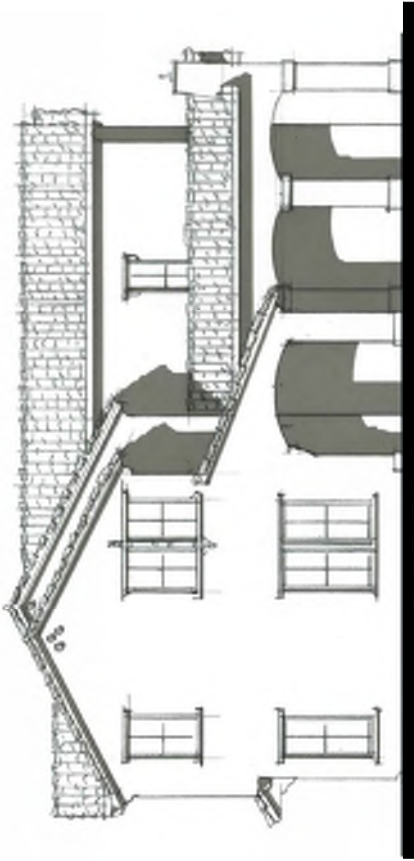
CONCEPTUAL ROOF PLANS
RIVERSIDE, CALIFORNIA



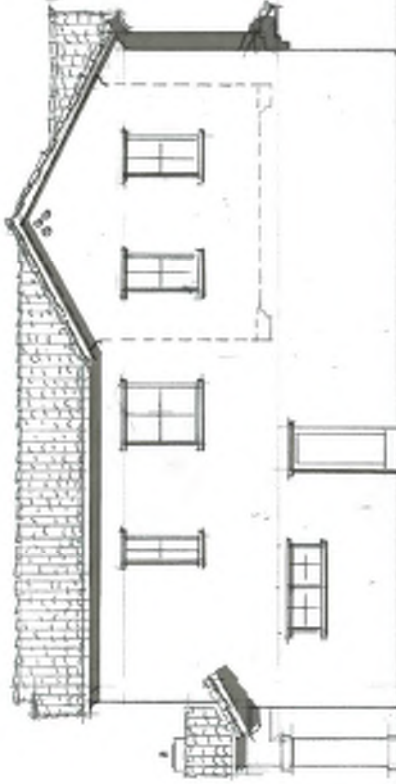
08.11.2021
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ARCHITECTS PLLC
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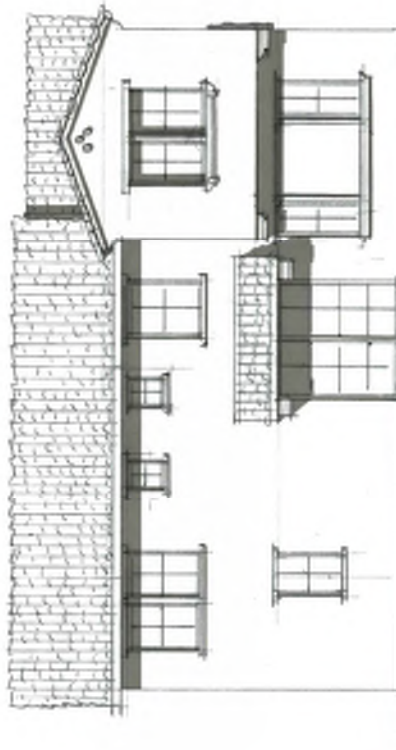
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



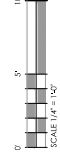
REAR ELEVATION

PLAN 1
SPANISH

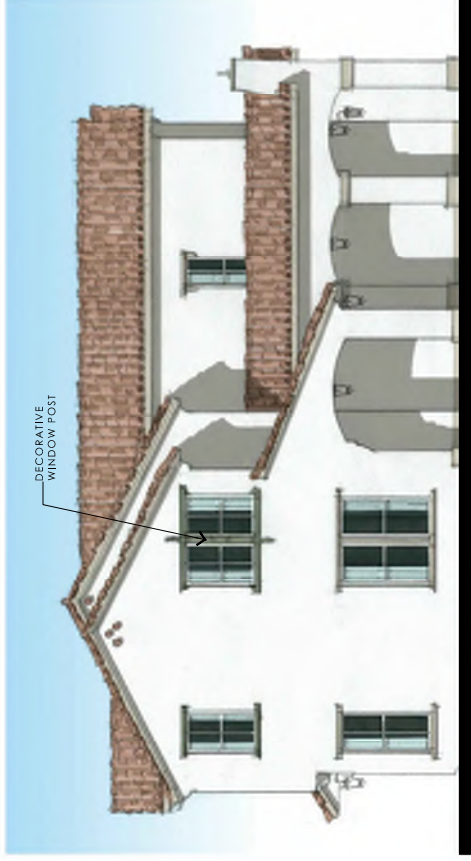
CONCEPTUAL ELEVATIONS

RIVERSIDE, CALIFORNIA

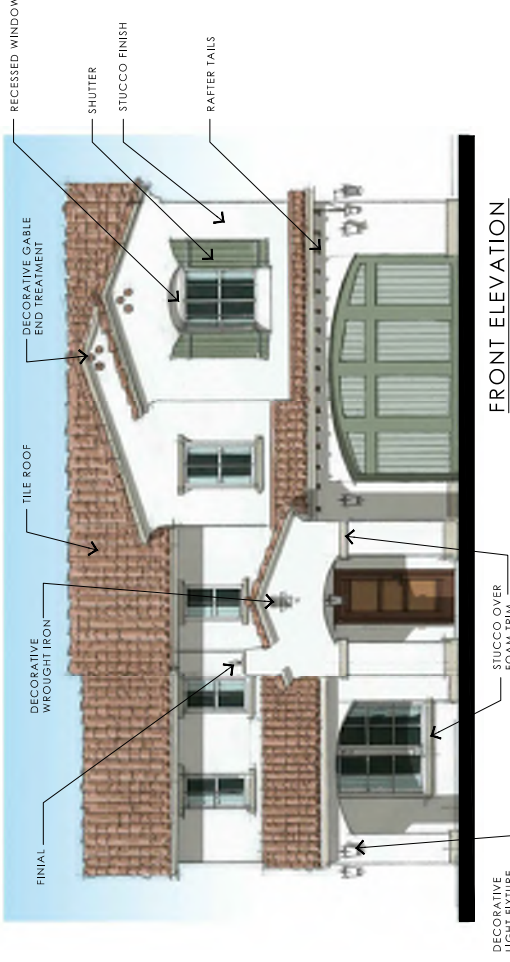
DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA



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LEFT ELEVATION



FRONT ELEVATION

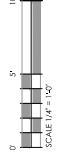


REAR ELEVATION



RIGHT ELEVATION

PLAN 1
SPANISH (COLOR SCHEME 1)

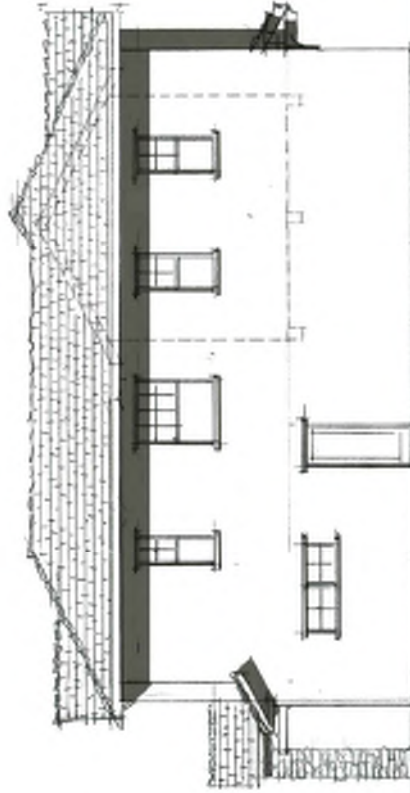




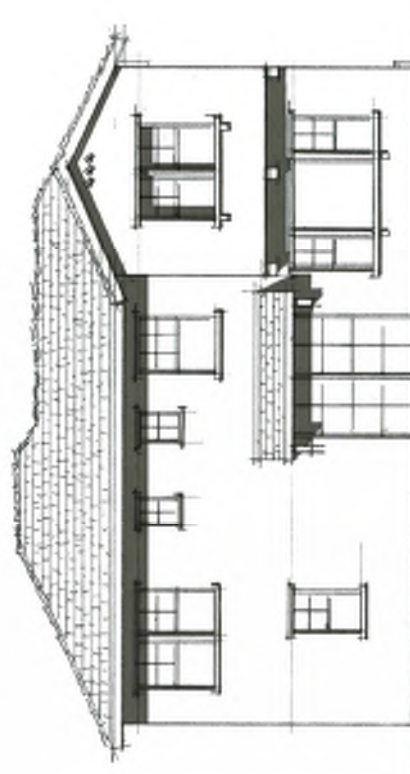
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

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DAWCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

PLAN 1
MONTEREY

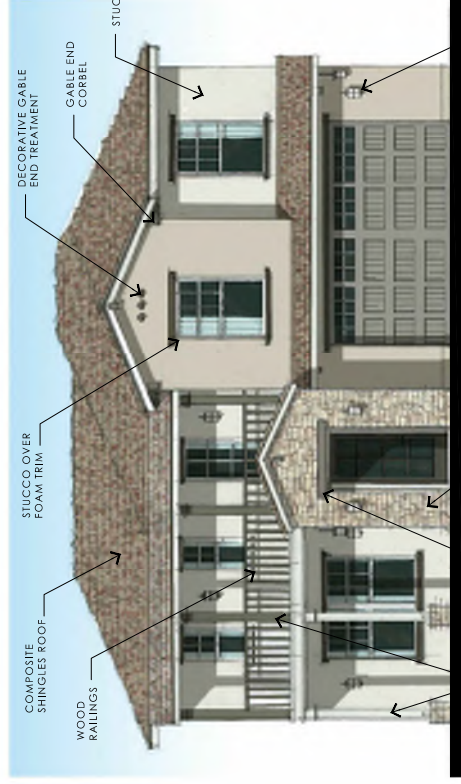
SCALE 1/4" = 1'-0"

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20102.00



LEFT ELEVATION



FRONT ELEVATION

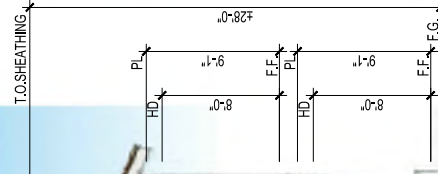
COMPOSITE SHINGLES ROOF
WOOD RAILINGS
STUCCO OVER FOAM TRIM
DECORATIVE GABLE END TREATMENT
GABLE END CORBEL
STUCCO FINISH

WOOD POST
LINEEL
STONE VENEER
DECORATIVE LIGHT FIXTURE



REAR ELEVATION

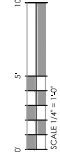
AWNING WITH BRACES
STUCCO OVER FOAM CORBEL



RIGHT ELEVATION

ENHANCEMENT IF FACING THE STREET

PLAN 1
MONTEREY (COLOR SCHEME 3)

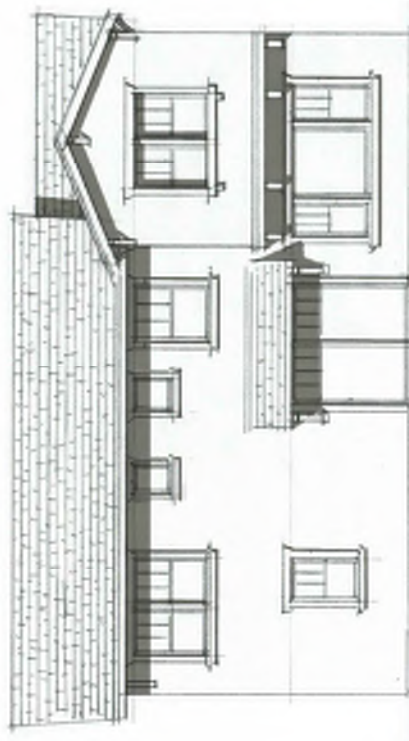




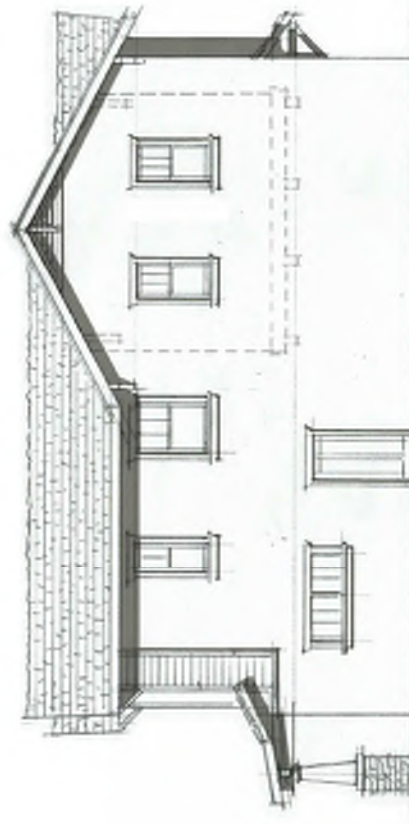
FRONT ELEVATION



LEFT ELEVATION

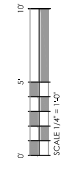


REAR ELEVATION



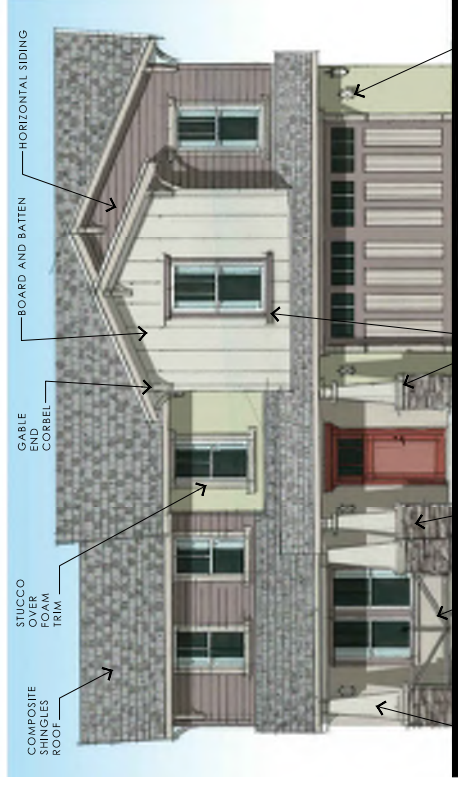
RIGHT ELEVATION

PLAN 1
CRAFTSMAN





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

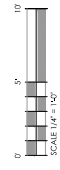


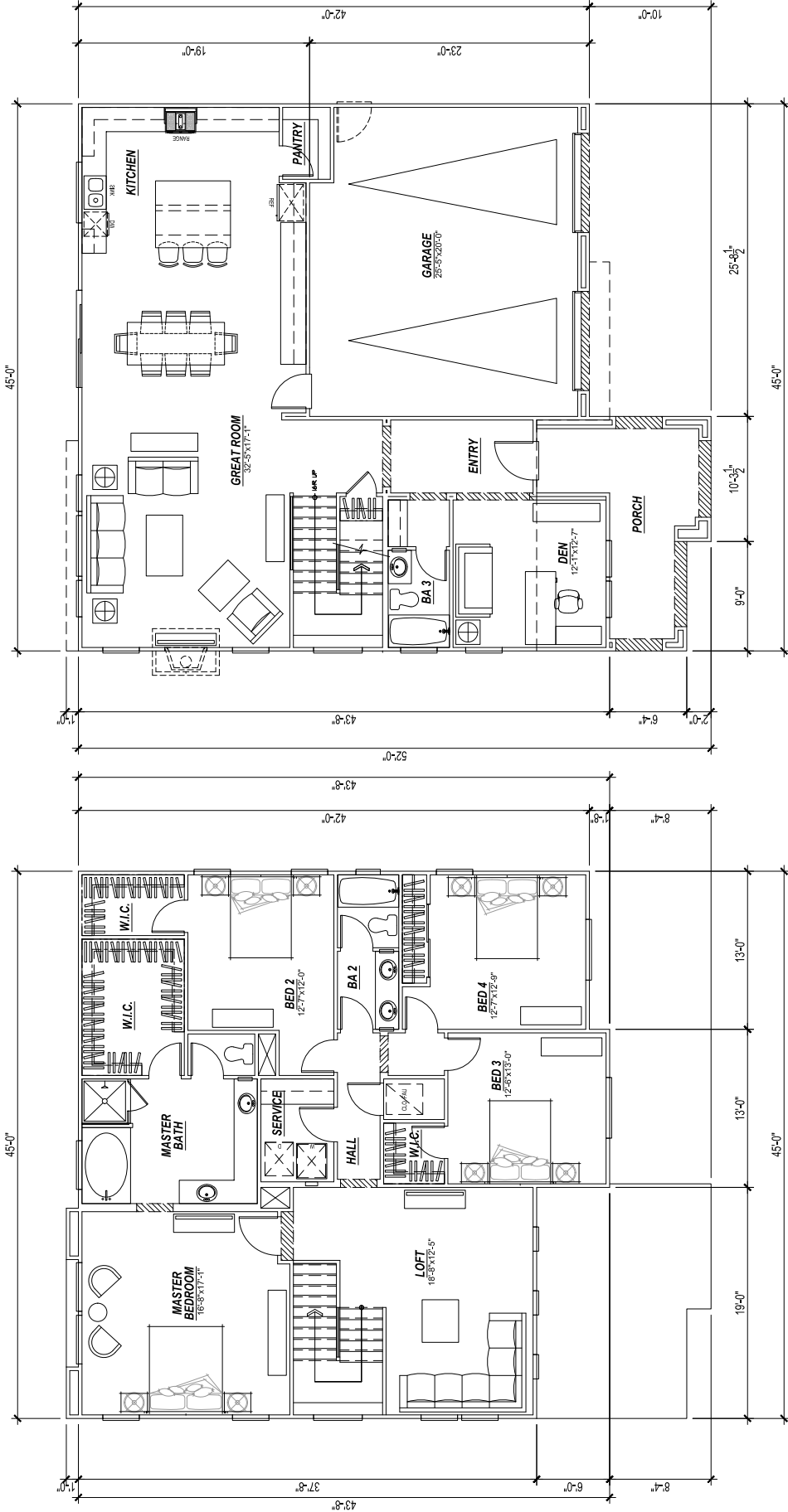
RIGHT ELEVATION

COMPOSITE SHINGLES ROOF
STUCCO OVER FOAM TRIM
CABLE END CORBEL
BOARD AND BATTEN
HORIZONTAL SIDING
WOOD POST
WOOD RAILING
STONE VENEER
WOOD/COMPOSITE TRIM
DECORATIVE LIGHT FIXTURE

ENHANCEMENT FACING THE STREET

PLAN 1
CRAFTSMAN (COLOR SCHEME 5)



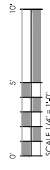


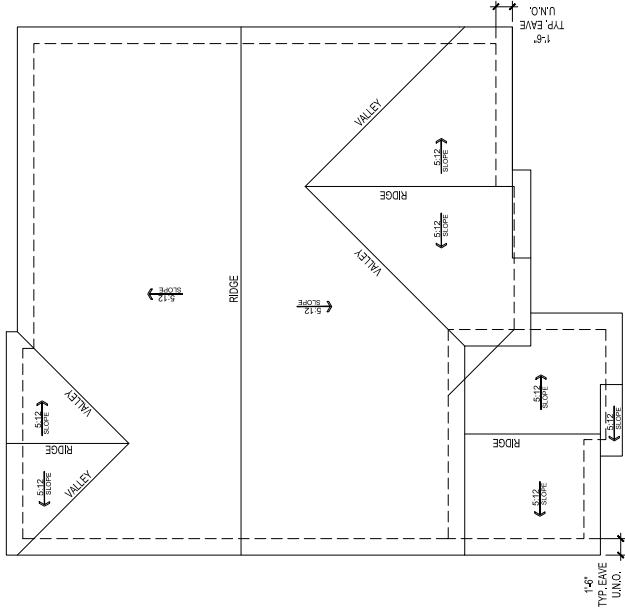
FIRST FLOOR

SECOND FLOOR

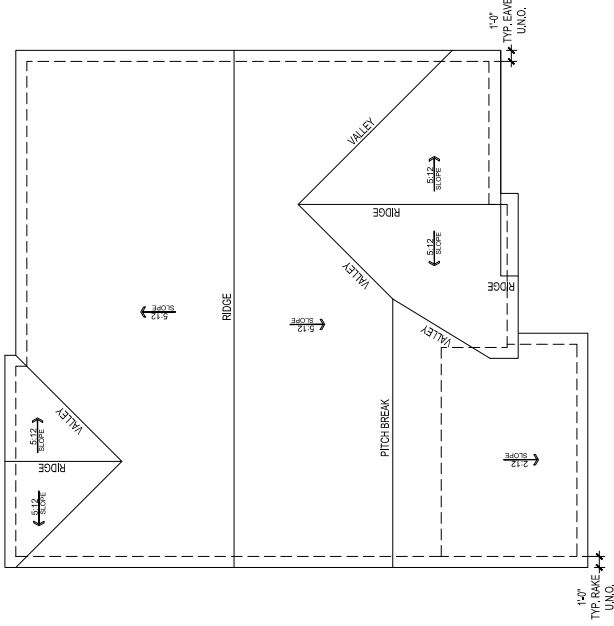
PLAN 2

4 BED + DEN + LOST, 3 BA + 1 PDR
 LIVING AREA 3,056 SQ.FT
 GARAGE AREA 580 SQ. FT

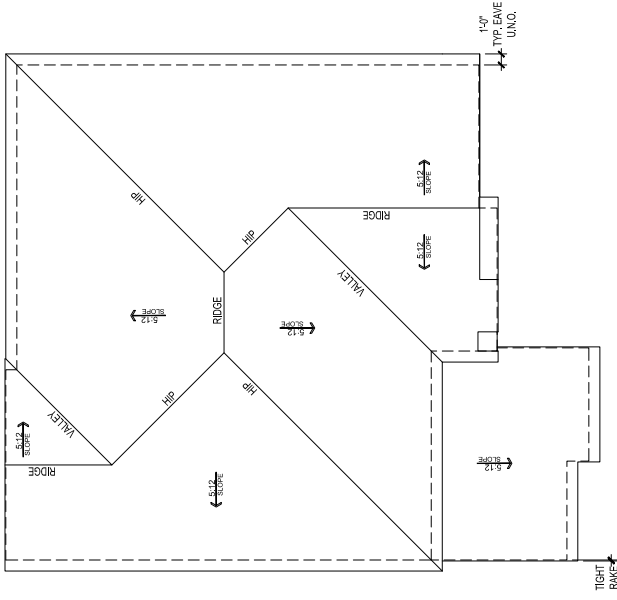




CRAFTSMAN



MONTEREY

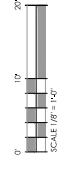


SPANISH

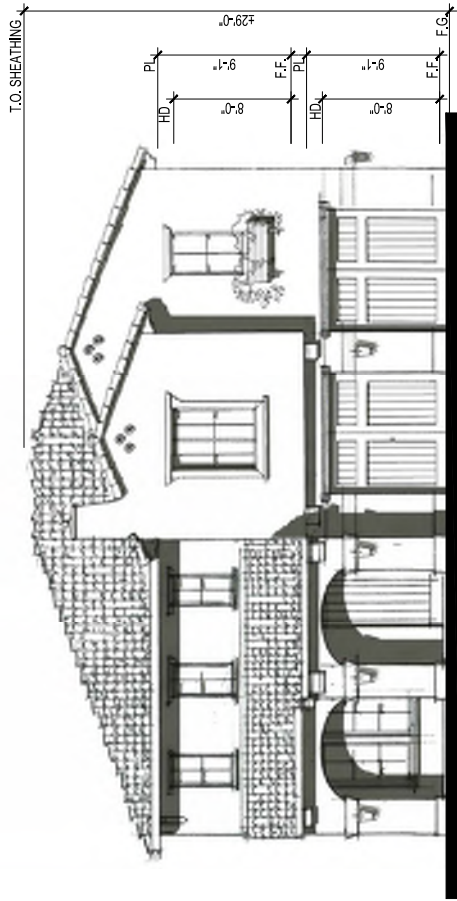
PLAN 2

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

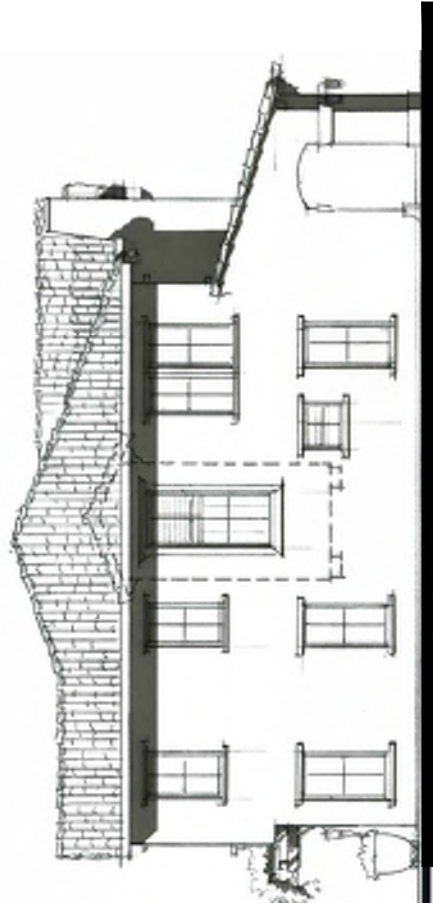
CONCEPTUAL ROOF PLANS
RIVERSIDE, CALIFORNIA



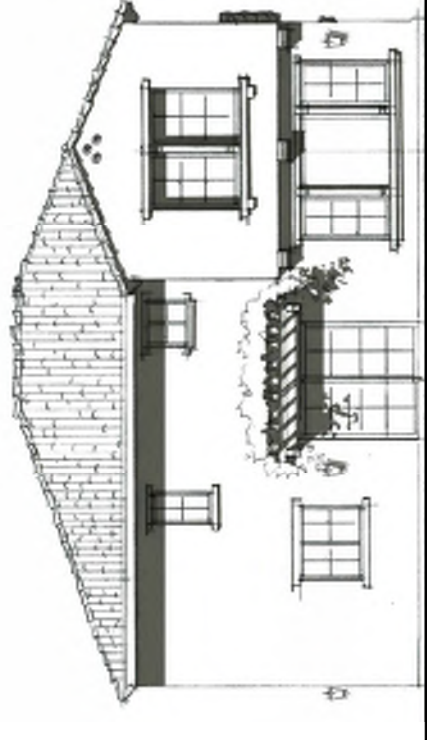
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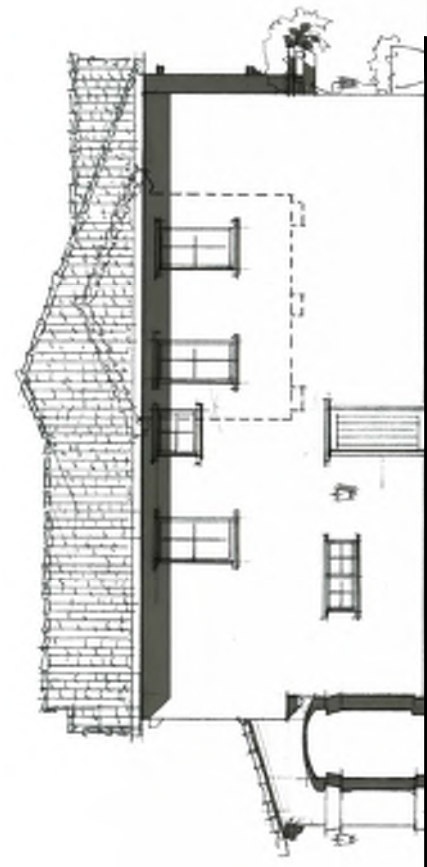
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Plot Date: 07/11/2021 1:56:09 PM. By: Richard Eckstein

PLAN 2
SPANISH



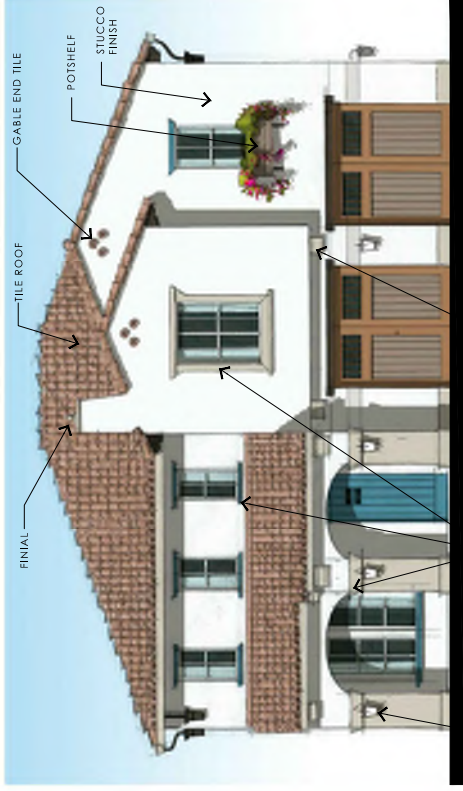
DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

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LEFT ELEVATION



FRONT ELEVATION



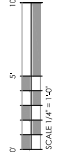
REAR ELEVATION



RIGHT ELEVATION

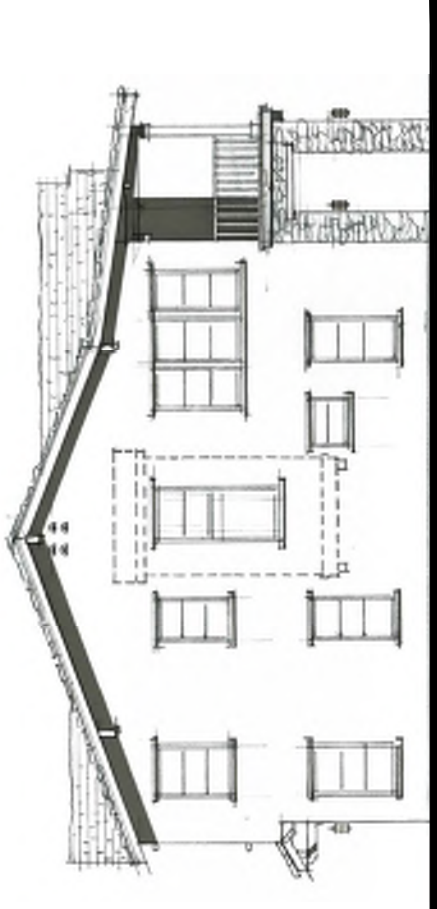
PLAN 2
SPANISH (COLOR SCHEME 2)

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA





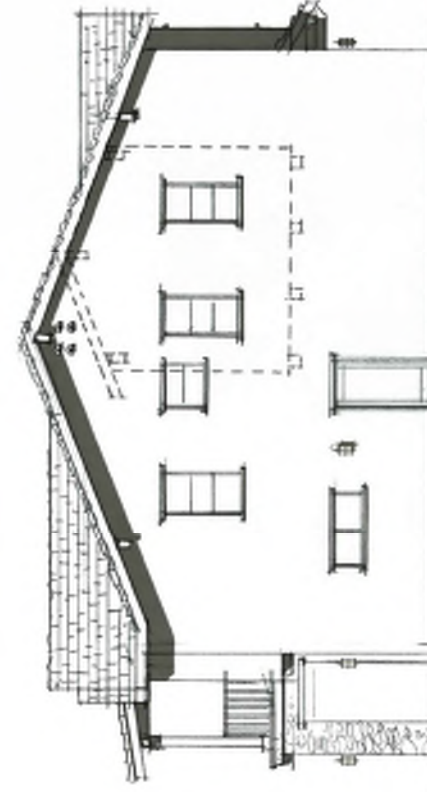
FRONT ELEVATION



LEFT ELEVATION



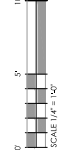
REAR ELEVATION



RIGHT ELEVATION

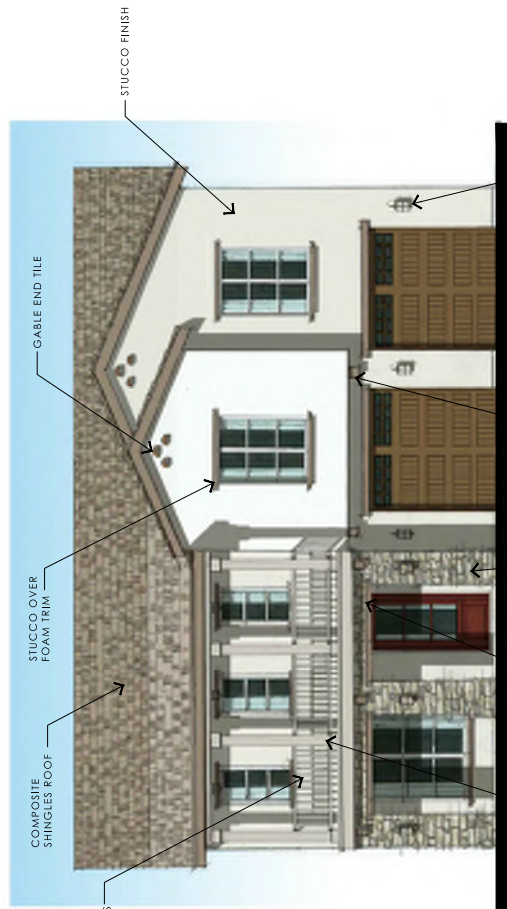
PLAN 2
MONTEREY

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA





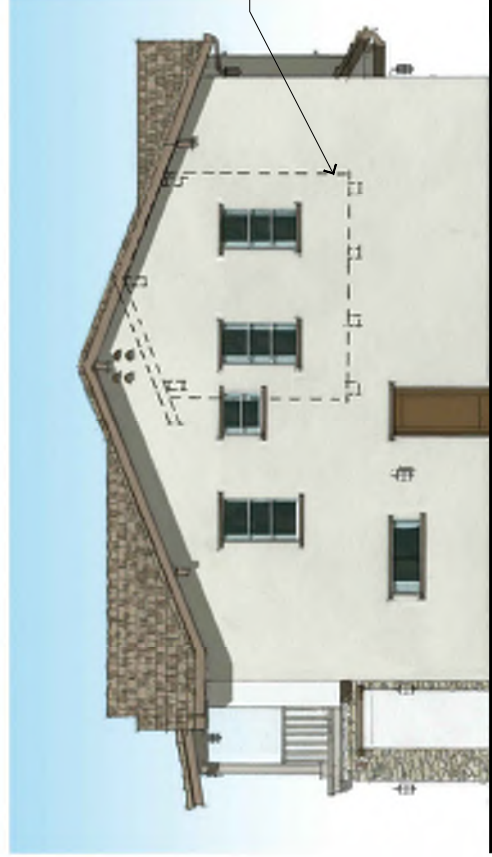
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



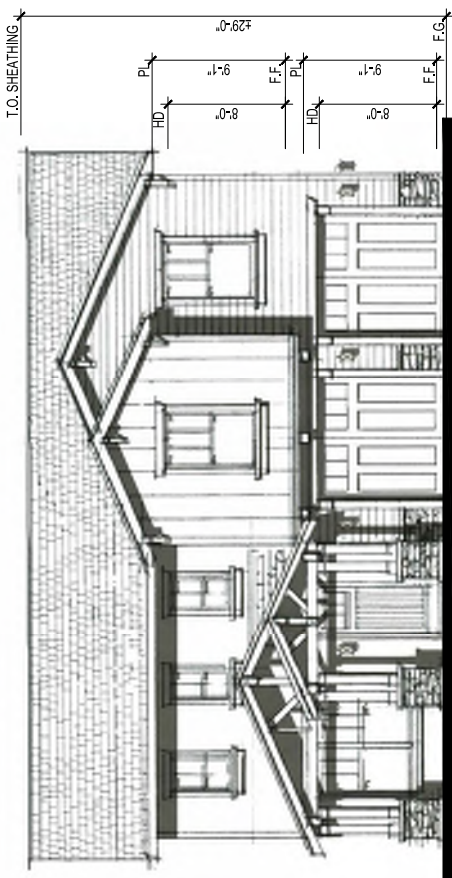
RIGHT ELEVATION

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

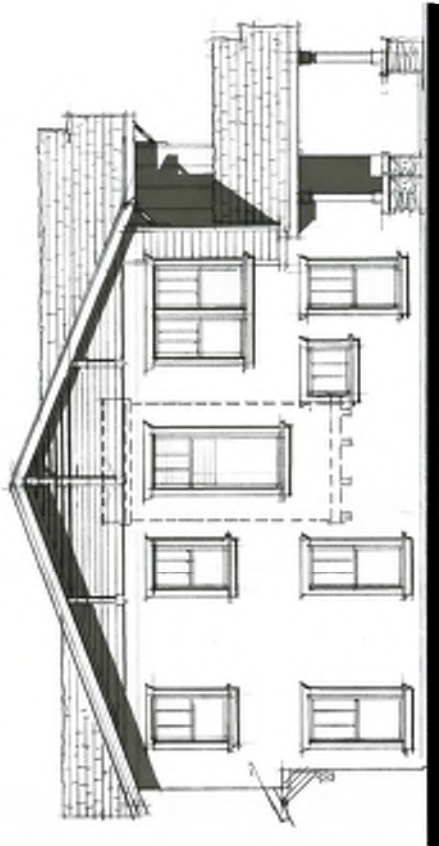
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DANIELIAN 14
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PLAN 2
MONTEREY (COLOR SCHEME 4)

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Plot Date: 07/11/2021 1:56:13 PM By: Richard Eickhorn

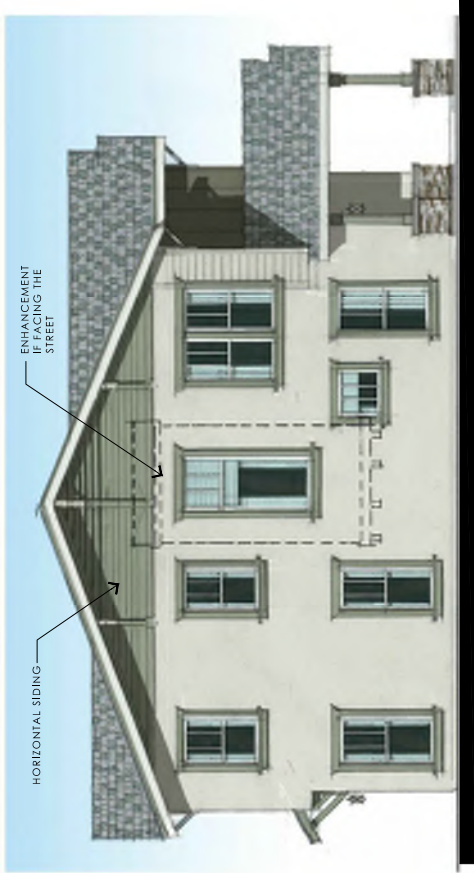


PLAN 2
CRAFTSMAN

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

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LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



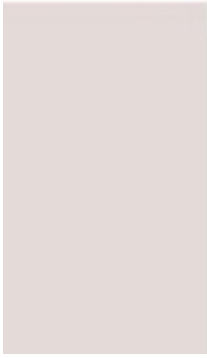
DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

PLAN 2
CRAFTSMAN (COLOR SCHEME 6)

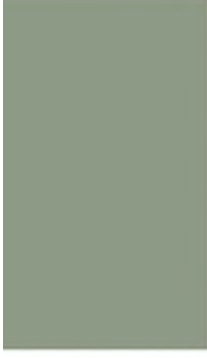
CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

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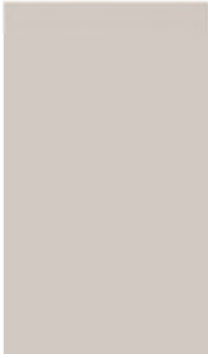
COLOR SCHEME 1



STUCCO_SHERWIN-WILLIAMS
SW6007
SMART WHITE



GARAGE DOOR_DUNN EDWARD
DE4285
LINDEN SPEAR



TRIM / FACIA_SHERWIN-WILLIAMS
SW7029
AGREEABLE GRAY

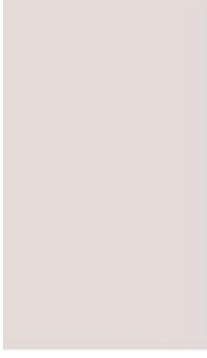


EAGLE ROOFING OR EQUAL
CAPISTRANO
RED BLUFF BLEND



FRONT DOOR_DUNN EDWARDS
DEC712
BRIAR

COLOR SCHEME 2



STUCCO_SHERWIN-WILLIAMS
SW6007
SMART WHITE



GARAGE DOOR_DUNN EDWARD
DE713
ROMAN BRICK



TRIM / FACIA_SHERWIN-WILLIAMS
SW7541
GRECIAN IVORY



EAGLE ROOFING OR EQUAL
CAPISTRANO
RED BLUFF BLEND



FRONT DR / TRIM_DUNN EDWARDS
DR5830
MEDITERRANEAN SEA

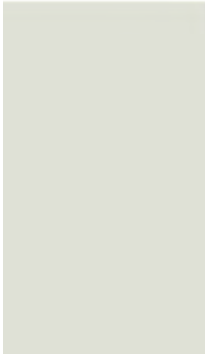
SPANISH

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

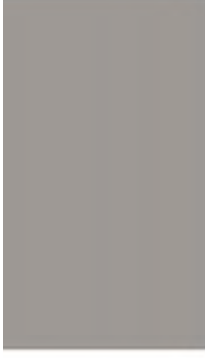
COLOR BOARD
RIVERSIDE, CALIFORNIA

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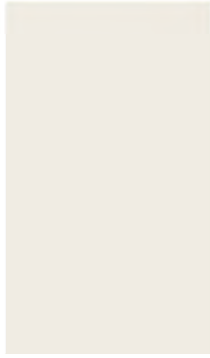
COLOR SCHEME 3



STUCCO_SHERWIN-WILLIAMS
SW6168
MODERN WHITE



GARAGE DOOR_SHERWIN-WILLIAMS
SW7673
PEWTER CAST



STUCCO_SHERWIN-WILLIAMS
SW9504
COLD FOAM



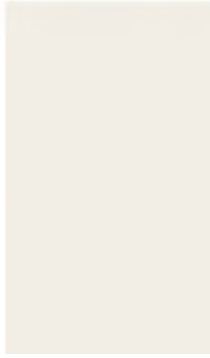
FRONT DR_SHERWIN-WILLIAMS
SW9524
CROOKED RIVER



TRIM_SHERWIN-WILLIAMS
SW9525
HIDDEN TRAIL



EL DORADO STONE
MOUNTAIN LEDGE
YUKON

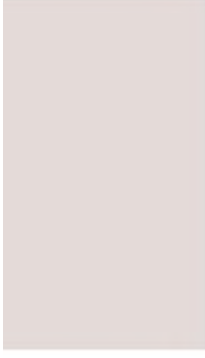


FACIA / POST_SHERWIN-WILLIAMS
SW7100
ARCADE WHITE



TIMBERLINE OR EQUAL
HD REFLECTOR SERIES
SANDALWOOD

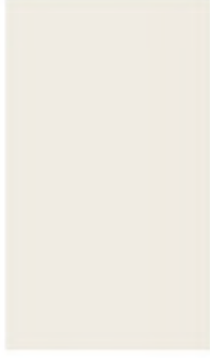
COLOR SCHEME 4



STUCCO_SHERWIN-WILLIAMS
SW6007
SMART WHITE



GARAGE DR_SHERWIN-WILLIAMS
SW9540
TIMBER BEAM



STUCCO_SHERWIN-WILLIAMS
SW9504
COLD FOAM



FRONT DR_SHERWIN-WILLIAMS
SW7593
RUSTIC RED



RAILING / POST_SHERWIN-WILLIAMS
SW7029
AGREEABLE GRAY



EL DORADO STONE
MOUNTAIN LEDGE
MESA VERDE



FACIA / TRIM_SHERWIN-WILLIAMS
SW7508
TAVERN TAUPE



TIMBERLINE OR EQUAL
HD REFLECTOR SERIES
SANDALWOOD

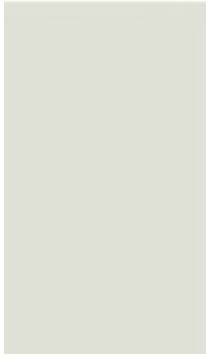
MONTEREY

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

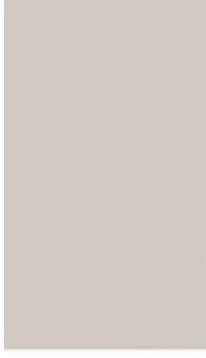
COLOR BOARD
RIVERSIDE, CALIFORNIA

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COLOR SCHEME 5



STUCCO / BD & BATTEN_SHERWIN-WILLIAMS
SW6168
MODERN WHITE



FACIA / TRIM_SHERWIN-WILLIAMS
SW7029
AGREEABLE GRAY



STUCCO_DUNN EDWARDS
DE5534
PINE MIST



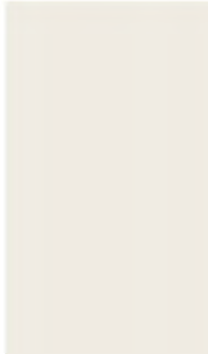
FRONT DR_SHERWIN-WILLIAMS
SW9694
WILD POPPY



GARAGE DR. / SIDING_SHERWIN-WILLIAMS
SW9159
AUGER SHELL



EL DORADO STONE
STACKED STONE
STANTA FE

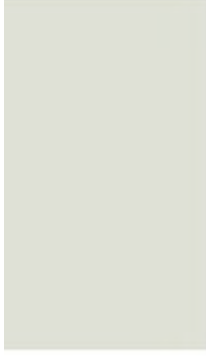


TRIM / POST_SHERWIN-WILLIAMS
SW9504
COLD FORM

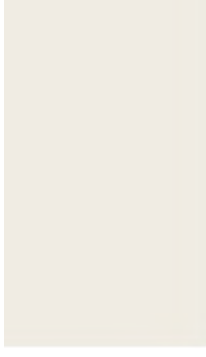


TIMBERLINE OR EQUAL
HD REFLECTOR SERIES
SAGEWOOD

COLOR SCHEME 6



STUCCO & SIDING_SHERWIN-WILLIAMS
SW6168
MODERN WHITE



FACIA / TRIM_SHERWIN-WILLIAMS
SW9504
COLD FORM



BD & BATTEN_SHERWIN-WILLIAMS
SW9524
CROOKED RIVER



FRONT DR_SHERWIN-WILLIAMS
SW9159
AUGER SHELL



GARAGE DR_SHERWIN-WILLIAMS
SW6243
DISTANCE



EL DORADO STONE
STACKED STONE
CASTAWAY



TRIM / POST_SHERWIN-WILLIAMS
SW6192
COASTAL PLAIN



TIMBERLINE OR EQUAL
HD REFLECTOR SERIES
SAGEWOOD

CRAFTSMAN

COLOR BOARD
RIVERSIDE, CALIFORNIA

DAUCHY AVENUE
SIGNATURE REALTY
COSTA MESA, CA

08.11.2021
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DRAFT MITIGATED NEGATIVE DECLARATION

WARD: 4

1. **Case Number:** PR-2021-001030 (Planned Residential Development, Tentative Tract Map, and Design Review)
2. **Project Title:** Dauchy Avenue Planned Residential Development
3. **Hearing Date:** **August 31, 2023**
4. **Lead Agency:** City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Alyssa Berlino, Associate Planner
aberlino@riversideca.gov (951) 826-5628
6. **Project Location:** The Project is located on 24.7 acres at the southwest corner of Dauchy Avenue and Ferrari Drive (Assessor's Parcel Numbers: 276-040-012, 276-040-011, and 276-050-029). **Figure 1: Regional Location** and **Figure 2: Project Location**.
7. **Project Applicant/Project Sponsor's Name and Address:**

Al Cohen
Signature Realty Capital Corp.
1901 Newport Boulevard, Ste 300
Costa Mesa, CA 92627
acohen@srccorp.net
8. **General Plan Designation:** VLDR - Very Low Density Residential, HR - Hillside Residential, and OS – Open Space
9. **Zoning:** R-1-1/2 Acre - Single Family Residential Zone and RC - Residential Conservation Zone
10. **Description of Project:**

PR-2021-001030 (the "Project") proposes the development of approximately 24.73 acres of vacant property, consisting of three (3) contiguous vacant parcels, located in the City of Riverside, County of Riverside, California. The project consists of the following entitlements for the establishment of a 53-unit Planned Residential Development: 1) Tentative Tract Map 38074 for the subdivision of the 24.73-acre Project site into fifty-three (53) residential lots, as well as lettered lots for common open space, private streets, and a detention basin; 2) Planned Residential Development Permit; and 3) Design Review of construction plans. A Summary

Vacation of excess right-of-way along Ferrari Drive and Dauchy Avenue, totaling approximately 0.28 acres will be processed with the final map recordation.

The Project includes the proposed development of a maximum of fifty-three (53) lots ranging in lot size from 5,175 square feet to 30,979 square feet. The single family residences on Lots 1 through 39 and Lots 43 through 53 will be two-story and range in size from 2,543 square feet to 3,056 square feet (including garages sizing approximately 451 square feet). Three architectural styles are proposed: Monterey, Craftsman, and Spanish Revival. Lots 40, 41, and 42 will be developed in compliance with the standards of the underlying RC – Residential Conservation Zone. Each of these residences will be single story, ranging in size from 3,792 square feet to 3,963 square feet (including garages ranging in size from 706 square feet to 887 square feet), and will consist of Mediterranean, Tuscan, and Spanish architectural styles. In order to facilitate this development, the existing residence on Lot 53 will be demolished. Table B indicates the open space lots:

Table B: Open Space Lots and Sizes

Lot	Gross Area (square feet)	Use Description
B	97,510	Recreational Open Space Lot
C	60,626	Open Space Easement
D	9,871	WQMP Basin
E	227,246	Open Space Easement
F	79,831	Open Space Easement
G	10,807	Recreational Open Space Lot
I	12,628	HOA Slope Maintenance
J	19,755	WQMP Basin
K	32,530	Private Street
L	4,134	HOA Slope Maintenance
M	9,385	HOA Slope Maintenance
N	16,801	HOA Slope Maintenance
O	24,816	HOA Slope Maintenance
P	44,087	Private Street
Q	25,798	Private Street

Primary access is provided from Victor Hugo Drive, with a secondary exit planned for Ferrari Drive. Internal access is provided by private streets, maintained by a Homeowner’s Association. A two-car garage will be provided for each residence. Twenty-seven (27) on-street parking spaces for guests will be provided on the north side of Streets “A” and “B.”

The project proposes a total of 108,317 square feet (approximately 2.48 acres) of common active open space located in Lots “B” and “G,” consisting of active play areas including half-court basketball and a children’s play area. Approximately 8.44 acres of the total Project acreage of 24.73 acres (34%) will be preserved in perpetuity through the recordation of open space easements. The Project site will be landscaped with a variety of trees and plants materials. Lots D and J, totalling approximately 29,626 square feet, will serve as Water Quality Management Basins for the Project.

The Project is planned as a gated community and will include a variety of walls and fencing typical of residential developments in the City of Riverside. In particular, 6’ high vinyl fencing will be installed on interior lot lines; 5-6’ block walls will be installed on return walls and on the sides and rear property lines of residential lots, and a 6’ high tubular steel fence will be installed where the rear of residential lots border each other, as well as the exterior of the project.

During grading activities, a total of 10,700 cubic yards of soil will be required to be imported. Naturally steep slopes and biologically sensitive areas are avoided where feasible and possible. Additionally, the previously-

approved subdivision to the north of this Project across Ferrari Drive was designed to drain southerly across Ferrari. Grading for this project has been mostly designed to match the previously-approved. Development of this Project will be more impactful to the grading of Ferrari than was originally shown on the subdivision to the north, thus certain impacts will occur, but are not considered significant. Grading activities are assumed to occur after the map records, which is assumed to be in Q2 of 2024.

The Project Applicant intends to pursue construction of the Project following the final review and consideration by the City decision makers.

All data and information contained in the Project technical studies and this IS/MND reflects the most current regulatory and legal requirements for each study area as of the date of this IS/MND. Any updates to previously prepared technical studies are included, either as technical memoranda or addendums to the studies.

11. Surrounding land uses and setting:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Mostly undeveloped; one existing residence and related outbuildings	VLDR - Very Low Density Residential; HR – Hillside Residential; OS – Open Space/Natural Resource	R-1-1/2 Acre – Single Family Residential; RC - Residential Conservation Zone
North (across Ferrari Drive)	Mostly undeveloped; 1 SFR. APNs 276-040-009 and -01 have been entitled via TTM36370 for 10 residential lots (not yet been developed)	VLDR – Very Low Density Residential; HR – Hillside Residential	R-1-1/2 Acre – Single Family Residential; RC - Residential Conservation Zone
East (Adjacent and across Dauchy Ave)	Residential	VLDR – Very Low Density Residential	R-1-1/2 Acre – Single Family Residential
South	Residential	VLDR – Very Low Density Residential; HR – High Density Residential; OS – Open Space/Natural Resources	R-1-1/2 Acre – Single Family Residential; RC - Residential Conservation Zone
West	Residential	HR – High Density Residential; OS – Open Space/Natural Resources	RC – Residential Conservation Zone

12. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):

- a. City of Riverside
- b. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES)
- c. RWQCB, Santa Ana Region – Storm Water Pollution Prevention Plan (SWPPP)
- d. RWQCB, Santa Ana Region – Section 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- e. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- f. California Department of Fish and Game - 1602 Streambed Alteration Agreement.

g. Army Corps of Engineers – 404 Jurisdictional Waters of the United States

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Two Native American tribes requested consultation with the City: Rincon Band of Luiseño Indians, and the Pechanga Band of Mission Indians. As such, the City conducted government-to-government consultation on April 27, 2022 and June 10, 2022, respectively. The Pechanga Band requested a site visit with City staff, which occurred on July 5, 2022. All recommendations provided by the tribes are included in this initial study.

14. Other Environmental Reviews Incorporated by Reference in this Review:

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. City of Riverside Housing Element Update 2014-2021
- d. Air Quality Impact Analysis conducted by Urban Crossroads, dated March 17, 2023
- e. Greenhouse Gas Analysis conducted by Urban Crossroads, dated March 17, 2023
- f. Noise Study conducted by Urban Crossroads, dated March 17, 2023
- g. Preliminary Hydrology Report conducted by Andrew Woodard, dated June 13, 2023
- h. Cultural Resources Report conducted by Brian F. Smith and Associates dated December 2, 2020, and revised April 7, 2021
- i. Vehicle Miles Travelled Analysis conducted by Urban Crossroads on January 15, 2021, and supplemental memo dated June 8, 2023
- j. Jurisdictional Delineation for the Dauchy Project Site located in the City of Riverside by Carlson Strategic Land Solutions, Inc. dated March 2023
- k. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Focused Burrowing Owl Surveys for the 24.73-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California by Cadre Environmental dated May 17th, 2021, and updated February 22nd, 2022.
- l. Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis for the 24.73-Acre Dauchy Avenue Project Site, City of Riverside, Western Riverside County, California dated September 15th, 2021, and updated February 2023.
- m. MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP), Dauchy Avenue Tentative Tract Map No. 38074, conducted by Cadre Environmental, dated July 2022 and updated February 2023.

15. Acronyms

AAQS -	Ambient Air Quality Standards
AB -	Assembly Bill
ACM -	Asbestos-Containing Material
AICUZ -	Air Installation Compatible Use Zone Study
APN -	Assessor's Parcel Number
AQMP -	Air Quality Management Plan
AUSD -	Alvord Unified School District
Basin -	South Coast Air Basin
BAU -	Business As Usual
BMP -	Best Management Practice
CalEEMod -	California Emissions Estimator Model
CAL FIRE -	California Department of Forestry and Fire Protection
CAP -	Climate Action Plan
CBC -	California Building Code
CCR -	California Code of Regulations
CDFW -	California Department of Fish and Game
CEQA -	California Environmental Quality Act
CFR -	Code of Federal Regulations
CH ₄ -	Methane
CMP -	Congestion Management Plan
CNEL -	Community Noise Equivalent Level
CO -	Carbon Monoxide
CO ₂ -	Carbon Dioxide
CO ₂ E -	Carbon Dioxide Equivalent
CWA -	Clean Water Act
DAMP -	Drainage Area Management Plan
dBA -	A-weighted decibel
DCV -	Design Capture Volume
DMA -	Drainage Management Area
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EO -	Executive Order
EOP -	Emergency Operations Plan
EPA -	Environmental Protection Agency
FEMA -	Federal Emergency Management Agency
FHWA -	Federal Highway Administration
FIRM -	Flood Insurance Rate Map
FMMP -	Farmland Mapping and Monitoring Program
FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
FTA -	Federal Transit Authority
GHG -	Green House Gas
GIS -	Geographic Information System
GP 2025 -	General Plan 2025
Gped -	Gallons Per Capita Per Day
HCOC -	Hydrologic Conditions of Concern
HMMP -	Habitat Mitigation and Monitoring Plan
HVAC -	Heating, Ventilation, and Air Conditioning
IS / MND -	Initial Study / Mitigated Negative Declaration
LBM -	Lead-Based Material
Lbs/day -	Pounds Per Day

LDR -	Low Density Residential
Leq -	Equivalent Continuous Sound Level
LHMP -	Local Hazard Mitigation Plan
L _{max} -	Maximum Noise Level
LRA -	Local Responsibility Area
LST -	Localized Significance Threshold
MARB ALUC -	March Air Reserve Base Airport Land Use Plan
Mgd -	Million Gallons Per Day
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MLD -	Most Likely Descendant
MRZ -	Mineral Resource Zone
MS4 -	Municipal Separate Storm Sewer Systems
MSHCP -	Multiple-Species Habitat Conservation Plan
MT -	Metric Ton
MVUSD -	Moreno Valley Unified School District
NAAQS -	National Ambient Air Quality Standards
N ₂ O -	Nitrous Dioxide
NCCP -	Natural Communities Conservation Plan
NO _x -	Nitrous Oxides
NPDES -	National Pollutant Discharge Elimination System
O ₃ -	Ozone
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PAR -	Property Analysis Record
PEIR -	Program Environmental Impact Report
PM _{2.5} -	Particulate Matter Less Than 2.5 Microns in Size
PM ₁₀ -	Particulate Matter Less Than 10 Microns in Size
PPV -	Peak Particle Velocity
PRC -	Public Resources Code
PRD -	Planned Residential Development
Project -	TTM38074 and ancillary applications
PW -	Public Works, Riverside
RCA -	Regional Conservation Authority
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
REC -	Recognized Environmental Condition
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
RWQCB -	Regional Water Quality Control Board
SB -	Senate Bill
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SCH -	State Clearinghouse
SCS -	Sustainable Communities Strategy
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SO _x -	Sulfur Oxides

SWPPP - Storm Water Pollution Prevention Plan
TDM - Transportation Demand Management
USACE - United State Army Corps of Engineers
USGS - United States Geologic Survey
VdB - Vibration Velocity Decibels
VMT - Vehicle Miles Traveled
VOC - Volatile Organic Compound
WDR - Waste Discharge Requirement
WMWD - Western Municipal Water District
WQMP - Water Quality Management Plan
WRCOG - Western Riverside Council of Governments
WRCRWA - Western Riverside County Regional Wastewater Authority

FIGURE 1: REGIONAL LOCATION

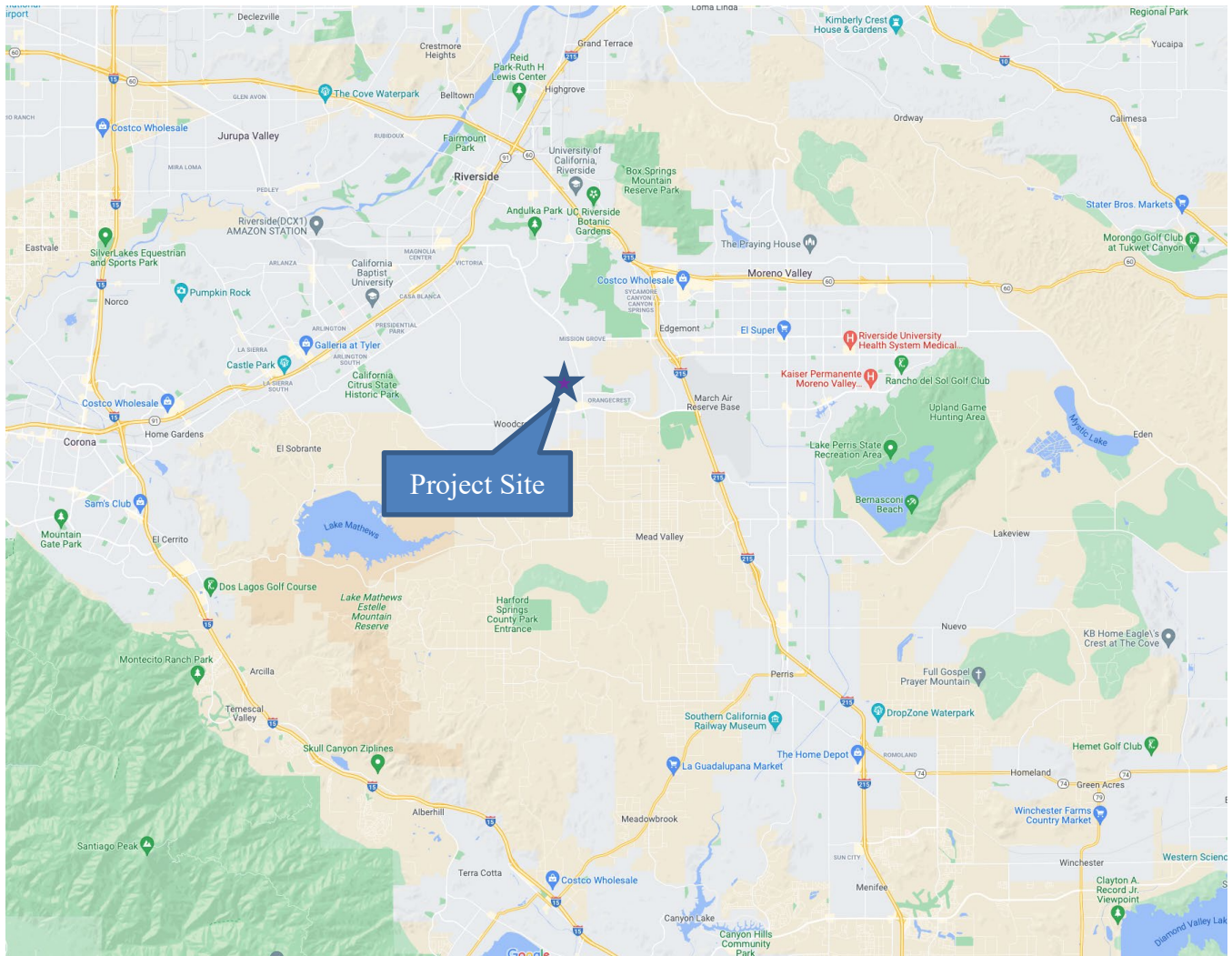
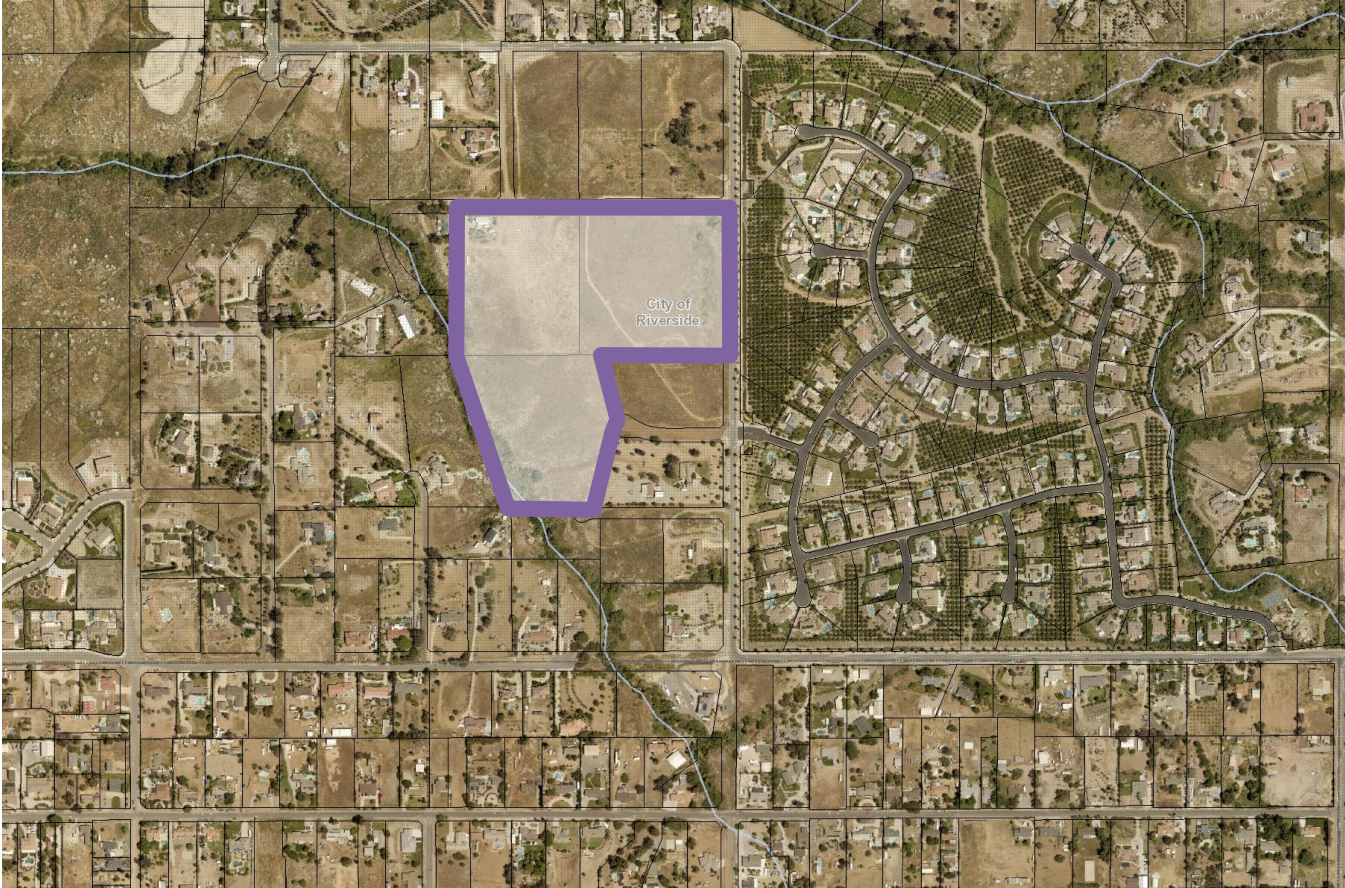


FIGURE 2: PROJECT LOCATION



Project Site