

1. GENERAL PLAN EXISTING LAND USE DESIGNATION: "RL"  
LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC)  
WITH SPECIFIC PLAN (CURRENTLY VACANT)
2. EXISTING LAND USE: VACANT  
EXISTING SURROUNDING LAND USES: NORTH: VACANT; EAST: RESIDENTIAL; SOUTH: VACANT; WEST: VACANT
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING: R-4, MINIMUM 4,000 SQUARE FOOT LOTS
5. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE. CURBS AND SIDEWALKS TO BE PRIVATELY MAINTAINED.
6. GROSS AREA: 23.32 ACRES
7. NET AREA: 18.92 ACRES
8. LOTS 1-121 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A AND C ARE TO BE OPEN SPACE/LANDSCAPE. LOT B IS TO BE A PARK.
10. TOTAL LOTS: 121 NUMBERED LOTS AND 3 LETTERED LOTS
11. SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
12. FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE A AND X.  
ZONE A IS SHOWN AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD"  
ZONE X IS SHOWN AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
13. TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111.  
ELEV=448.30 FT.
14. THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4. AN BERNARDINO/RIVERSIDE COUNTIES, 2002

PARCEL 3 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs: 677-050-033, 677-050-034

OWNER/DEVELOPER:

**OWNER/DEVELOPER:**  
NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

ENGINEER:

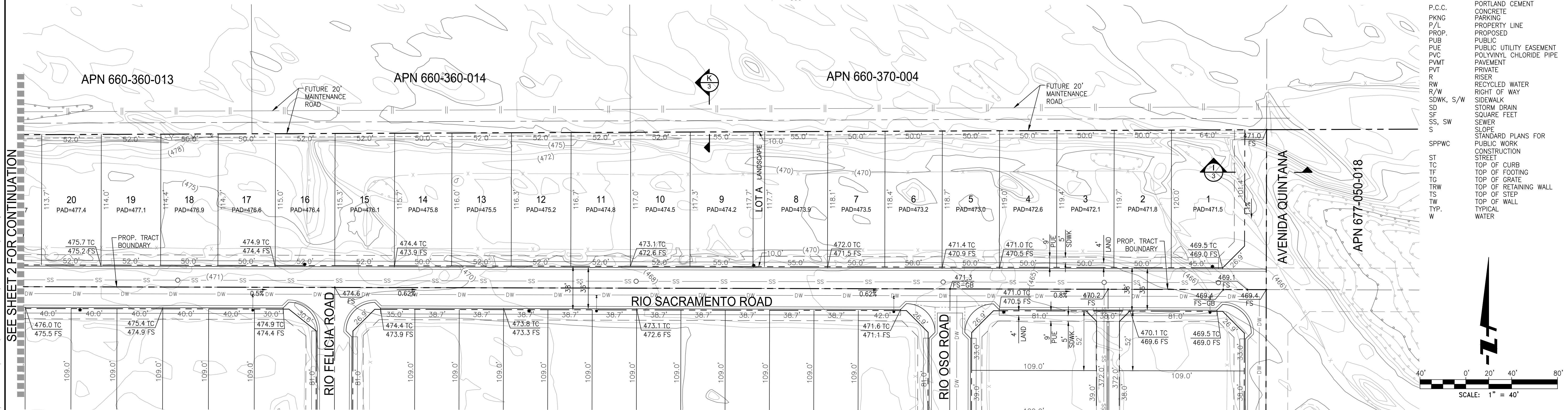
FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE E  
ONTARIO, CA 91764  
(909)581-0676

ARCHITECT:

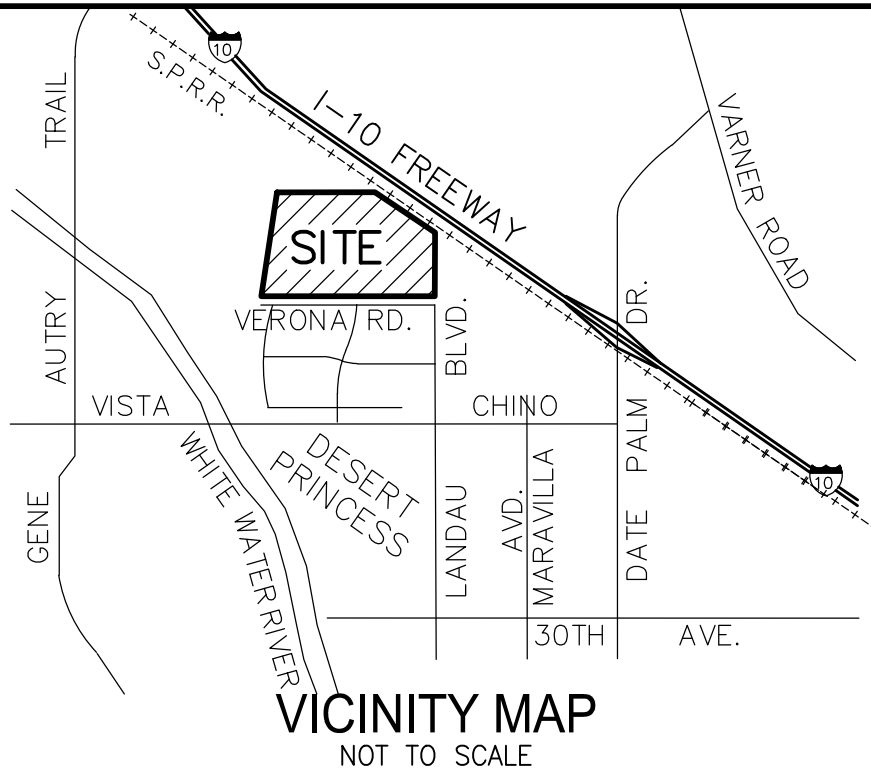
WHA ARCHITECTS  
680 NEWPORT CENTER DR, SUITE 300  
NEWPORT BEACH, CA 92660  
(949)250-0607 EXT. 8747

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
CABLE/INTERNET	SPECTRUM	(866) 874-2389

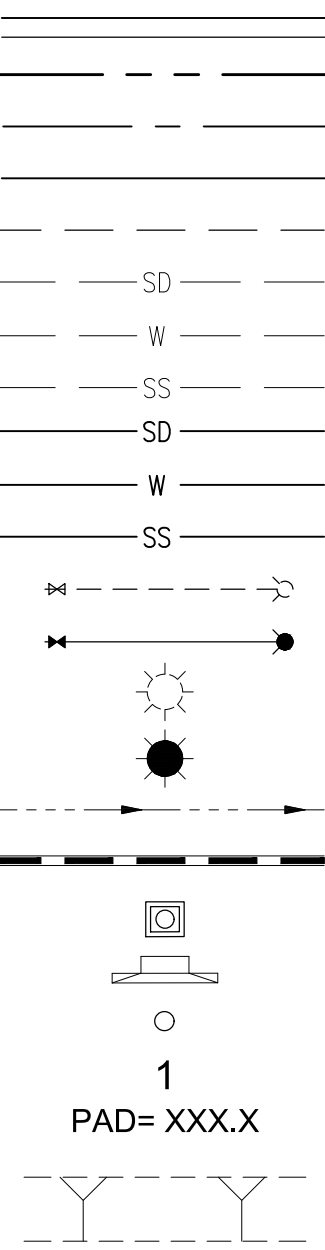
LEIGHTON AND ASSOCIATES, INC.  
41945 BOARDWALK, SUITE V  
PALM DESERT, CA 92211



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	EXISTING SITE MAP



## LEGEND



**\* NOTE:**  
CONTRACTOR TO VERIFY EXISTING  
ELEVATIONS AND NOTIFY ENGINEER  
OF ANY DISCREPANCIES.

## ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
ADJ.	ADJUSTMENT
BCJ	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
CB	BACK WALK
CB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, C	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC.	CONCRETE
D	DIAMETER
DW	DOMESTIC WATER
E	EACH
EAC	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EQUAL OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FX	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
H	HIGH POINT
IMPT.	IMPROVEMENT
INT	INTERSECTION
INVT	INVERT OF PIPE
JT	JOINT TRENCH
LAND	LANDSCAPE
LAT	LATITUDE
LF., LF	LINEAL FEET
L	LINE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD, S/W	SIDEWALK
SD	STORM DRAIN
SQ	SQUARE FEET
SS, SW	SEWER
S	SLOPE
	STANDARD PLANS FOR
SPPWC	PUBLIC WORK CONSTRUCTION
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
T	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER

TRACT MAP NO. 38710

# TITLE SHEET

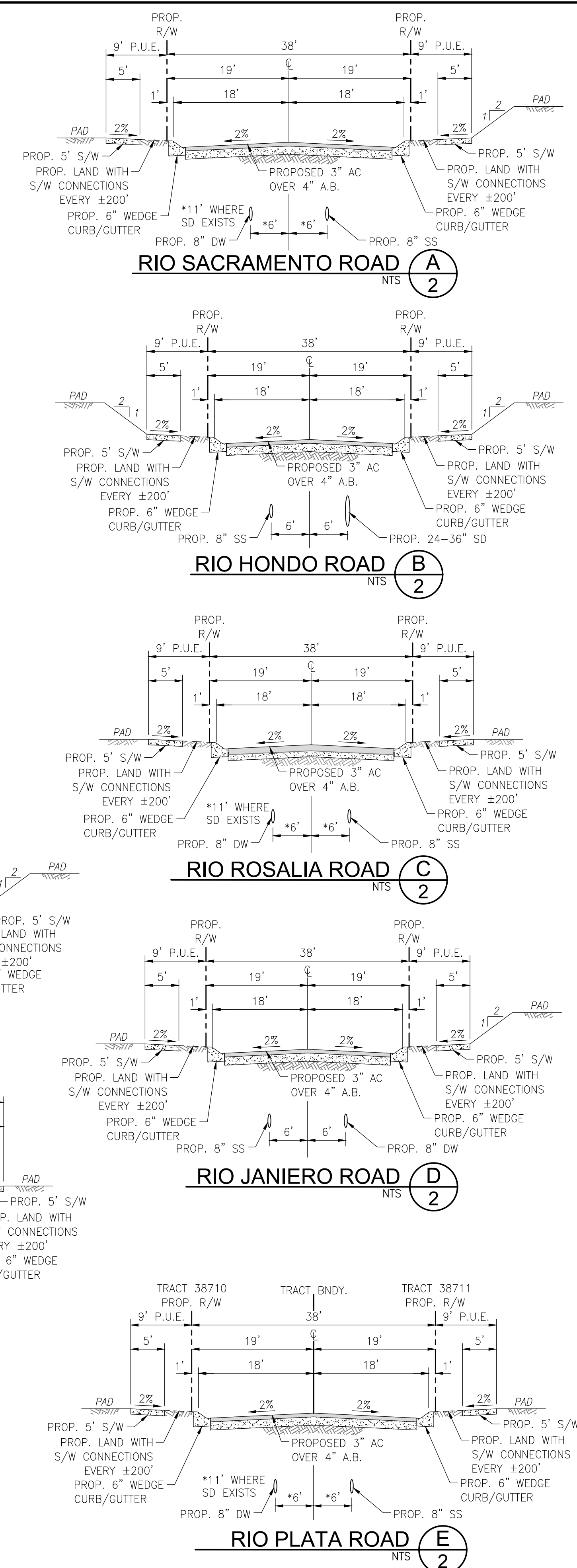
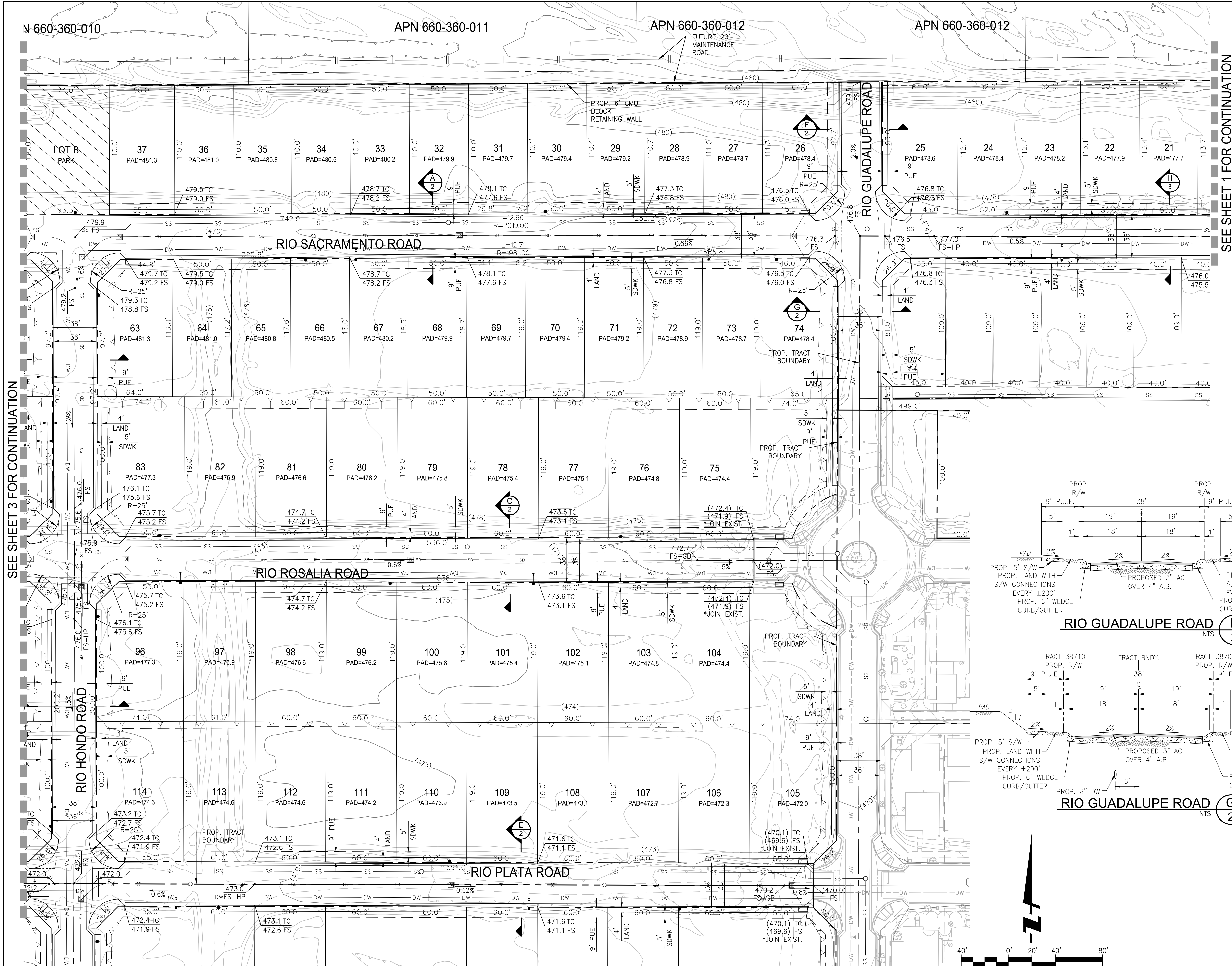
SHEET

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6

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 Know what's below. Call before you dig.		NO.	REVISIONS	DATE	APPR.	OWNER/DEVELOPER: NCP VERANO, LLC 690 E GREEN STREET, SUITE 200 PASADENA, CA 91101 (323)874-8000	SEAL 	PREPARED BY:  STEVEN L. ELLIS R.C.E. 047255	DATE 4/11/2024	 2850 Inland Empire Blvd., Suite B Ontario, California 91764 909.581.0676 fuscoe.com	TRACT MAP NO. 38710	SHEET
											CONCEPTUAL GRADING PLAN	2 OF 6 SHEETS F.B.



SHEET

3

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OF

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SHEETS

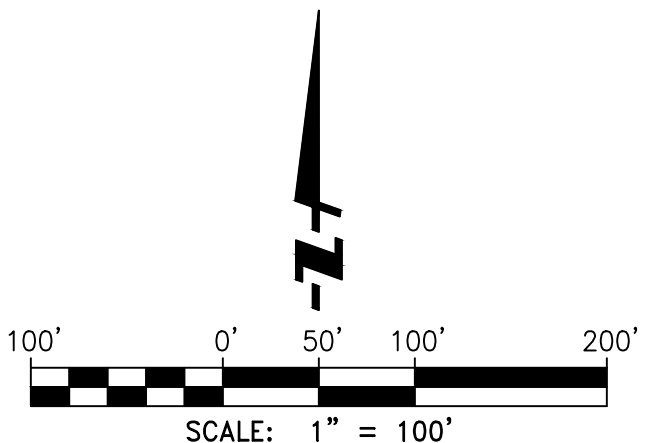
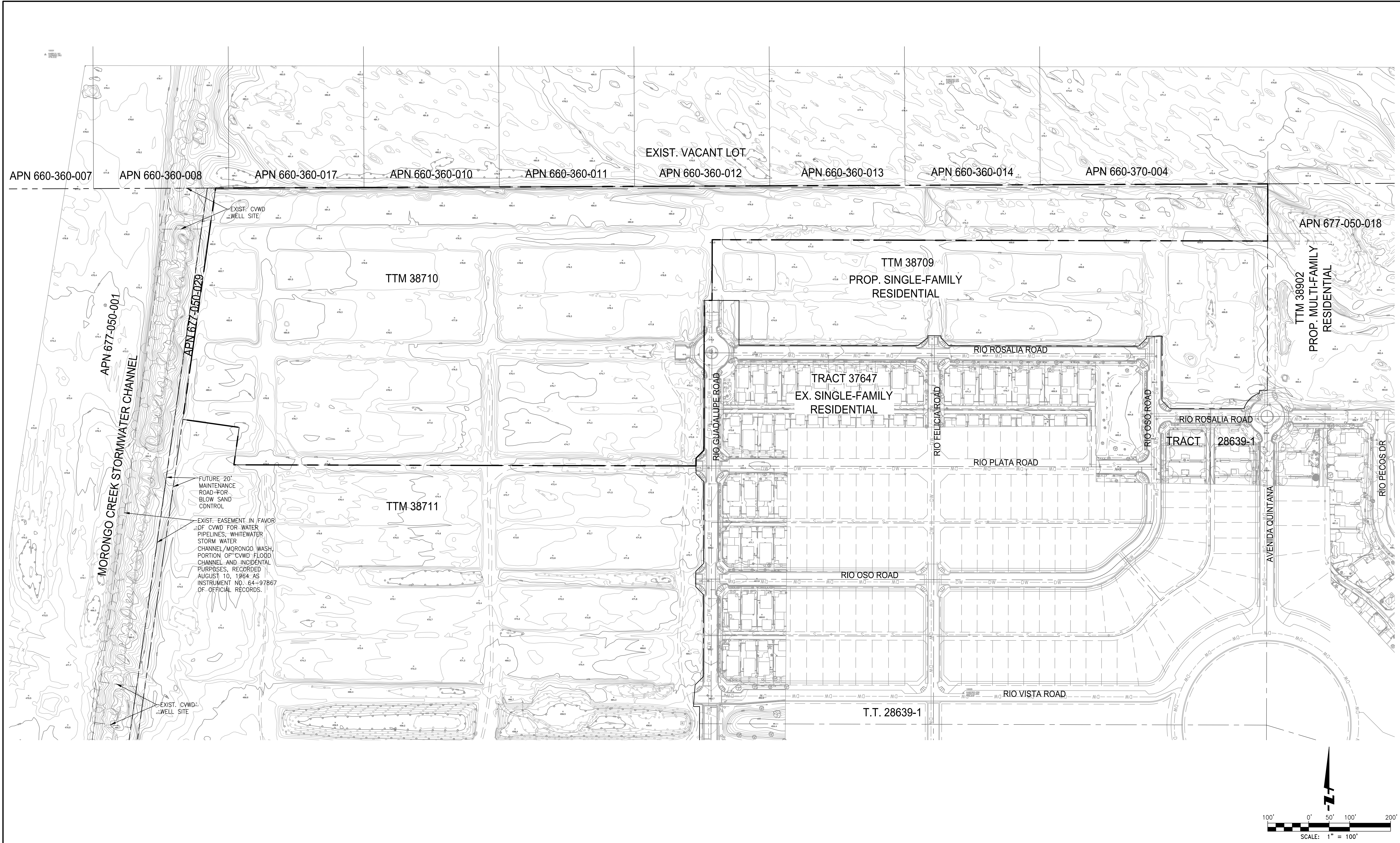
F.B.





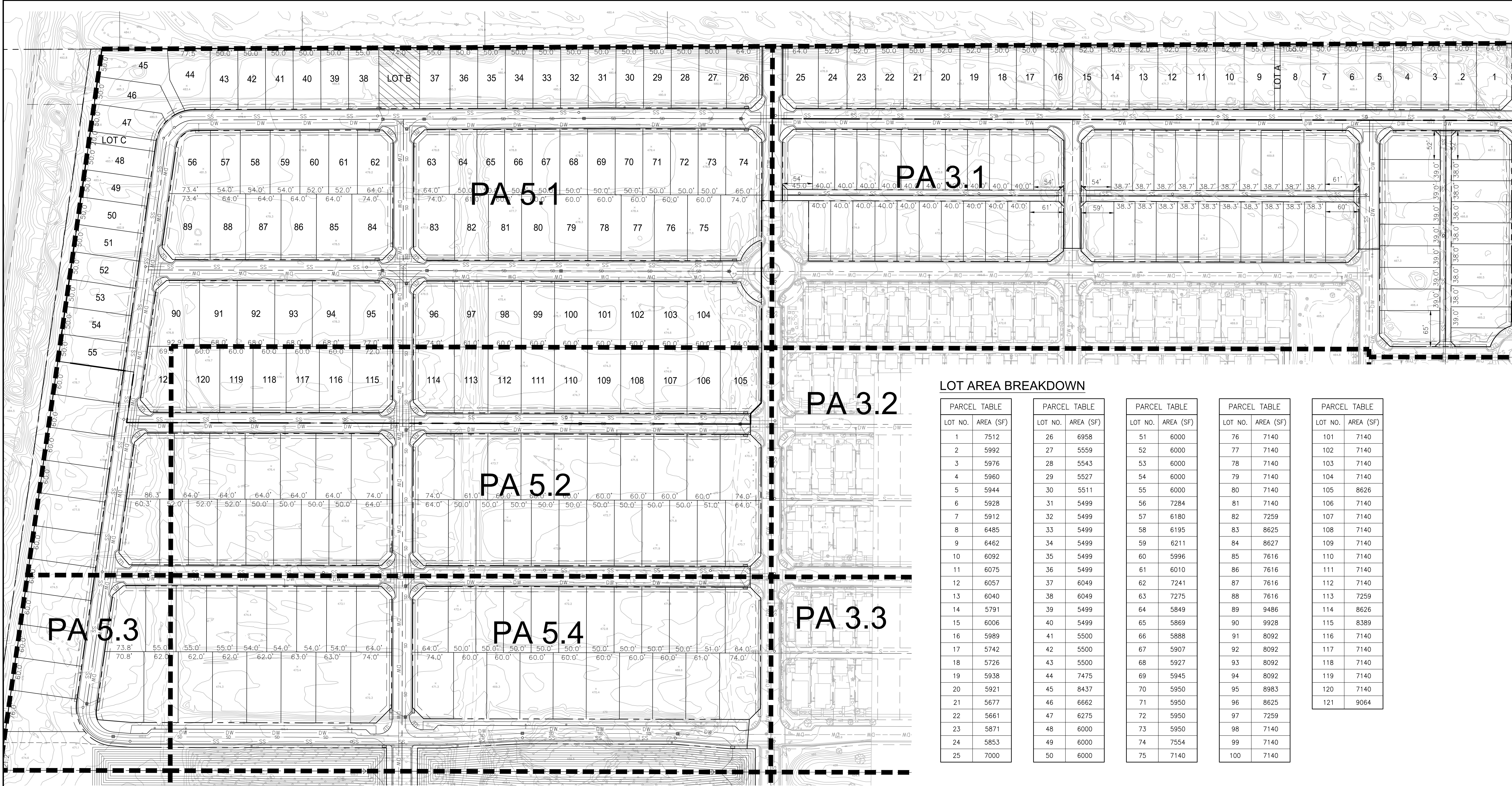
 Know what's below. Call before you dig.		NO.	REVISIONS	DATE	APPR.	OWNER/DEVELOPER: NCP VERANO, LLC 690 E GREEN STREET, SUITE 200 PASADENA, CA 91101 (323)874-8000	SEAL  STEVEN L. ELLIS NO. C 047255 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA	PREPARED BY:  STEVEN L. ELLIS R.C.E. 047255	4/11/2024 DATE	 2850 Inland Empire Blvd., Suite B Ontario, California 91764 909.581.0676 fuscoe.com	TRACT MAP NO. 38710 CONCEPTUAL UTILITY PLAN	SHEET 4 OF 6 SHEETS F.B.





 Know what's below. Call before you dig.		<table border="1"><thead><tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>APPR.</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISIONS	DATE	APPR.																													OWNER/DEVELOPER: NCP VERANO, LLC 690 E GREEN STREET, SUITE 200 PASADENA, CA 91101 (323)874-8000	SEAL 	PREPARED BY:  STEVEN L. ELLIS R.C.E. 047255	4/11/2024 DATE	 2850 Inland Empire Blvd, Suite B Ontario, California 91764 909.581.0676 fuscoe.com	TRACT MAP NO. 38710  EXISTING SITE MAP	SHEET 5 OF 6 SHEETS F.B.
			NO.	REVISIONS	DATE	APPR.																																			



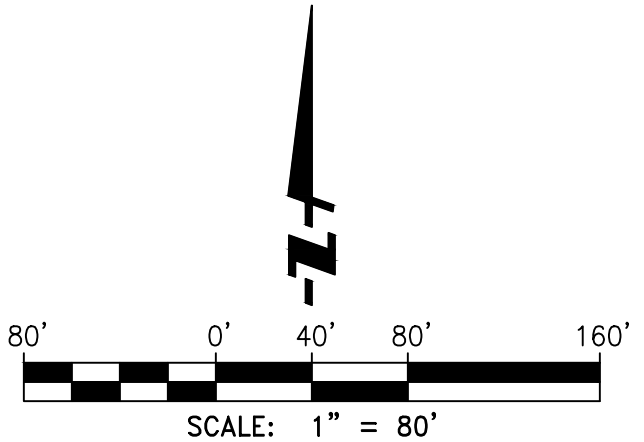


LOT AREA BREAKDOWN

PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	7512	26	6958	51	6000	76	7140	101	7140
2	5992	27	5559	52	6000	77	7140	102	7140
3	5976	28	5543	53	6000	78	7140	103	7140
4	5960	29	5527	54	6000	79	7140	104	7140
5	5944	30	5511	55	6000	80	7140	105	8626
6	5928	31	5499	56	7284	81	7140	106	7140
7	5912	32	5499	57	6180	82	7259	107	7140
8	6485	33	5499	58	6195	83	8625	108	7140
9	6462	34	5499	59	6211	84	8627	109	7140
10	6092	35	5499	60	5996	85	7616	110	7140
11	6075	36	5499	61	6010	86	7616	111	7140
12	6057	37	6049	62	7241	87	7616	112	7140
13	6040	38	6049	63	7275	88	7616	113	7259
14	5791	39	5499	64	5849	89	9486	114	8626
15	6006	40	5499	65	5869	90	9928	115	8389
16	5989	41	5500	66	5888	91	8092	116	7140
17	5742	42	5500	67	5907	92	8092	117	7140
18	5726	43	5500	68	5927	93	8092	118	7140
19	5938	44	7475	69	5945	94	8092	119	7140
20	5921	45	8437	70	5950	95	8983	120	7140
21	5677	46	6662	71	5950	96	8625	121	9064
22	5661	47	6275	72	5950	97	7259		
23	5871	48	6000	73	5950	98	7140		
24	5853	49	6000	74	7554	99	7140		
25	7000	50	6000	75	7140	100	7140		

RIO VISTA VILLAGE SPECIFIC PLAN						
PLANNING AREA	LAND USE	GROSS AREA (ACRES)	MAXIMUM ALLOWABLE UNITS	MAXIMUM ALLOWABLE DENSITY	SPA UNIT COUNT	SPA DENSITY
3.0						
3.1	R-5	17.18	135	8	111	6.46
3.2	R-5	10.08	69	8	65	6.45
3.3	R-5	13.71	72	8	71	5.18
		40.97	275		247	6.03

RIO VISTA VILLAGE SPECIFIC PLAN						
PLANNING AREA	LAND USE	GROSS AREA (ACRES)	MAXIMUM ALLOWABLE UNITS	MAXIMUM ALLOWABLE DENSITY	SPA UNIT COUNT	SPA DENSITY
5.0						
5.1	R-4	17.71	137	8	88	5.08
5.2	R-4	10.32	70	8	52	5.04
5.3	R-8	2.3	7	4.5	9	3.92
5.4	R-8	8.8	26	4.5	35	3.98
		39.13	240		184	



NO.	REVISIONS	DATE	APPR.

**OWNER/DEVELOPER:**

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(323)874-8000

**SEAL**

**PREPARED BY:**

*Steven L. Ellis*  
STEVEN L. ELLIS  
R.C.E. 047255

4/12/2024  
DATE

2850 Inland Empire Blvd, Suite B  
Ontario, California 91764  
909.581.0676  
fuscoe.com

TRACT MAP NO. 38710

PLANNING AREA INDEX MAP

SHEET

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SHEETS

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