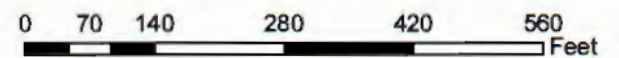




Exhibit 3 - P12-0601, P12-0697, P12-0698, Aerial Photo



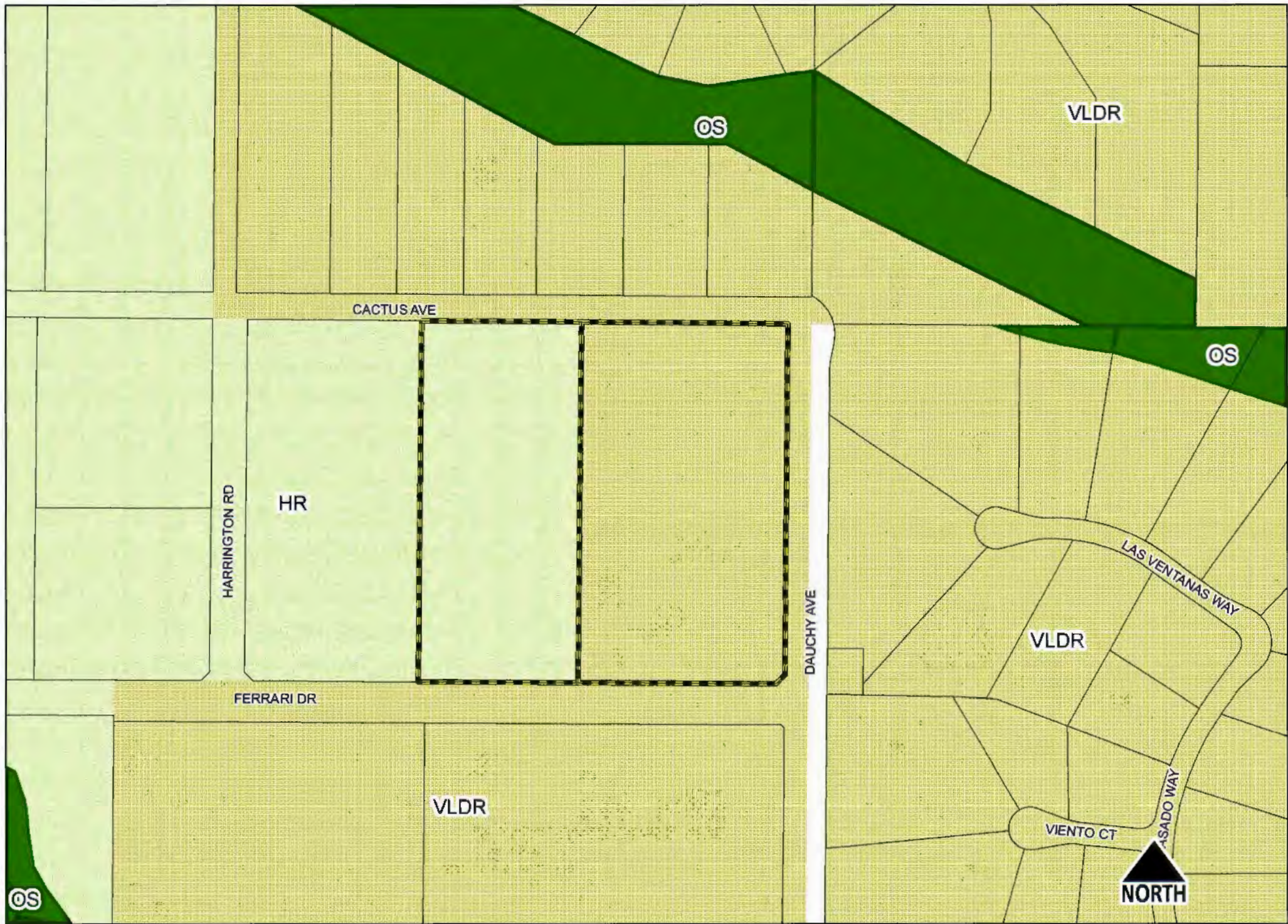


Exhibit 4 - P12-0601, P12-0697, P12-0698, General Plan Land Use

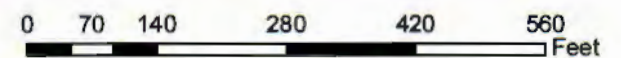
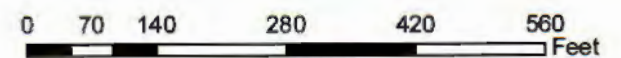




Exhibit 5 - P12-0601, P12-0697, P12-0698, Zoning Map



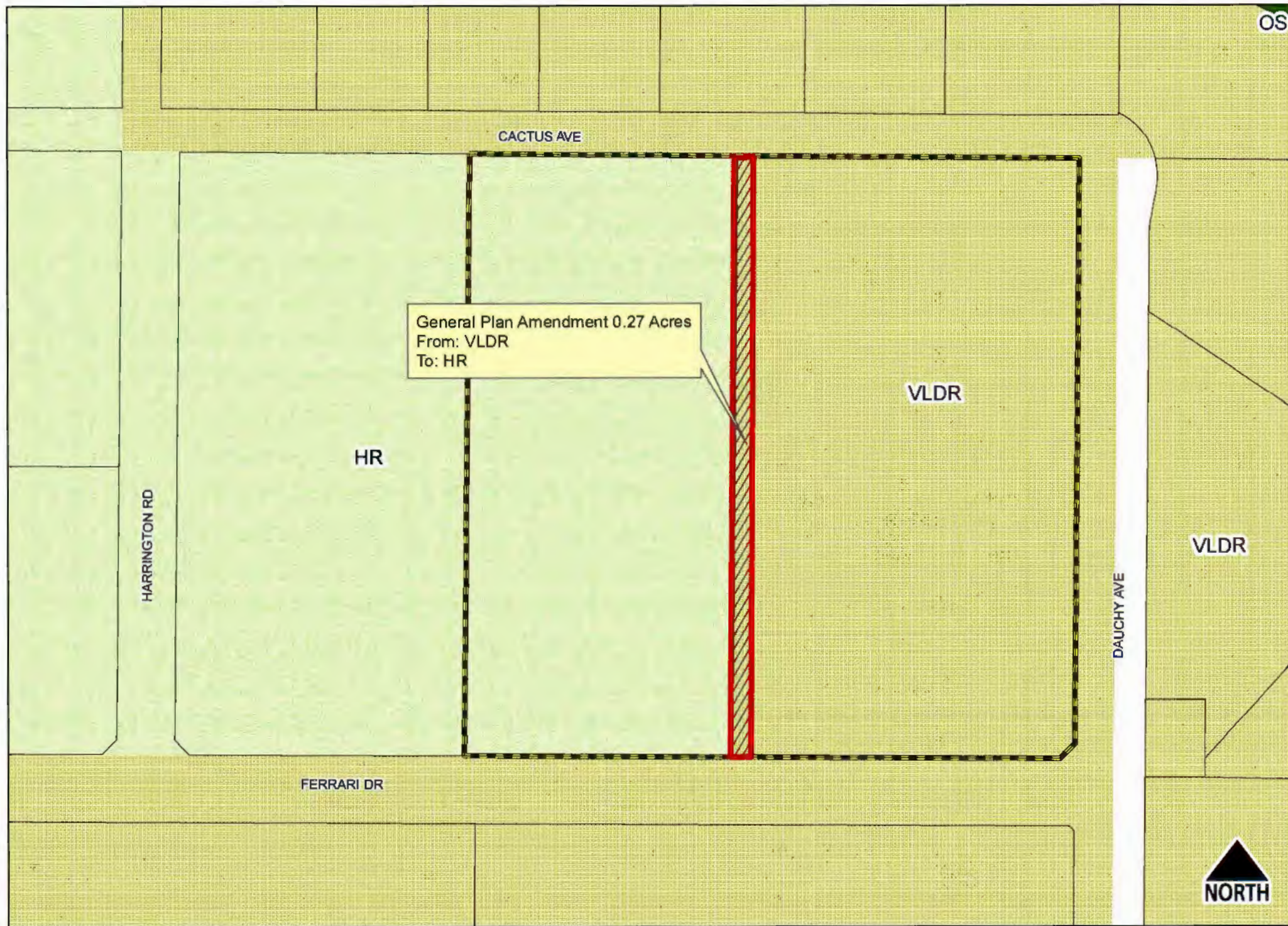


Exhibit 6 - P12-0601-0697-0698, Proposed General Plan Land Use Designation

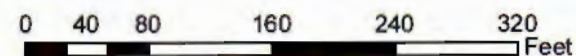
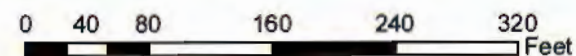




Exhibit 7 - P12-0601-0697-0698, Proposed Zoning

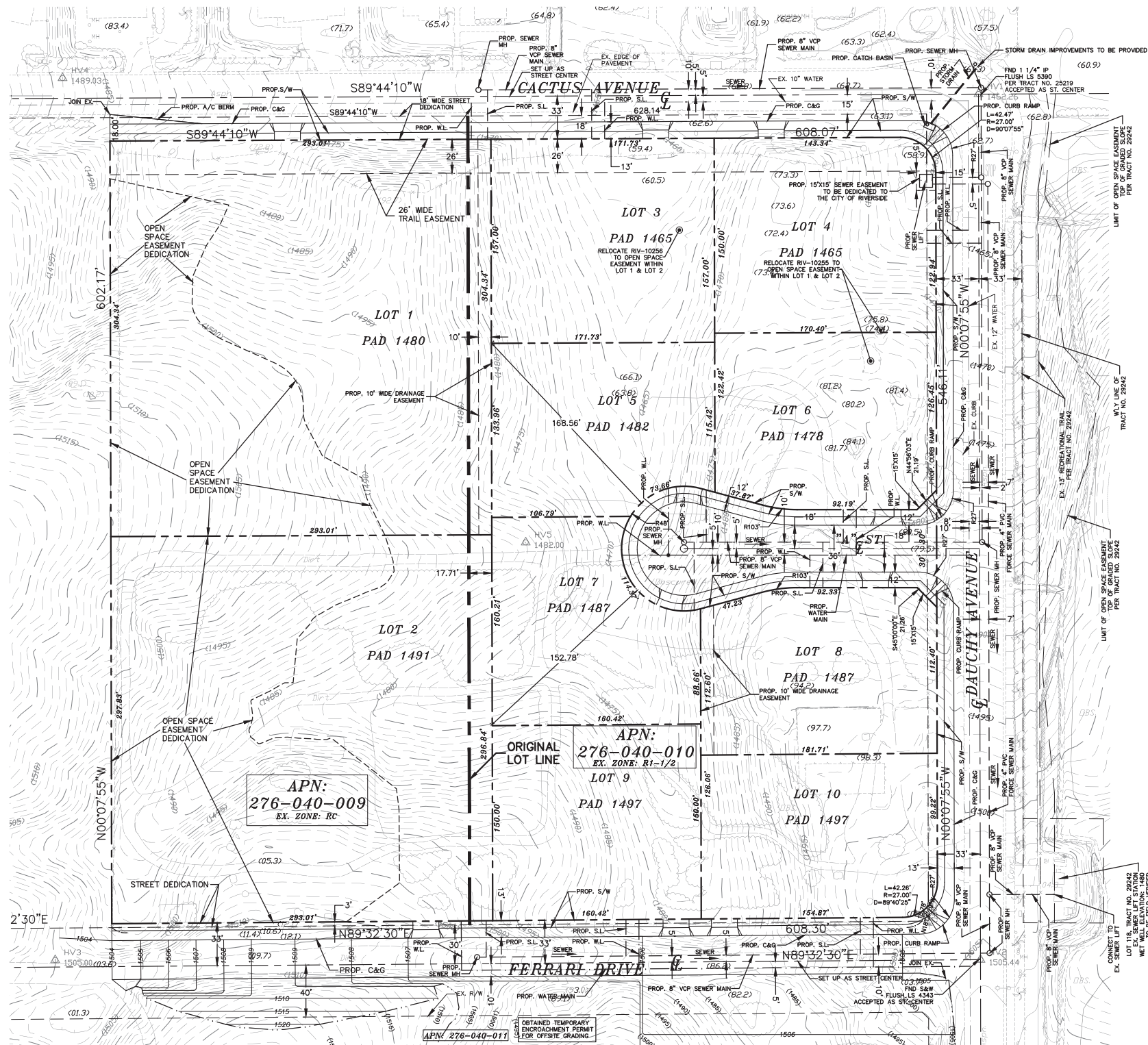


TENTATIVE TRACT NO. 36370

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 5680, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT OF THE WESTERLY 5 ACRES.

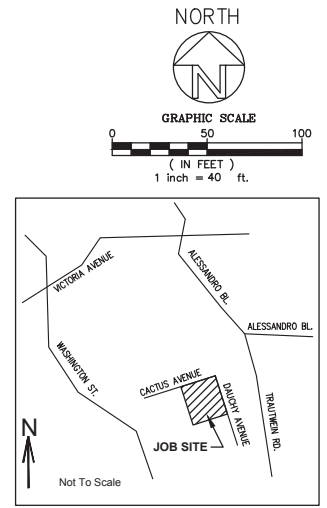
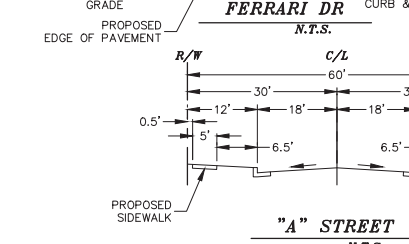
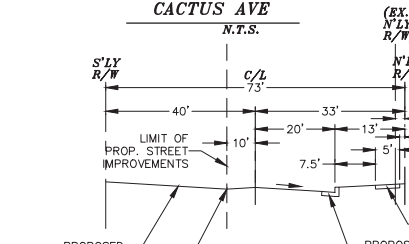
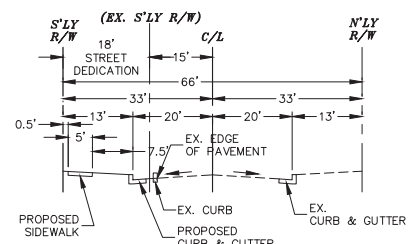
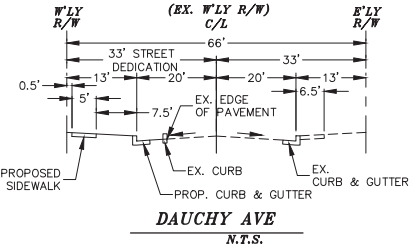


AREA TABLE (SF/AC)			
ZONE	RC	276-040-009	171,430/3.94
R-1A ACRE 276-040-010 219,302/5.03			
LOT NO.	LOT (GROSS)	LOT (NET)	PAD
1	94,448/2.17	89,174/2.05	17,158
2	88,000/2.02	87,121/2.00	16,478
3	30,052/0.69	26,961/0.62	7,865
4	27,452/0.63	25,403/0.58	8,222
5	21,789/0.50	21,789/0.50	11,592
6	21,871/0.50	22,745/0.52	8,892
7	21,830/0.50	21,830/0.50	12,125
8	21,861/0.50	22,673/0.52	11,454
9	24,545/0.56	24,063/0.55	11,540
10	22,512/0.52	22,752/0.52	12,455
A* STREET	16,372/0.38	16,953/0.39	- SAC
TOTAL	380,732/8.97	381,464/8.75	117,781

GRADED AREA ANS*		
LOT	ANS(%)	
1	18.19	
2	16.07	
3	12.81	
4	15.95	
5	15.10	
6	11.93	
7	16.59	
8	13.61	
9	16.41	
10	16.29	
A* STREET	10.86	
TOTAL	15.57	

LOT DIMENSION		
LOT	WIDTH	DEPTH
1	293.01'	304.34'
2	293.01'	297.83'
3	171.73'	157.00'
4	170.40'	150.00'
5	CUL-DE-SAC	CUL-DE-SAC
6	170.40'	136.17'
7	CUL-DE-SAC	CUL-DE-SAC
8	181.71'	128.03'
9	160.42'	150.00'
10	181.71'	126.06'

ANS*: AVERAGE NATURAL SLOPE
RC ZONE: APN 276-040-009
NON-RC ZONE: APN 276-040-010



OWNER:
DAUCHY VILLA DEVELOPMENT, LLC
6006 RENO AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

BENCH MARK:
BM# EB-13 ELEV = 1602.678' 1988

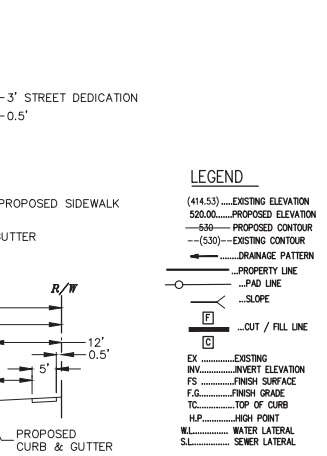
NORTHERLY CORNER OF THE BASE FLANGE OF A STEEL POWER POLE #35061 ALONG THE JOHN F. KENNEDY ALIGNMENT NORTH OF WOOD ROAD AND 300 FEET WEST OF TRAUTWEIN RD.

UTILITY SERVICES:
WATER - RIVERSIDE PUBLIC UTILITIES
SEWER - RIVERSIDE PUBLIC UTILITIES
ELECTRICAL - RIVERSIDE PUBLIC UTILITIES
TRASH - RIVERSIDE PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
TELEPHONE - AT&T
SCHOOL - RIVERSIDE UNIFIED SCHOOL DISTRICT
FIRE - CITY OF RIVERSIDE FIRE DEPARTMENT
SHERIFF - CITY OF RIVERSIDE SHERIFF DEPARTMENT


NOTES:
APN: 276-040-009,010
SEWERAGE DISPOSAL: BY GRAVITY TO SEWER MAIN ON STREET MAIN
NO OF PROPOSED LOTS: 10

EARTHWORK:
CUT..... 30,000 CY
FILL..... 30,000 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING



REVISIONS	
DATE	NO



EGL ASSOCIATES, INC.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

10 LOT SUBDIVISION

14601 DAUCHY AVENUE
RIVERSIDE, CALIFORNIA 92508

Date: 02/08/2016

Scale: 1" = 40'

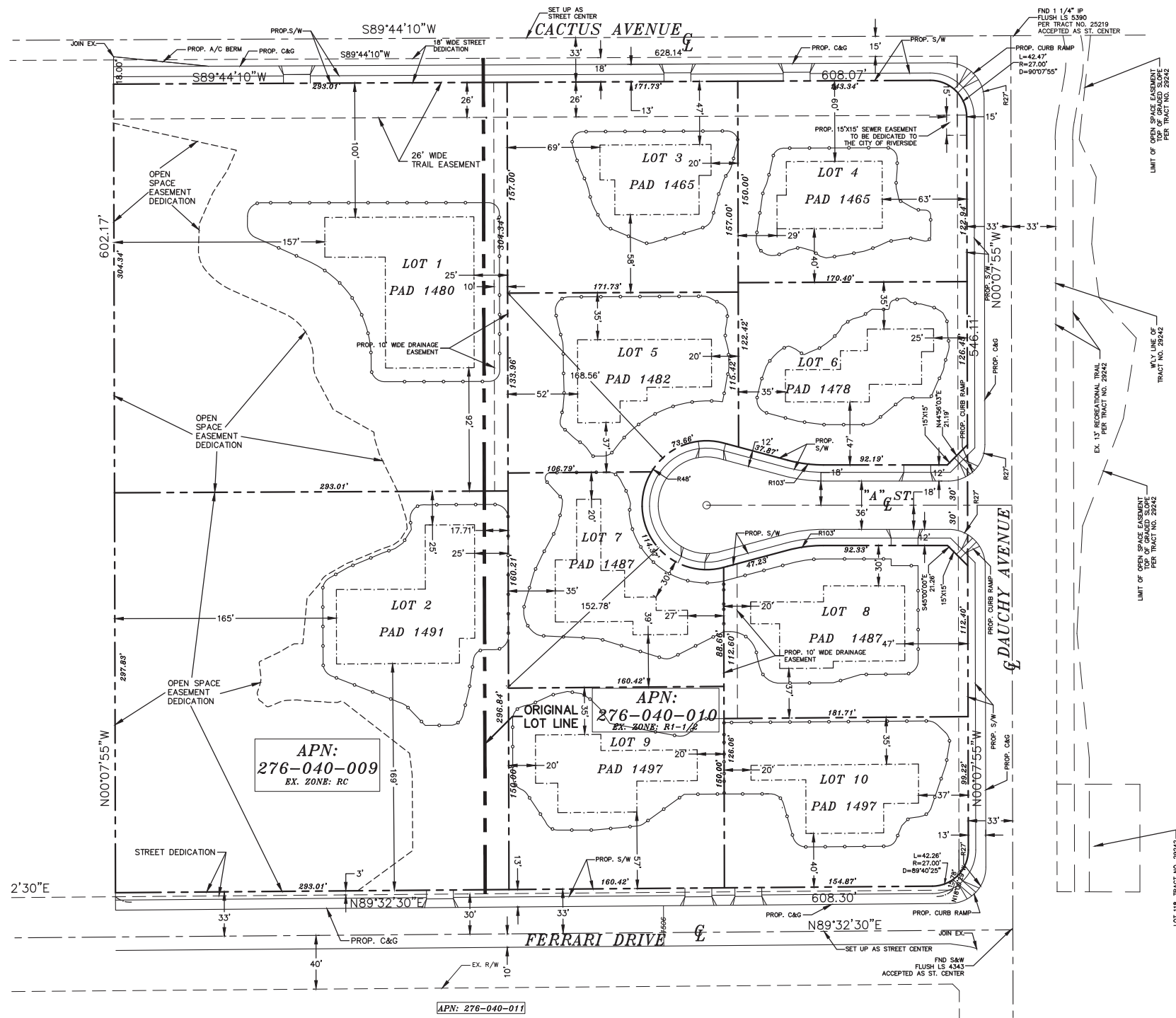
Drawn: JY

Job: 10-229-002

Sheet: 1 OF 1

Exhibit 8 - P12-0601, P12-0697, P12-0698, Tentative Tract Map

EXHIBIT A OF TENTATIVE TRACT NO. 36370

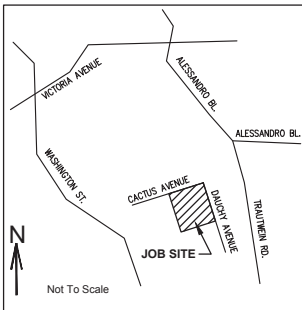
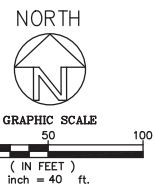
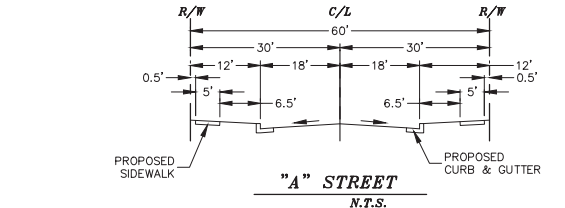
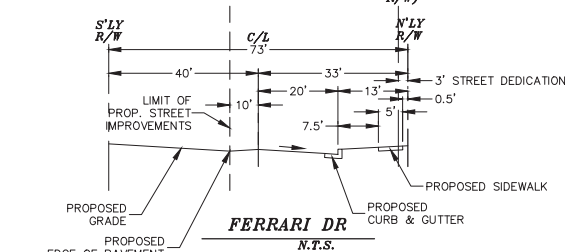
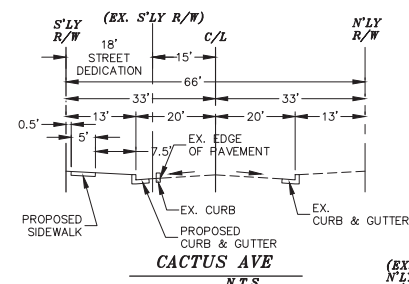
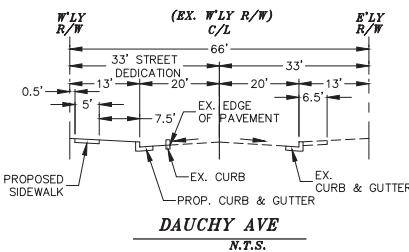


AREA TABLE (SF/AC)			
ZONE	RC	276-040-009	171,430/3.94
R-1A ACRE 276-040-010 219,302/5.03			
LOT NO.	LOT (GROSS)	LOT (NET)	PAD
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4	27,452/0.63	25,403/0.58	8,222
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6	21,871/0.50	22,745/0.52	8,892
7	21,830/0.50	21,830/0.50	12,125
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10	16.29	
"A" STREET	10.86	
TOTAL	15.57	

LOT DIMENSION		
LOT	WIDTH	DEPTH
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7	CUL-DE-SAC	CUL-DE-SAC
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10	181.71'	126.06'

ANS*: AVERAGE NATURAL SLOPE
RC ZONE: APN 276-040-009
NON-RC ZONE: APN 276-040-010



VICINITY MAP

OWNER:
DAUCHY VILLA DEVELOPMENT, LLC
6006 RENO AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

BENCH MARK:
BM# EB-13 ELEV = 1602.678' 1988
NORTHERLY CORNER OF THE BASE FLANGE OF A
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FIRE - CITY OF RIVERSIDE FIRE DEPARTMENT
SHERIFF - CITY OF RIVERSIDE SHERIFF DEPARTMENT

NOTES:
APN: 276-040-009,010
SEWERAGE DISPOSAL: BY GRAVITY TO SEWER MAIN
ON STREET MAIN
NO OF PROPOSED LOTS: 10

EARTHWORK:
CUT..... 30,000 CY
FILL..... 30,000 CY
SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR
PERMIT AND BONDING PURPOSES ONLY.
THE CONTRACTOR SHALL VERIFY QUANTITIES
PRIOR TO START OF GRADING

LEGEND
(414.53).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
-530-.....PROPOSED CONTOUR
-(530)-.....EXISTING CONTOUR
.....DRAINAGE PATTERN
.....PROPERTY LINE
.....PAD LINE
.....SLOPE
.....CUT / FILL LINE
EX.....EXISTING
HW.....INVERT ELEVATION
FS.....FINISH SURFACE
F.G.....FINISH GRADE
TG.....TOP OF CURB
HP.....HIGH POINT
WL.....WATER LATERAL
SL.....SEWER LATERAL

REVISIONS	
DATE	NO



EGL ASSOCIATES, INC.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

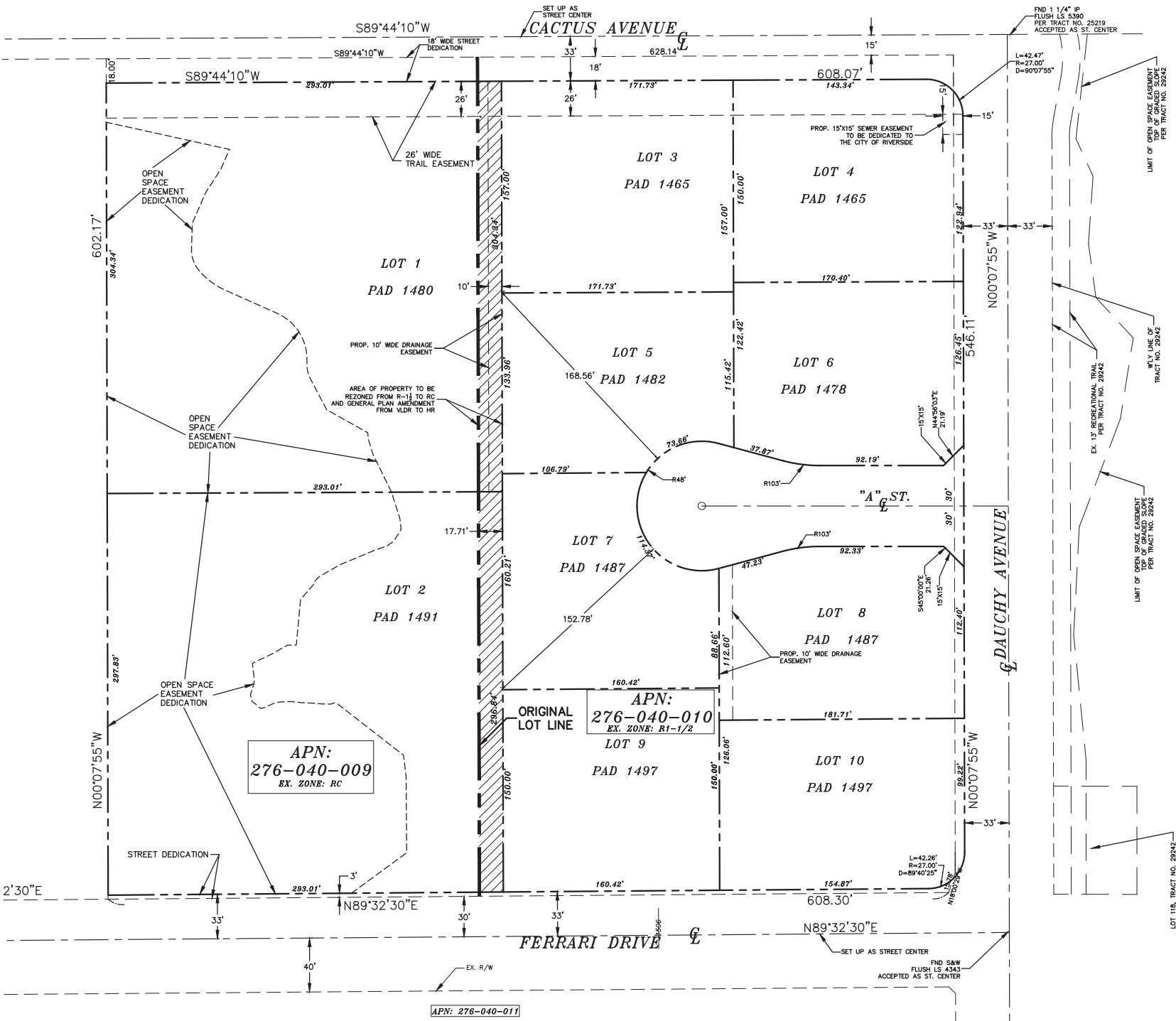
10 LOT SUBDIVISION

14601 DAUCHY AVENUE
RIVERSIDE, CALIFORNIA 92508

Date: 02/08/2016
Scale: 1" = 40'
Drawn: JY
Job: 10-229-002
Sheet: 1 OF 1

Exhibit 8 - P12-0601, P12-0697, P12-0698 Tentative Tract Map

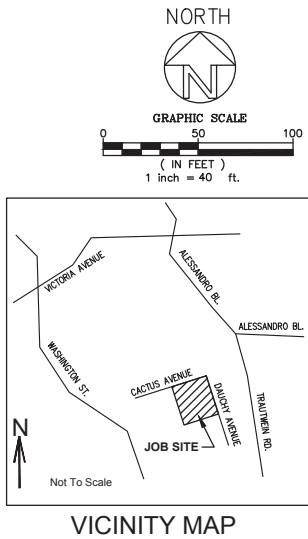
EXHIBIT B OF TENTATIVE TRACT NO. 36370



AREA TABLE (SF/AC)			
ZONE	RC	276-040-009	171,430/3.94
LOT NO.	LOT (GROSS)	LOT (NET)	PAD
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9	24,545/0.56	24,063/0.55	11,540
10	22,512/0.52	22,752/0.52	12,455
A" STREET	16,372/0.38	16,953/0.39	-
TOTAL	390,732/8.97	381,464/8.75	117,781

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LOT	WIDTH	DEPTH
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6	170.40'	136.17'
7	CUL-DE-SAC	CUL-DE-SAC
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10	181.71'	126.06'

RC ZONE: APN 276-040-009
NON-RC ZONE: APN 276-040-010



OWNER:
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TEMPLE CITY, CA 91786
PH: (626) 712-3032

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

REVISIONS	
DATE	NO

EGL ASSOCIATES, INC.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588 FAX: (626) 263-3599

10 LOT SUBDIVISION

14601 DAUCHY AVENUE
RIVERSIDE, CALIFORNIA 92508

Date: 02/08/2016
Scale: 1" = 40'
Drawn: JY
Job: 10-229-002
Sheet: 1 OF 1

Exhibit 8 - P12-0601, P12-0697, P12-0698 Tentative Tract Map

4. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND APPENDIX CHAPTER 33, VOL. 1 OF THE CURRENT CITY-ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
5. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT AND SOILS REPORT-UPDATE PREPARED BY _____ SHALL BE COMPLIED WITH DURING GRADING OPERATIONS, CITY BUSINESS TAX CERTIFICATE NO. _____, EXP. DATE _____.
6. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING AREAS, STRUCTURAL SECTIONS, EROSION CONTROL, RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
7. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTING REPORT FROM THE SOIL ENGINEER FOR FILL AREAS TO BE COMPLETED PRIOR TO BUILDING PERMITS BEING ISSUED.
8. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.

- a. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GRADINGCOVER. (SEE LANDSCAPE PLANS FOR FINAL GRADING COVER).
- b. ALL EROSION CONTROL SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
- c. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G. HYDROSEEDING, MULCHING OF STRAW, SANDBAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTY. THIS PLAN AND SWPPP ARE TO GOVERN ALL GRADING OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 15 TO APRIL 15.
- d. AFTER MAINTENANCE, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERM AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.
- e. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- f. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE ANY OF THE ABOVE SAID ITEMS IN ANY WAY, THE CONTRACTOR AND /OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- g. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL SLOPES.
- h. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINMENT OF THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL SLOPES.
- i. 0. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- j. ALL CONCRETE DRAINAGE FEATURES WILL BE COLOR TREATED TO BLEND IN WITH THE SURROUNDING TERRAIN AND ALL RIP-RAP WILL BE NATURAL RIVER ROCK, NOT BLASTED ROCK WITH COLOR TREATED GROUT TO MATCH NATURAL TERRAIN.
- k. 2.0 ACRES OF 2% OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY RIVERSIDE.
- l. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAY AND SUNDAY.
- m. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 6273)

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN.

2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

CUT = 30,000 C.Y. FILL = 30,000 C.Y.

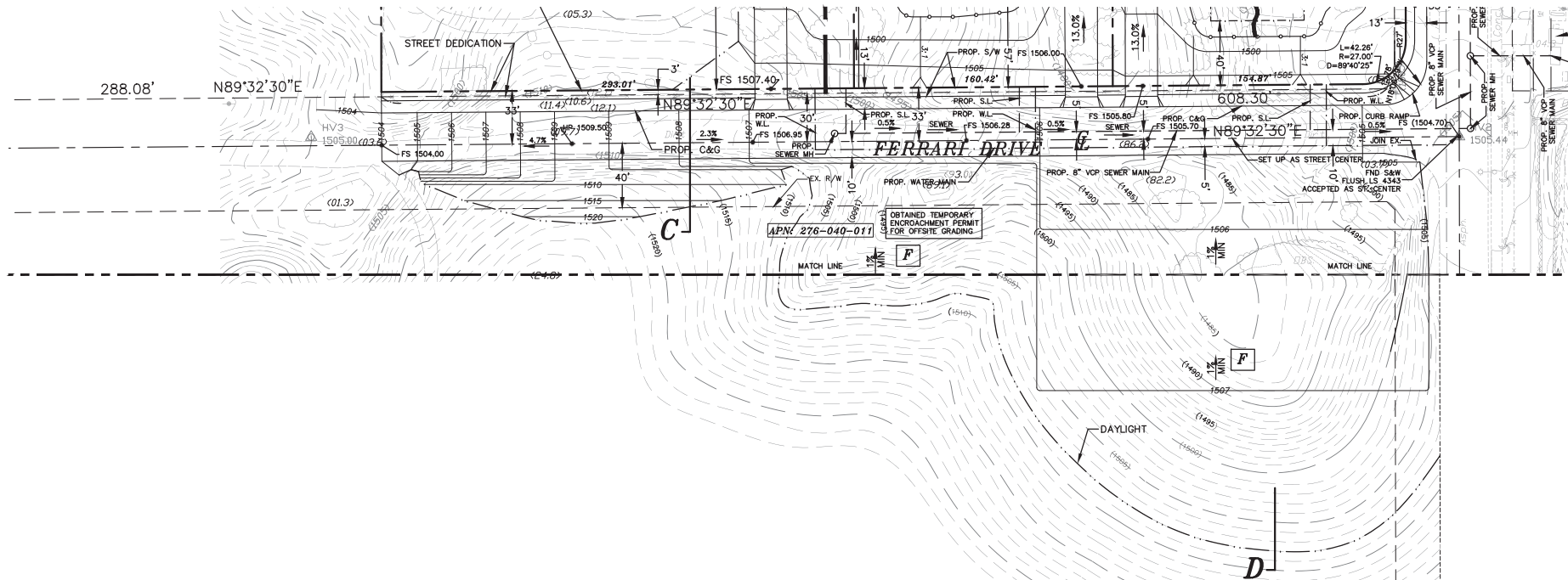
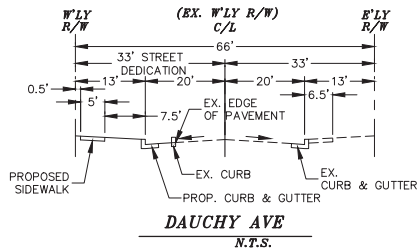
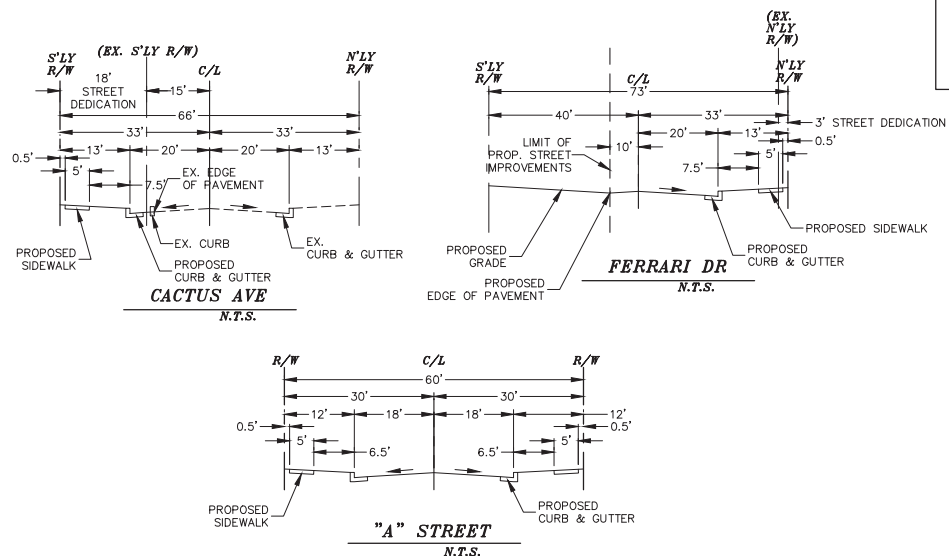
CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY
SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES
ONLY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE
METHOD OR MEANS USED BY THE CONTRACTOR DURING
GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE
THE EXACT SOIL CONDITION OVER THE ENTIRE SITE. THE
ENGINEER ASSUMES NO RESPONSIBILITY FOR FIELD, LABORATORY
QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
DETERMINING HIS OWN EARTHWORK QUANTITIES FOR
BIDDING, CONTRACT AND CONSTRUCTION PURPOSES. IF IT
APPEARS THAT THE CONTRACTOR MAY BE SHORT OF
MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO
DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO
ALLEViate MATERIAL SHORTAGE. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE COST OF THE DIRT WILL REACH A BALANCE ON
SITE.

TOTAL ACRES OF TRACT IS 8.97 ACRES.

		AREA TABLE (SF/AC)		
ZONE	RC	276-040-009	171,430/3.94	
	R-1½ ACRE	276-040-010	219,302/5.03	
LOT NO.	LOT (GROSS)	LOT (NET)	PAD	
1	88,448/2.17	89,944/2.05	1,498	
2	85,000/2.02	87,127/2.02	1,675	
3	85,002/0.69	26,961/0.62	7,885	
4	27,452/0.63	25,403/0.58	8,222	
5	21,789/0.50	21,789/0.50	11,592	
6	21,871/0.50	22,745/0.52	8,892	
7	21,830/0.50	21,830/0.50	12,125	
8	21,861/0.50	22,673/0.52	11,454	
9	24,545/0.56	24,062/0.56	12,445	
10	22,512/0.52	22,032/0.52	12,450	
*A	16,372/0.38	16,953/0.39	—	
TOTAL	390,732/8.97	381,464/8.75	117,781	

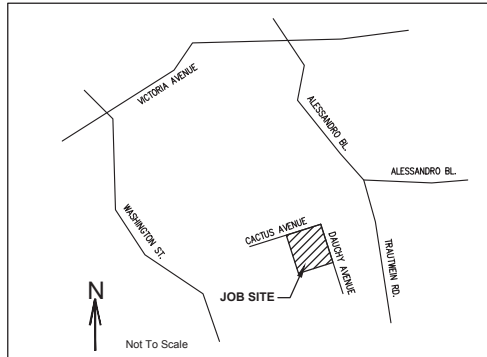
GRADED AREA ANS*	
LOT	ANS(%)
1	18.19
2	16.07
3	12.81
4	15.95
5	15.10
6	11.93
7	16.59
8	13.61
9	16.41
10	16.29
"A" STREET	10.86
TOTAL	15.57

ANS*: AVERAGE NATURAL SLOPE
RC ZONE: APN 276-040-009
NON-RC ZONE: APN 276-040-010



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



BENCH MARKS Elev. 1988 1602.678

corner of the base flange of a steel power
5061 along the John F. Kennedy alignment
Wood Road and 300 feet west of Trautwein

C-1 TITLE SHEET
C-2 ROUGH GRADING AND DRAINAGE PLAN
C-3 CROSS SECTIONS

PROJECT LOCATION:
10 LOT SUBDIVISION
14601 DAUCHY AVENUE
CITY OF RIVERSIDE, CA 92508

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REVISIONS	BY
JY	09/13/14
JY	03/17/15
JY	11/13/15
JY	12/21/15
JY	02/08/16

RELEASED	DATE
----------	------

PREPARE FOR:
DAUCHY VILLA DEVELOPMENT, LLC
6006 RENO AVE
TEMPLE CITY, CA 91780
PH: (626) 712-3032

EGL Associates, Inc.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006

Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN	JY
CHECKED	HJ
DATE	06/16/14
JOB NO.	10-229-002
SCALE	1"=40'
FILE	
DRAWING	1 OF 3

C-1

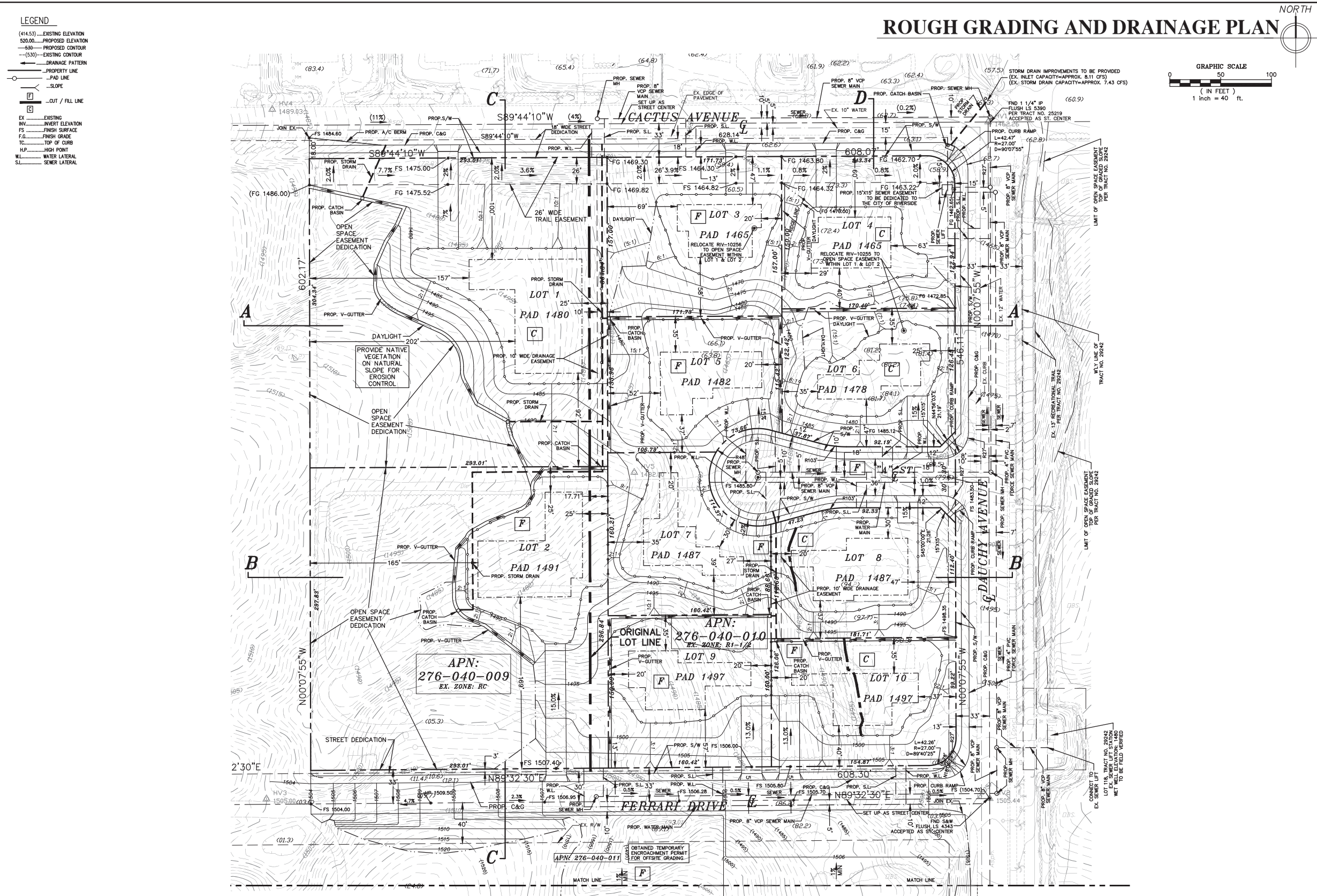
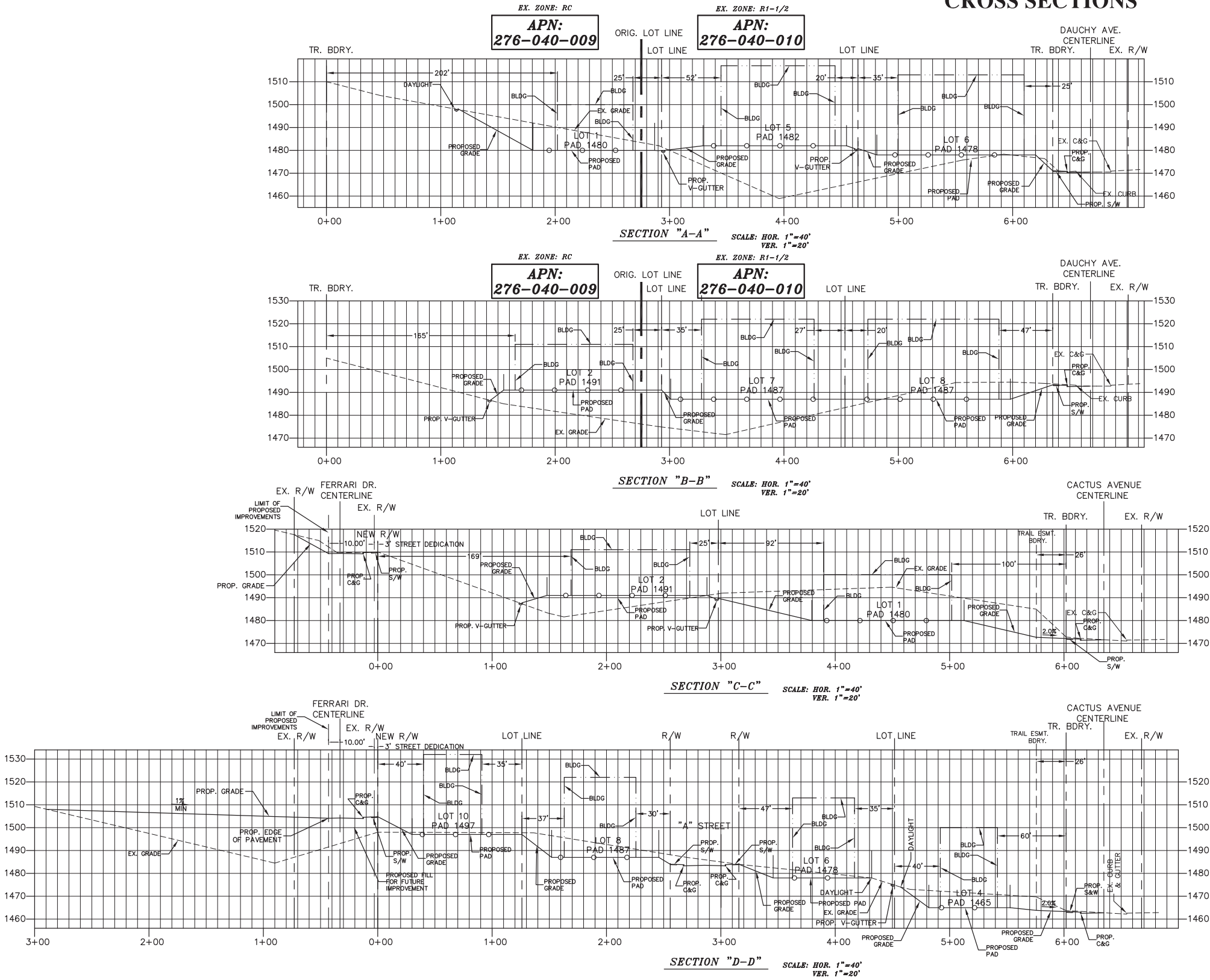
[illegible]

Exhibit 9 - P12-0601, P12-0697, P12-0698, Grading Plans

ROUGH GRADING AND DRAINAGE PLAN
CROSS SECTIONS



PROJECT LOCATION:
10 LOT SUBDIVISION
14601 DAUCHY AVENUE
CITY OF RIVERSIDE, CA 92508

These drawings and the accompanying specifications are submitted as separate property of EGL Associates, Inc. and shall remain the property of EGL Associates, Inc. and shall not be used for any other project without the written consent of EGL Associates, Inc. A written consent is required if the drawings are to be used for any other project. EGL Associates, Inc. shall not be responsible for any errors or omissions in these drawings or specifications.

REVISIONS	BY
JY 08/13/14	
JY 03/17/15	
JY 12/21/15	
JY 02/08/16	

RELEASED DATE

PREPARE FOR:
DAUCHY VILLA DEVELOPMENT, LLC
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DRAWN	JY
CHECKED	HJ
DATE	06/16/14
JOB NO.	10-229-002
SCALE	1"=40'
FILE	
DRAWING	3 OF 3

C-3

Exhibit 9 - P12-0601, P12-0697, P12-0698, Grading Plans



Exhibit 10 - P12-0601-0697-0698, Existing Site Photos

TAPE, DO NOT STAPLE

TAPE, DO NOT STAPLE

TAPE, DO NOT STAPLE

Roy A. Estrada
atford Rd
Los Angeles CA. 90042



City of Riverside
Planning Division
Attn: Brian Norton - P12-0698, P12-0697 & P12-0601
3900 Main Street
Riverside, CA 92522

Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on July 23, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

Dear Planning Commission
I Roy A. Estrada and Family
do not have any issue with
this project.

July 22, 2015

To: Riverside City Planning Commission

From: Friends of Riverside's Hills

Re: **July 23 CPC meeting agenda item 8: PLANNING CASES P12-0698, P12-0697 AND P12-0601**

Members of the Planning Commission:

Friends of Riverside's Hills (FRH) opposes this project in its present form because the amount of grading it calls for on the two RC-zoned parcels it creates violates provisions of the City's Grading Code that are intended to help preserve our City's hills in their natural form. The problems with the proposed grading on these parcels can be fixed with a reduction in the areas to be graded, especially in the grossly excessive graded area proposed for Lot 1, and a consequent enlargement of the corresponding conservation easement areas in order to abide by the Grading Code.

The Grading Code, in Riverside Municipal Code section 17.28.020 "Hillside/Arroyo Grading", includes the following provisions:

"Where grading is proposed on any parcel having an average natural slope of ten percent or greater, or which is zoned Residential Conservation (RC) ... the grading must be confined per this Chapter and limited to the minimum grading necessary to provide for a house, driveway, garage and limited level yard. The ungraded terrain must be left in its natural form for the remainder of the site. All hillside/arroyo grading shall conform to the following general requirements:

1. The overall shape, height or grade of any cut or fill slopes shall be developed utilizing contour grading in concert with existing natural contours and the scale of the natural terrain of the site.

...

5. Where any cut or fill slope exceeds one hundred feet in horizontal length, the horizontal contours of the slope shall be developed in concert with existing natural contours.

6. The area of a site proposed to be graded shall be that which fits into the natural terrain and which allows for a minimal amount of grading. The ungraded area must be left in its natural form for the remainder of the site. **No native vegetation shall be removed** and no non-native vegetation shall be introduced or development of any kind shall be allowed **within hillside areas not included as part of the graded pad area.** ...

(emphases added)

That last quoted provision practically precludes any extensive grading outside the pad area.

For the present project, while the pad sizes for the two RC zone lots, Lot 1 (pad size 20,881 sq. ft.) and Lot 2 (pad size 20,606 sq. ft.), as shown at p. 4 of the staff report, are consistent with the limitations (21,000 sq. ft.) of 17.28.020 sub paragraph 9, the area of proposed grading, especially for Lot 1 where most of the proposed graded area is outside the pad area, is grossly excessive, far beyond anything necessary, and fails to fit into the natural terrain. One need only look at Exhibit 9 "Proposed Grading Plan", at p. 29 of the staff report, to confirm this. One sees there numerous straight lines indicating (at 5 foot contour intervals) grading cutting across slopes, with many of the lines representing horizontal contours far in excess of 100 ft. and not "in concert with existing natural contours". In general much of the area proposed to be graded outside the pads is **not necessary, does not fit into the natural terrain and does not minimize the amount of grading** and therefore violates several provisions of the Grading Code. This graded area needs to be reduced and the open space easement area concomitantly increased, in conformity to the grading code.

It is true that Approval Condition 8 states "Precise grading plans shall meet the adopted standards found under Section 17.28.020 of the Hillside/Arroyo Grading.", but the rough grading plans shown in the staff report are so grossly off those standards that it is an abuse to rely on said Condition 8 to meet the said adopted standards.

Regarding the open space easement area on Lots 1 and 2, the cited Proposed Grading Plan has a notation for part of the Lot 1 area that says "Provide planting on natural slope for erosion control". However, we could not find any approval condition related to planting in the open space easement areas. Those areas have

been trashed of much of their native vegetation by past discing. **There needs to be added an approval condition regarding planting and maintenance of native (and only native) vegetation in those areas**, in conformity with the Grading Code's requirements in 17.28.020.6 quoted above, and adding to Approval Condition 9. Without adequate such explicit conditions, the answer to CEQA Initial Study's question 6b "Result in substantial erosion or loss of topsoil" would have to be "Potentially significant impact". The mere reference in the Initial Study's answer to Title 17, without explicit enforcement provisions in project approvals, is insufficient. Moreover, the Initial Study's claim in answer to question 6c that "As designed the project complies with all of development standards of Title 17 – Grading Code" is false. There are also, due to the grading, potential impacts from landform alteration, a CEQA concern. Also, the answer to Initial Study question 10b should be "potentially significant impact", because the project does conflict with a land use policy or regulation, namely the Grading code's 17.28.020, that was obviously adopted for the purpose of avoiding or mitigating an environmental effect.

Aside from the defects noted above, this project may be legal, but it is not a good project. One need only look at the steepness of the natural contours around the cul-de-sac serving the eight non-RC lots to see this. Just because it is possible by manipulating the zoning code into allowing 2 RC lots and 8 other lots does not make it a good idea to do so. Achieving the maximum number of lots possible can come with unfortunate trade-offs, as here. But at least the grading code violations noted above need to be fixed.

Please excuse the fact that this letter arrives so close to the time of the CPC meeting, but that is because FRH did not receive prior notice of this project even though we are supposed to receive advance notice of all RC zone projects.

Thank you for your consideration.

Friends of Riverside's Hills, by its Legal Liaison Officer Richard Block

rblock31@charter.net 951-683-8762