

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

Planning Commission Meeting Date: November 7, 2024

PLANNING CASES: PR-2024-001656 (Tentative Tract Map)

Planning Division

1. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. The subject property shall be developed and/or operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and plans, will be required prior to sign permit issuance.

Prior to Map Recordation:

4. Recordation of a covenant designating three (3) affordable residences for very low-income households within the project site to the satisfaction of the Housing Authority. The applicant shall submit a written request to the project planner to initiate the process.
5. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents to create a Homeowners Association (HOA), subject to approval of the Planning Division, The Parks, Recreation & Community Services Department, and City Attorney's Office. The CC&Rs shall contain and continually maintain the following:
 - a. Establishment of a Homeowner's Association.
 - b. Each buyer shall sign an acknowledgement that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private driveways.
 - c. The HOA shall maintain the stormwater basins, parkways, and landscape along the street frontages, and open space areas;
 - d. Orange trees that are diseased, dead, dying or posing a safety hazard shall be replaced to the satisfaction of the Planning Division and City's Urban Forester for consistency with the Victoria Avenue Policy.
 - e. Recorded map shall include the condition for maintenance by approved entity.
 - f. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
 - g. Graffiti shall be removed within 24 hours of complaint.
 - h. Future owners may not construct additional fences and/or walls.
 - i. Garages shall be prohibited from being used as storage and must be used for vehicular parking.

- j. First floor home office areas shall be maintained solely for home office/Home Occupation uses, as defined in Section 19.485 of the Zoning Code. The home offices shall be used solely by the residents of the unit and may not be subleased or operated for commercial public use.

Parks, Recreation & Community Services

- k. Mechanism shall ensure that maintenance of trail improvements is provided for "in-perpetuity".

Prior to Grading Permit Issuance:

- 6. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
 - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;
 - iv. Replace ground cover in disturbed areas immediately after construction;
 - v. Keep disturbed/loose soil moist at all times;
 - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
- 7. 30-day Preconstruction – Burrowing Owl Survey: Prior to the commencement of ground-disturbing activities (i.e., earthwork, clearing, and/or grubbing), Step II surveys shall be conducted to determine the presence or absence of BUOW on the project site. The surveys shall be conducted following the County's survey protocol (2006). If BUOW is not detected during the Step II surveys, a pre-construction survey shall be conducted on the project site within 30 days prior to ground disturbance to determine the presence of BUOW. If the preconstruction survey is negative and BUOW is confirmed absent, then ground-disturbing activities shall be allowed to commence and no further mitigation is required.

If BUOW is observed on the project site during the Step II surveys, a Determination of Biologically Equivalent or Superior Preservation (DBESP) assessment shall be completed to ensure that the proposed alternative provides for the replacement of any lost functions and values of habitat. At least 90 percent of the area with long-term conservation value and BUOW pairs shall be conserved on-site if the project site (including adjacent areas) supports three or more pairs of BUOWs; supports greater than 35 acres of suitable habitat; and is non-contiguous with MSHCP Conservation Area lands. If BUOW is observed during the Step II surveys or the pre-construction survey, active burrows shall be avoided by the project following the CDFW's Staff Report on BUOW Mitigation (2012) or CDFW's most recent guidelines. The project proponent shall inform the RCA of BUOW observations. A BUOW Protection and Relocation Plan (plan) shall be prepared by a qualified biologist, which must be sent for approval by RCA prior to initiating ground disturbance. The RCA will coordinate directly with CDFW as needed to ensure that the plan is consistent with the MSHCP and CDFW guidelines. The plan shall detail avoidance measures that shall be implemented during construction and passive or active relocation methodology. Relocation shall only occur outside of the nesting season (September 1 through January 31)

8. **Nesting Bird Survey:** To the extent feasible, (i.e., earthwork, clearing, and grubbing) shall occur outside of the general bird nesting season for migratory birds. The general nesting season is February 15 through August 31 for songbirds and January 15 through August 31 for raptors. If construction activities (i.e., earthwork, clearing, and grubbing) must occur during the general bird nesting season for migratory birds and raptors (January 15 through August 31), a qualified biologist shall perform a pre-construction survey of potential nesting habitat to confirm the absence of active nests belonging to migratory birds and raptors afforded protection under the MBTA and CFG Code. The pre-construction survey shall be performed no more than seven days prior to the commencement of construction activities. If construction is inactive for more than seven days, an additional survey shall be conducted. The results of the pre-construction survey shall be documented by the qualified biologist. If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If the qualified biologist determines that an active migratory bird or raptor nest is present, no impacts within 300 feet (500 feet for raptors) of the active nest shall occur until the young have fledged the nest and the nest is confirmed to no longer be active, or as determined by the qualified biologist. The biological monitor may modify the buffer or propose other recommendations to minimize disturbance to nesting birds
9. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen

by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

10. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
11. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
13. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

14. Tract Map No. 38921 shall be recorded.
15. Development Standards: Proposed residences shall adhere to the following development standards:
 - Front Yard Setbacks: 10-feet minimum to the house/18-feet minimum to garage fact
 - Side Yard Setbacks: 4-feet minimum
 - Rear Yard Setbacks: 15-feet minimum

- Lot Coverage: 55% maximum

16. Elevations: Residences visible from La Sierra Avenue shall have enhanced elevations.

17. Landscaping and Irrigation Plan shall be submitted for Landscape Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance. Landscape plans shall reflect the following:

- Two rows of 24" Box Avocado trees or similar species shall be planted along Millsweet Place.
- Existing Orange trees located within 100 feet Victoria Avenue's edge of roadway shall be protected and preserved in place.

18. Photometric/Lighting Plan: An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan.

19. Fence and Wall: A perimeter wall plan shall be submitted for review and approval. Plans shall include the following:

- Perimeter wall adjacent to lots 47 through 49 shall be moved in towards the lots to allow a minimum of 5-feet of landscaping. Wall footings within that area cannot be T footings to allow for landscaping.
- ~~Walls shall be constructed of a decorative material, with a decorative cap, consistent with the Citywide Design Guidelines;~~
- Perimeter walls and returns visible from the public right-of-way shall consist of a solid decorative masonry wall with pilasters and a decorative cap; and
- Termination of walls shall include a decorative column and cap.

20. Construction plans submitted for plan check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

21. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.

Prior to Release of Utilities and/or Occupancy

22. A final site inspection shall be required prior to certificate of occupancy or the commencement of site operations.

23. All landscape and irrigation shall be installed per the approved plans. A "Certificate of Substantial Completion," signed by the Designer/auditor responsible for the project, shall be completed and submitted as part of the landscape and irrigation plans (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual). Additional plant material may be required upon final inspection if better coverage is needed.

Standard Conditions:

24. There is a **thirty-six-month time limit** in which to satisfy the conditions and record Vesting Tract Map No. 38921. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENTS.

25. Within 30 days of approval of this case by the City, the applicant/owner shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
26. Failure to abide by all conditions of this entitlement shall be cause for revocation.
27. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
28. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
29. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

30. Codes in Effect: The proposed project shall fully comply with the 2022 version of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a new permit application is filed.
31. Separate Permits Required: Where installation is required, a separate plan review and permit application must be submitted directly to the Fire Department for each of the following improvements:
- Automatic Fire Sprinkler System
 - Underground Fire Protection Water Supply
32. Automatic Fire Sprinkler System: An automatic residential fire sprinkler system is required by City Ordinance 16.32.335.
33. Water Meter: A minimum of a 1" water meter is required for the fire sprinkler system.

34. Fire Hydrants: All required public and private fire hydrants shall be operational prior to delivery of lumber and or combustible materials to the jobsite. This requirement shall not apply to combustible underground fire service piping.
35. Key Devices: Provide for Fire Department access through any proposed vehicle gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all motorized gates. Contact the Fire Prevention Division for information.
36. Fire Access: Fire Department access shall be maintained during all phases of construction.
37. Red Curbing: To provide for Fire Department vehicle access, roads or alleys less than 28 feet in width will require red curbing on both sides of the road. Roads or alleys 28-35 feet in width will require red curbing on one side.

Parks, Recreation & Community Services (PRSCD)

Prior to Map Recordation

38. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW, HOA Common landscape areas and/or private street lots.
39. Recorded map shall include the condition for trail maintenance by approved entity.

Prior to Grading/Street Improvement Permit Issuance

40. Submit a copy of the Grading Plans and Street Improvement Plans to PRSCD for review and approval prior to permit issuance.
Obtain a Public Park/Trail Improvement Permit through the Parks, Recreation and Community Services Department.

Public Park/Trail Improvement Permit Requirements:

- a. Permit scope of work includes all trail improvement work constructed by the Developer.
- b. All improvements shall be constructed per California Building Code, City Public Park/Trail Improvement Standard specifications and details, and Standard Specifications for Public Works Construction.
- c. Protect trail improvements from graffiti and remove graffiti within 72 hours of notification.
- d. Plans must show that trail will be free and clear of any above-ground or at-grade utility cabinets, vaults, boxes, valves, and other similar utility and irrigation infrastructure.

Prior to Grading/Street Improvement permit closeout

41. Demonstrate that trail related improvements have been completed per City approved plans.

Prior to Building Permit Issuance

42. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

43. Submit a copy of construction documents and specifications to PRCSD for review and approval prior to permit issuance.

Prior to all Occupancy, certificate of use or building permit closeout

44. Dedicate and construct trail improvements per Trails Master Plan and Trails Standards from the Victoria Avenue Policy for the trail segments adjacent to the project including the following segments:
- a. Trail dedication and construction of trail along the Victoria Avenue Street frontage of the project site in locations where curb and gutter and parkway street improvements are being required by the Public Works Department.
 - b. Sleeve all utility and irrigation lines crossing under trail.
 - c. Developer/property owner shall enter into a construction agreement with City, and Post-Performance and Payment sureties to guarantee the required trail improvements. The permit scope of work includes all trail improvements constructed by Developer and any other PRCSD conditioned improvements.
45. Demonstrate that all trail improvements scope of work has been constructed, installed and approved in conformance with the approved plans and specifications.
46. Property owner shall prepare and record a "Covenant and Agreement" with the County-Clerk Recorder to inform future property owners of the requirement to maintain trail improvements in perpetuity.

Operational Conditions

47. Owner or occupant shall maintain in perpetuity, at no cost to the City, dedicated trail improvements including at a minimum all property line and trail fencing, landscape buffers, walls, curbs, signage and trail tread..

Public Works – Land Development

48. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
49. Deed for widening Victoria Avenue to 90-feet from monument centerline to Public Works specifications.
50. Waiver of access to Victoria Avenue from all Lots.
51. Rehabilitation of existing improvements on Millsweet Place to Public Works specifications.
52. Full half-street improvements on Millsweet Place total R/W = 60 feet, asphalt berm at 18 feet from monument centerline to Public Works specifications.
53. Installation of sewer and sewer laterals to serve this project to Public Works specifications. A minimum of a 20' wide public sewer easement is required.
54. A sewer extension approximately 200 feet long will be required to serve this project
55. This project is within the Southwest Riverside Drainage Area. Drainage fees to be paid prior to map recordation.

56. Off-site improvement plans to be approved by Public Works prior to map recordation.
57. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
58. Storm Drain construction will be contingent on engineer's drainage study.
59. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

60. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
61. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
62. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity.

The project applicant shall cause the approved final project specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

63. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.
64. PLANT 15-GAL box size *Persea americana* 'Wurtz' in PUBLIC RIGHT-OF-WAY along MILLSWEET PL. Existing Orange trees shall remain in place, if they are in good standing condition; PW-Street Trees staff shall verify condition and provide additional direction, as needed. PRIOR TO ANY PLANTING, email Tree Inspector at gtnaka@riversideca.gov, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications
65. Full improvement of interior streets based on private residential street standards.
66. Trash collection service will not be provided on common drives. Areas shall be provided along private streets to accommodate the placement of containers for automated collection. On-street parking shall be prohibited on collection days as required to ensure access to the trash containers. Keypad activation of the security gates is required to allow access to the site for collection service. Trash collection service shall be provided by Athens Services.

Public Works – Traffic

67. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the markings must conform to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B.

The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

68. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements:
 - a. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - b. Intersection of Victoria Avenue at La Sierra Avenue:
Furnish and install a Marathon Battery Backup System (BBS) (or City approved equivalent) at the intersection.

The applicant shall hire a contractor to install the MUTCD & City of Riverside Standard compliant signage and striping and traffic signal modifications. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the procurement and installation of the improvements to the satisfaction of the Director of Public Works.

69. Signing and striping improvements and traffic signal modification improvements shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.
70. Should installation of private gates be proposed in the future, a site plan, showing the proposed improvements, and an empirical Gate Stacking Analysis, consisting of a feasibility study illustrating adequate vehicle turn around area in front of the gates as well as emergency vehicle access, shall be submitted to the Public Works Department and Planning Division for review. Site plan changes shall be subject to consideration by the Development Review Committee (DRC) or Planning Commission, as applicable, and may require a revision to this Planning entitlement.

Public Utilities – Electric

71. Contact Riverside Public Utilities (RPU) for information on private street lighting.
72. Plot existing electrical distribution facilities on the original site plan.
73. Provide proposed PJC and transformer locations.
74. ~~Provide E-sheets reflecting estimated load. Show location, size, and voltage of proposed switchgear on site plan.~~
75. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
76. Developer must notify RPU at least 4 weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.

Public Utilities – Water

77. New water main and service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
 78. All water fees required to provide service to each lot are due prior to map recordation.
 79. If any decorative or specialized paving is constructed within the waterline easement, a separate Covenant and Agreement or suitable easement language will be required to guarantee replacement of the decorative pavement by the property owners or HOA in the event of utility maintenance.
 80. Public waterline easements are required across the width of the proposed private streets.
- Second water main connection will be required to loop the proposed water main to Millsweet Place, through "Alley B," as shown on the conceptual utility plans.