

Notice of Section 401 Application Reception

File Number: 332024-10

Project Name: Dauchy Project TTM 38074

Received: 6/03/2024

Date Posted: 6/05/2024

End of 21 Day Public Comment Period: 6/26/2024

Project City: Riverside

Project County: Riverside

Applicant Organization: Signature Realty Capital Corps.

Applicant Name: Alan Cohen

Waterboard Staff: TBA

Brief Description of Project:

Project Description: Tentative Tract Map No. 38074 implementation impacts Unnamed Drainage A and associated Tributary are due to the improvements of Dauchy Avenue/Ferrari Drive and Victor Hugo Road, which includes on-street improvements such as sidewalks, curb, and gutter. The headwall at the upstream end of the tributary to Unnamed Drainage A, adjacent to Dauchy Avenue, will be moved to the edge of the revised right-of-way.

Project Activities: Tentative Tract Map No. 38074 proposes a gated subdivision of 24.73 acres into 53 dwelling units. There are currently three contiguous parcels that make up the subject property that make up approximately 24.45 acres, and the remaining 0.28 acres consist of road vacations that will be added to the property. Other lots that will be created are as follows: Lots "B" and "G" will be utilized as private recreational lots consisting of 97,510 s.f. and 10,807 s.f., respectively; Lots "C", "E", and "F" will be natural open space lots that will contain natural areas that will have 60,626, 227,246, and 79,831 square feet, respectively; Lots "I", "L", "M", "N", and "O" will be common open space that will contain manufactured slopes to be maintained by the Homeowner's Association that will have 12,628, 4,134, 9,385, 16,801, and 24,186 square feet, respectively; Lots "D", and "J" are to be water quality basins and will be 9,871, and 19,755 square feet, respectively. All streets including Lot K within the subdivision are to be privately owned and maintained by the Homeowner's Association.