

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Inadequate emergency access or access to nearby uses? (Source: The development of this project will include the construction of Century Hills Drive, which will connect the dead end at Cresthaven to the dead end that currently exists at Century. The connection of these 2 dead end streets will improve emergency access to the Project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Insufficient parking capacity on-site or off-site? (Source: The plans for the proposed homes will need to include the required on-site parking at the time of Design Review approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Hazards or barriers for pedestrians or bicyclists? (Source: No hazards or barriers for pedestrians or bicyclists are caused by this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: The project will result in the construction of 29 new single family residences and will not conflict with policies supporting alternate modes of transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Rail or air traffic impacts? (Source: The project site is not in the vicinity of rail facilities. The site is located within the March Air Reserve Base influence area. Approval from the Airport Land Use Commission (ALUC) will be required prior to building permit issuance. An aviation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the City Attorney's Office and MARB/MIP will be required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

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| <p>a. Federally endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? <small>(Source:)</small> A biological Assessment for the proposed map and a biological due diligence survey for the proposed sewer line was prepared by Michael Brandman Associates on July 9, 2004 and December 15 2003. As well a wetland delineation was prepared March 2003 by Michael Brandman Associates. The updated biological assessment concurs with the findings of a biological Assessment prepared by RB Riggan Associates 2001.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Based on the current plant communities occurring within the project site and the location of known recorded special status species, Stephen's kangaroo rat (SKR), which occurs in disturbed scrub and grassland habitats, has a moderate potential for occurrence due to the lack of suitable habitat. No sensitive plant communities were observed on the site. As well, it was determined that the project site does not contain any suitable habitat for burrowing owl or narrow endemic plant species. The site is within the current Riverside County Multi-Species Habitat Conservation Plan (MSHCP) and a separate habitat assessment is not required by the County prior to issuance of grading permits.

As a matter of information, a biological study focusing on the California Gnatcatcher was prepared for TM 28728 in September 2001. The study reported that potential habitat for the Gnatcatcher within the project area are not occupied such species. Additionally, a biological assessment was prepared for TM 28728 in August 2001 by RB Riggan and Associates. A follow-up focused survey was conducted in October 2002 and there was no siting of CAGN.

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The updated biological assessment concurs with the findings of a biological Assessment prepared by RB Riggan Associates 2001. The biological assessment and wetland delineation for this project notes that the project will have the following impacts on existing biological resources:

- 1) *The loss of approximately 46 acres of low density, occupied habitat os the Stephens' Kangaroo Rat. (RB Riggan 2000)*
- 2) *Loss of 2.9 acres of Riversidean Sage Scrub (RSS) and 2.6-acres of heavily disturbed RSS within Critical Habitat for the California Gnatcatcher. These habitats are not occupied by the California Gnatcatcher. (RB Riggan 2000)*
- 3) *The loss of approximately 31.8 acres of non-native grassland, 2.9-acres of moderate quality Riversidean Sage Scrub (RSS) and 2.6-acres of low quality RSS within critical habitat area. (Wetland Study 2003)*
- 4) *loss of approximately .028 acres (370 linear feet) of USACE and .077 acres of CDFG jurisdictional waters. Affected vegetation is limited to ruderal species and scarce mulefat. No wetlands are present within the project impact area. (Wetland Study 2003)*

To mitigate these potentially significant impacts the following mitigation measures will be required:

- 1) *Approximately 43.78 acres of onsite CAGN critical habitat located along the Alessandro Arroyo will be dedicated as open space. This area contains approximately 10.5 acres of riparian/wetland vegetation. (Wetland Study 2003)*
- 2) *Permanent loss of RSS will be mitigated at a greater than 3:1 ratio through the onsite preservation of 20.6 acres of RSS (9.6 acres moderate quality, 11 acres low quality) adjacent to the Alessandro Arroyo. (Wetland Study 2003 and RB Riggins 2000)*

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- 3) *The permanent loss of jurisdictional waters will be offset by the expansion of the unnamed drainage feature at a 1:1 ratio. The mitigation site will be located immediate downstream of the road crossing and adjacent to the proposed upland water quality bio-swale. It is anticipated that the bio-swale will provide sufficient hydrology to support riparian vegetation. (Wetland Study 2003)*
- 4) *A water quality bio-swale will be installed immediate downstream of the road crossing. The bio-swale will be installed in an upland location to provide pretreatment of urban runoff prior to discharge into the drainage feature. The HOA will provide long term maintenance, consisting of installation of native grasses, and sediment removal as needed. (Wetland Study 2003)*
- 5) *Riparian vegetation will be installed within the mitigation site consisting of native grasses. (Wetland Study 2003)*
- 6) *A three year maintenance and monitoring plan is proposed to ensure the successful establishment of the native cover within the mitigation area. (Wetland Study 2003)*
- 7) *The applicant shall be required to obtain necessary approvals and permits prior to any grading from the California Department of Fish and Game; the Army Corps of Engineers; the U.S. Fish and Wildlife Service; and the California Regional Water Control Board. (Wetland Study 2003 and RB Riggins 2000)*
- 8) *The project site is located within the Riverside County SKR Habitat Conservation Plan Fee Assessment Area, and therefore subject to current fee requirements as administered by the City of Riverside. (Biological Assessment 2003)*

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<p>b. Species identified as a sensitive or special status species in local or regional plans or listings maintained by the California Department of Fish and Game? (Source):</p> <p>According to the biological report reference in 7.a. above, based on the current plant communities occurring within the project site and the location of known recorded occurrences of the above mentioned special status species, Stephen's Kangaroo Rat (SKR), which occurs in disturbed scrub and grassland habitats, a moderate potential to occur within the project. Therefore, the project is subject to current fee requirements as administered by the City of Riverside.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Locally important natural communities (e.g., sage scrub, etc.)? (Source):</p> <p>Due to the loss of approximately 31.8 acres of non-native grassland, 2.9-acres of moderate quality Riversidean Sage Scrub (RSS) and 2.6-acres of low quality RSS within critical habitat area, the conditions of this project require the applicant to prepare a coastal sage scrub and riparian enhancement plan subject to review and approval of the Planning Department prior to issuance of grading permits.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d. Wetland habitat (e.g. riparian and vernal pool)? (Source):</p> <p>See response 7.a. above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e. Wildlife dispersal or migration corridors? (Source):</p> <p>The proposed open space along the Alessandro Arroyo will provide wildlife corridor movement opportunities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f. Wildlife resources pursuant to Section 711.4 of the Fish and Game Code? (Source):</p> <p>This project will result in potential adverse impacts to wildlife resources, and the payment of fees pursuant to Section 711.4 of the Fish and Game Code is required.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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8. ENERGY AND MINERAL RESOURCES.

Would the proposal:

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| a. Conflict with the General Plan Energy Element?
<small>(Source: CONSERVATION ELEMENT OF THE GENERAL PLAN)</small> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? <small>(Source:)</small>
The construction of residences is not a wasteful use of non-renewable materials.. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? <small>(Source: GENERAL PLAN - EXHIBIT 40 — MINERAL RESOURCES)</small>
The Project is not located in an area containing known mineral resources, therefore the construction of residences will not reduce the future availability of valuable mineral resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HAZARDS.

Would the proposal involve:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? <small>(Source:)</small>
Project does not involve the use of hazardous materials. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? <small>(Source:)</small>
This project will not impact emergency response or evacuation plans. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? <small>(Source:)</small>
This project will facilitate the construction of single family residences which would not result in health hazards. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? <small>(Source:)</small>
No hazardous sites are identified in the vicinity of the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| e. | Increased fire hazard in areas with flammable brush, grass, or trees? (Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project is planned for low density residential development with areas of natural vegetation. While a minimal risk of grassland fire exists, the Project contains streets which are accessible to emergency vehicles and will require the installation of fire hydrants per City requirements. In addition, City Code requires residences to include fire sprinklers. These factors ensure that fire risks will be reduced to a level of less than significant.

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| f. | Exposure of people to risk from airport operations? (Source:) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The site is located within the March Air Reserve Base influence area. An application to and approval from the Airport Land Use Commission (ALUC) will be required prior to building permit issuance. The applicant shall comply with all conditions of ALUC prior to building permit issuance.

10. NOISE.

Would the proposal result in:

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| a. | Increase in existing noise levels? (Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project does not involve uses, activities, or increased traffic levels that would result in an increase in ambient noise levels on the Project site.

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| b. Exposure to severe noise levels, including construction noise? (Source: GENERAL PLAN EXHIBIT 15 -- EXISTING NOISE CONTOURS) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Because of its proximity to the March Air Reserve Base (MARB), the project is located in an area of 60 - 70 dB CNEL. Noise levels of this intensity are considered Conditionally Acceptable for residential uses per the General Plan. The Building Code requires that, prior to building permit issuance, adequate noise reduction measures must be incorporated into the house design to attenuate interior noise levels to 45 dBA. Compliance with the building code is required and is not considered to be mitigation.

The project will result in temporary increases in noise levels due to construction/grading activity. Potential noise impacts will be limited by compliance with the City's Noise Ordinance (Title 7), which limits construction noise that would disturb a residential neighborhood to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays. Additionally, the applicant is advised that any blasting will require a special permit to be issued by the City Fire Department, and must occur during the hours construction is permitted by the City. Because compliance with the construction hours is required by City Code, compliance does not constitute mitigation.

11. PUBLIC SERVICES.

Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

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<p>a. Fire protection? (Source:)</p> <p>The project shall comply with the requirements of the City Fire Department. The Fire Department requested a number of conditions of approval be required for the project to ensure adequate fire protection, including provision and maintenance of a public water system, provision of streets and fire apparatus access roads that meet public street standards, and that cul-de-sacs, where islands are provided, be a minimum of 106 feet in diameter curb-to-curb, with a maximum 50-foot diameter island. In addition, the grading plans shows several driveways in excess of 150 feet in length proposed. A condition of approval will be imposed requiring the driveways and site access on the grading plans to be submitted to the Fire Department for review and approval prior to the issuance of a building permit for the Project.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. Police protection? (Source:)</p> <p>The Project, will result in an incremental additional demand for public services. However, because the Project is consistent with the adopted General Plan, which provides for adequate public services, no significant adverse impacts will result from its implementation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Schools? (Source:)</p> <p>The payment of school fees pursuant to the requirements of state law shall be required prior to project construction.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Maintenance of public facilities, including roads? (Source:)</p> <p>The Project will be conditioned to pay TUMF and Traffic and Transportation Fees in an amount established by City ordinance. Payment of these fees will reduce impacts related to this issue to a level of less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. Other governmental services? (Source:)</p> <p>See response 11b.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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12. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

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| a. Power or natural gas? (Source:
The project will result in an incremental additional demand for utilities. However, it is consistent with the General Plan which provides, in conjunction with the City's Capital Improvement Program, for the adequate provision of infrastructure and utility services. Therefore no impacts in regard to infrastructure or services will result from the Project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Communications systems? (Source:
See response 12a. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? (Source:
The Public Utilities Department indicated a concern regarding the proposed private street system relative to installation and maintenance of water lines and the provision of water to the subdivision. To address these concerns, conditions of approval have been imposed by the City Water Department. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer or septic tanks? (Source:
The project will require the installation of a new sewer line and access road. Such sewer line shall be subject to the specifications and approval of the Public Works Department. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? (Source:
See response 12c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste disposal? (Source:
See response 12c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? (Source:
See response 12c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

13. AESTHETICS.

Would the proposal:

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| a. Have a demonstrable negative aesthetic effect?
(Source:) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The grading and construction proposed for the development of TM 31930 may result in potential aesthetic impacts. There are significant natural features on the site including numerous massive rock outcroppings, rugged topography and steep Arroyo areas consisting of the main Arroyo and tributaries. The rock outcroppings in particular are a dominant visual feature which distinguish the site from the more weathered, rolling terrain which characterizes much of the Alessandro Heights area. Conditions of approval will be required to retain visible rock outcroppings on the site, and the Design Review process for future residences, will minimize any further aesthetic impacts related to the construction of residences on the site to a level of less than significant.

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| b. Create light or glare? (Source:) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The development proposed by this Project will introduce new lighting sources normally associated with residential uses. Any ancillary lighting, such as tennis court lighting, will be reviewed by the Planning Department in the Design Review process. Any tennis court lighting will be required by a conditions of approval to be directed downward to avoid spillover light escaping from the boundaries of each individual lot. In addition, the design will avoid off-site light spillage.

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| c. Affect a scenic vista or roadway? (Source:
Compliance with this City code provision, and the Design Review process, will ensure that the residences developed by this Project are situated in locations which blend into the surrounding terrain, and therefore, do not result in a significant aesthetic impact when viewed from adjacent roadways. Conditions of approval imposed during the Design Review process and compliance with the RC zone are required for the Project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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14. CULTURAL RESOURCES.

Would the proposal:

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| a. Disturb paleontological resources? (Source:
No identified paleontological resources or paleontologically sensitive areas are known to occur within the City. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Disturb archaeological resources? (Source:
The Alessandro Heights EIR included this site. As a part of that EIR, an archaeological study was completed, which identified four archaeological sites on the property. Three of the sites will be located within the open space areas. The remaining site is located within a proposed street and, therefore, will not be preserved. Because the archaeological study did not require but did recommend that these sites be retained, staff does not believe that loss of the one site constitutes a significant impact. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to cause a physical change which would affect historical resources, including heritage trees? (Source:
No other historical or cultural resources are located on this site except as described in 14b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change which would affect unique ethnic cultural values, including those associated with religious or sacred uses? (Source:
See response 14c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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15. RECREATION.

Would the proposal:

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| a. Increase the demand for neighborhood or regional parks or other recreational facilities? (Source:)
The addition of 29 new residences will minimally increase the demand for neighborhood and regional recreational facilities, which will be accommodated through the City's existing park system. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities, including trails? (Source: GENERAL PLAN EXHIBIT 41 — NEIGHBORHOOD AND COMMUNITY PARKS; GENERAL PLAN EXHIBIT 42 — PROPOSED TRAIL SYSTEM)
The project area is located within the Hawarden Hills Specific Plan area and designates the westerly portion of the site with a trail corridor connecting the Alessandro Arroyo to the Hawarden Hills Vista Point to the north. The City's Trails Master Plan does not identify this trail as planned or designated, but does show a multi-purpose recreational trail through the Alessandro Arroyo. Upon further review of the trail as shown in the HHSP, it was determined that the location for such trail shall be identified at the time of Project development. Staff is requiring as a condition of Project approval that a trail easement be provided connecting the Alessandro Arroyo and Hawarden Hills Vista Point, with the location to be approved by the Planning and Parks and Recreation Departments and City Attorney's Office. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

16. MANDATORY FINDINGS OF SIGNIFICANCE.

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a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (Source:) No. See responses in Section 7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (Source:) The original project, consisting of Tract Maps 23027, 28728, 31930, proposes to preserve 60.44 acres, or 36 percent of the total 167.5-acre development. The 41.48 acres of open space proposed for preservation as part of TM 31930 consists of 48% of the property contained in the project. The preservation of open space is listed as a goal in the RC Zone, and is also identified as a goal on Measure C. As such, information contained in this initial study supports the conclusion that the Project will not delay the achievement of previously-identified long term environmental goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects.) (Source:)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The potential exists for the individual project to result in significant grading impacts due to land form alteration. TM 31930 is the third component of a 186-acre project, first approved as TM 23027. When TM 23027 expired, the lots remaining unrecorded at that time were incorporated into a new map, TM 28728, which was approved before the Grading Ordinance was adopted. At that time, the Alessandro Arroyo was defined as the boundaries of the 100-year flood plain, and the Arroyo setback was determined from that limit. In 1998, after the Grading Ordinance was adopted, the property owner applied for a time extension for TM 28728, and prepared grading exceptions which the City approved. Recently, the remaining unrecorded lots in exactly the same design previously approved for TM 28728, have been incorporated into TM 31930 (except for the addition of an off-site sewer line). The development of TM 23027 and TM 28728 did not result insignificant impacts to landform grading. Because TM 31930 does not incorporate any changes to the design or layout of the previously approved lots, its development is not anticipated to result in cumulatively considerable impacts to the environment. Together, the recordation of the three tract maps will result in the preservation of 36% of the total project acreage as open space. The open space dedications for each tract individually include, TM 23027 - no open space, TM 28728 - 14.4 acres, TM 28728 - 4.18 acres and TM 31930 - 41.86 acres. The acre-

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age dedicated to open space for the three tract maps totals 60.44 acres. Because each tract map individually did not result in significant grading impacts to landforms, grading related to their cumulative development is not expected to result in cumulatively considerable impacts. As such, no adverse cumulative impacts were identified in this initial study analysis.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

(Source:)

No. See response in Section 9.

FINDING (To be completed by the City Planning Commission)

- It has been found that the project will not have a significant effect on the environment and a Mitigated Negative Declaration should be adopted by the City Council. As part of this determination, the approved mitigation measures shall be required for the project. The proposed Mitigated Negative Declaration reflects the independent judgement of the City of Riverside.

1. See conditions in report marked with an asterisk (*).

- Limited to Case P03-1451/P03-1548/P04-0260
- It has been found that the project may have a significant effect on the environment and an Environmental Impact Report should be required by the City Council.
- There is no evidence before the agency that the proposed project will have any potential for adverse effect on wildlife resources, and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game code.

Signature

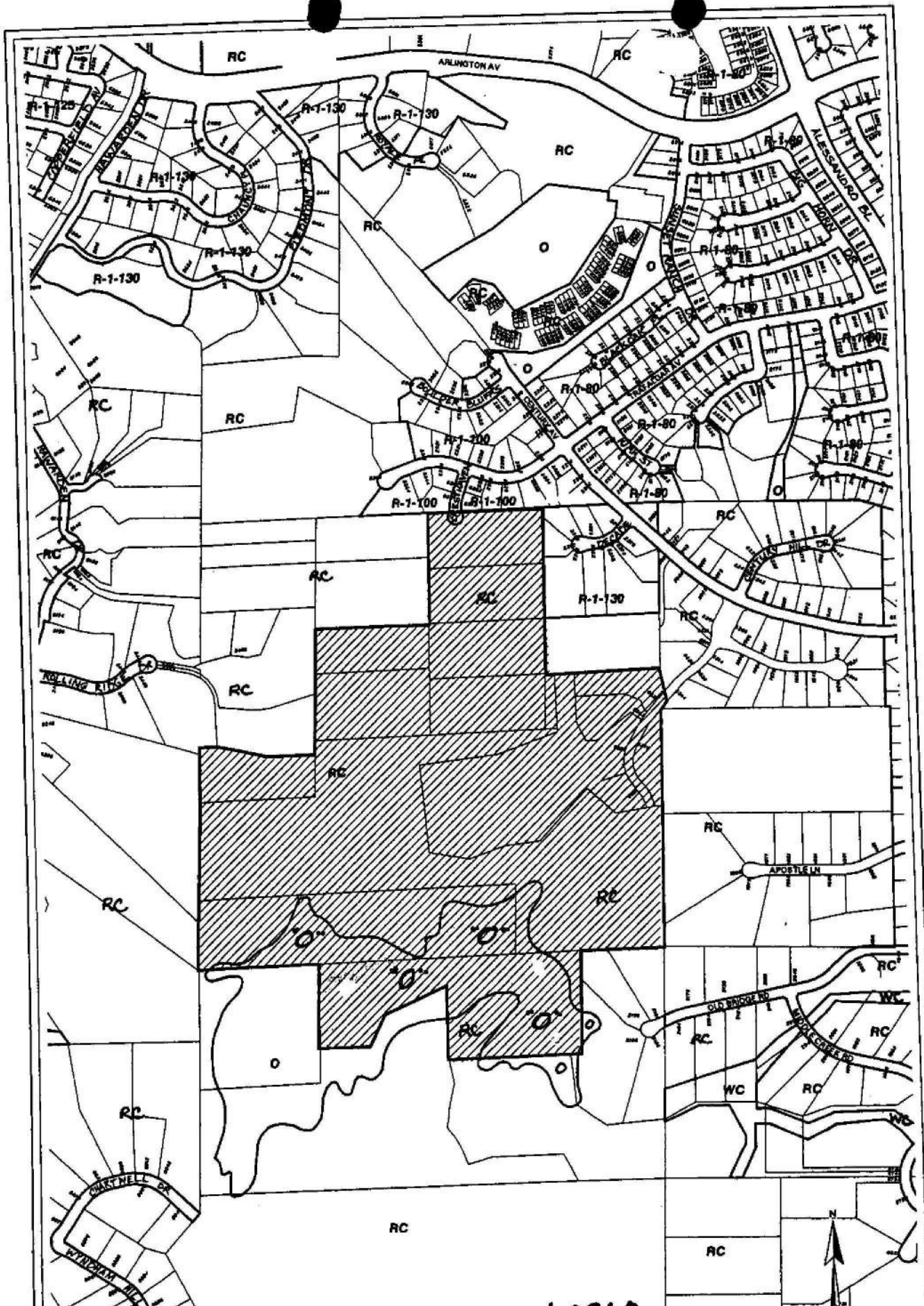


Date

8/19/04

City Planning Commission

Case Number: P03-1451/P03-1548/P04-0260



TM-28728

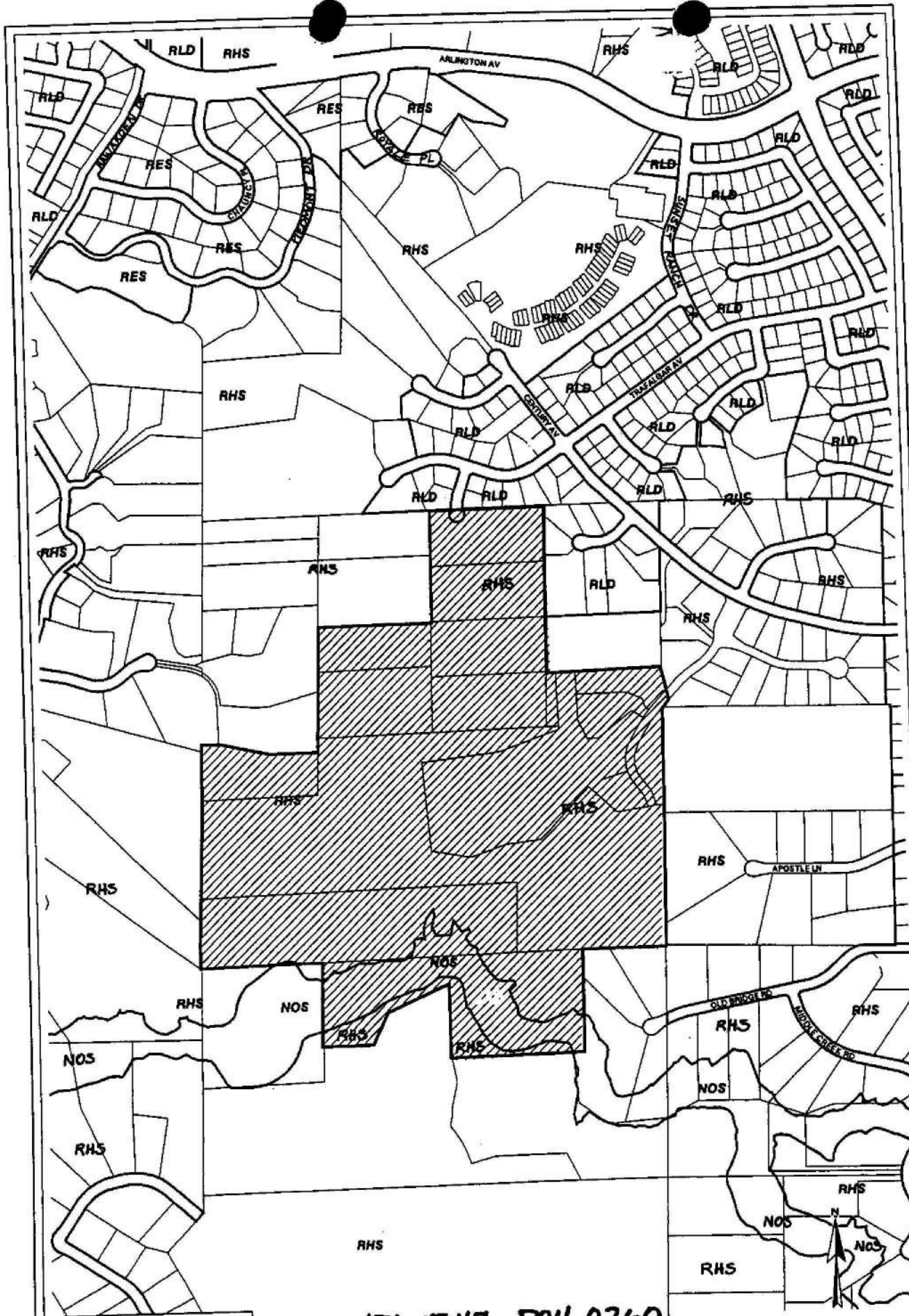
P03-1451-1548, P04-0260
12-174

EXHIBIT A- Location/Zoning Map

5-313

January 10, 2002
1 inch = 500 feet

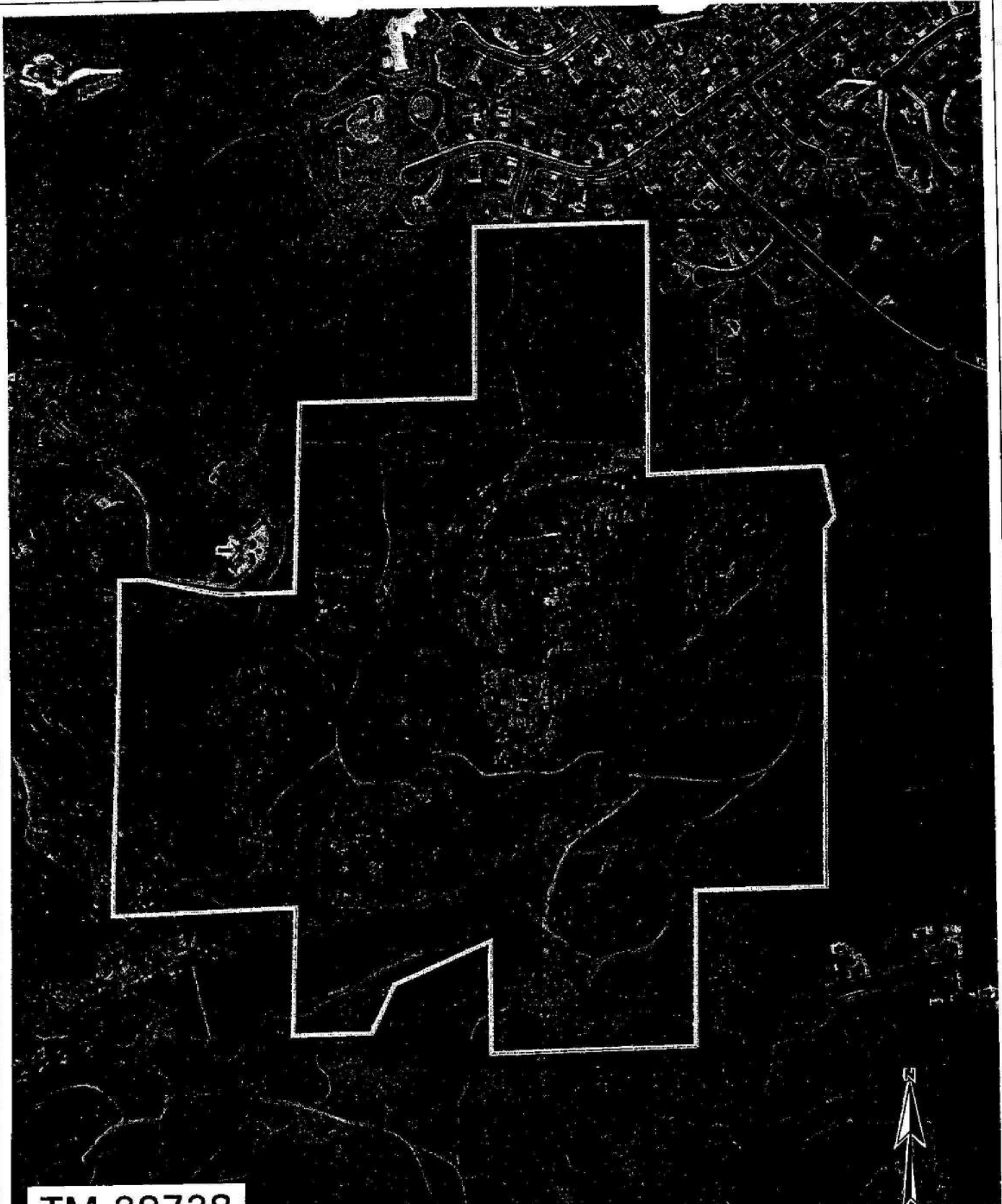
Aerial photos taken April 1998. The City of Riverside makes no warranty as to the accuracy or contents of the data shown on this map. This map shall not be reproduced or distributed without the written consent of the City of Riverside. © Copyright 2002, City of Riverside, California



TM-28728 P03-1451-1548, P04-0260
 12-175
 EXHIBIT B - General Plan Map 5-314

January 10, 2002
 1 inch = 500 feet

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TM-28728

EXHIBIT C- 1998 Aerial Photo

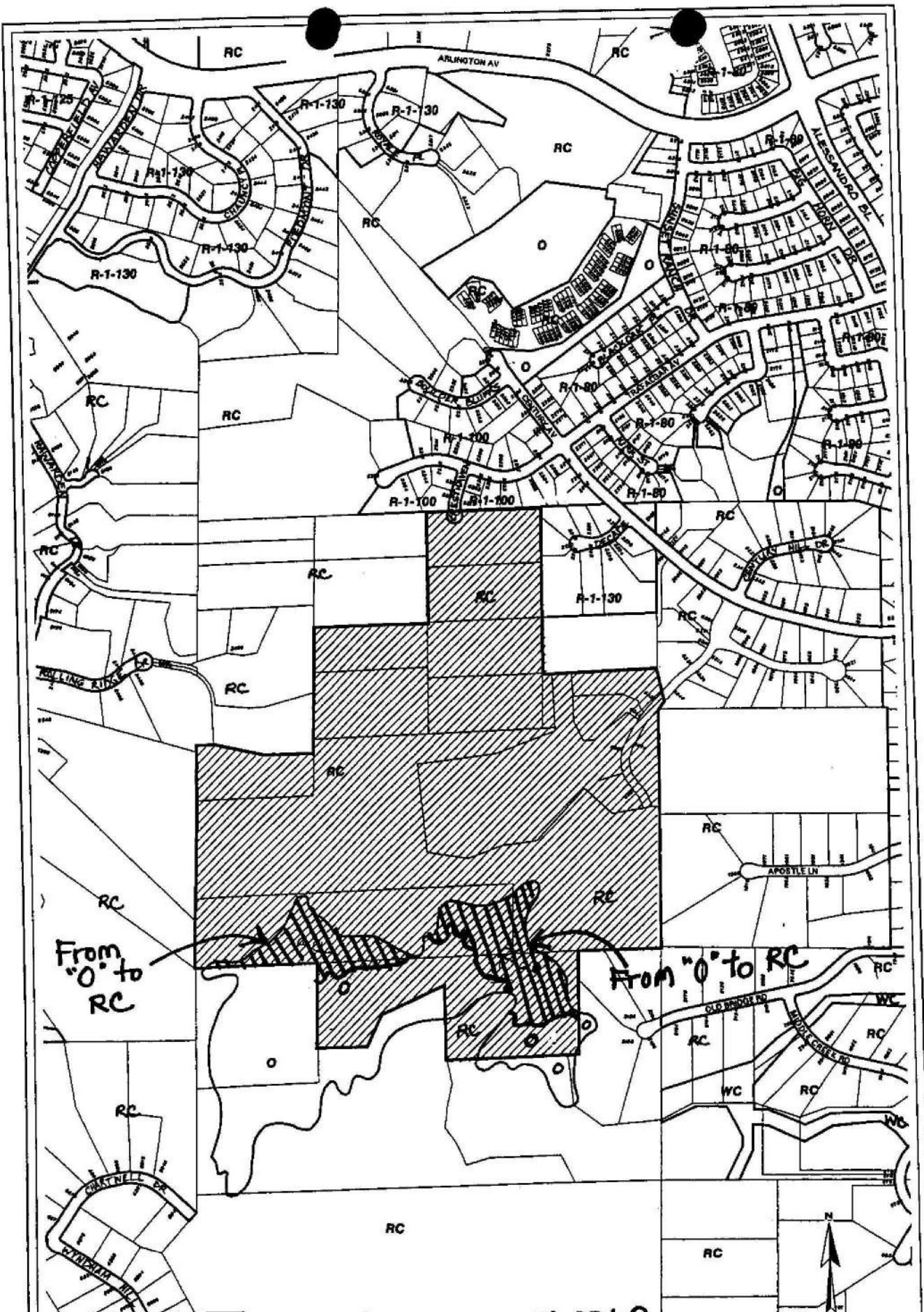
5-315
12-176



January 10, 2002
1 inch = 500 feet

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P03-1451-1548. P04-0260

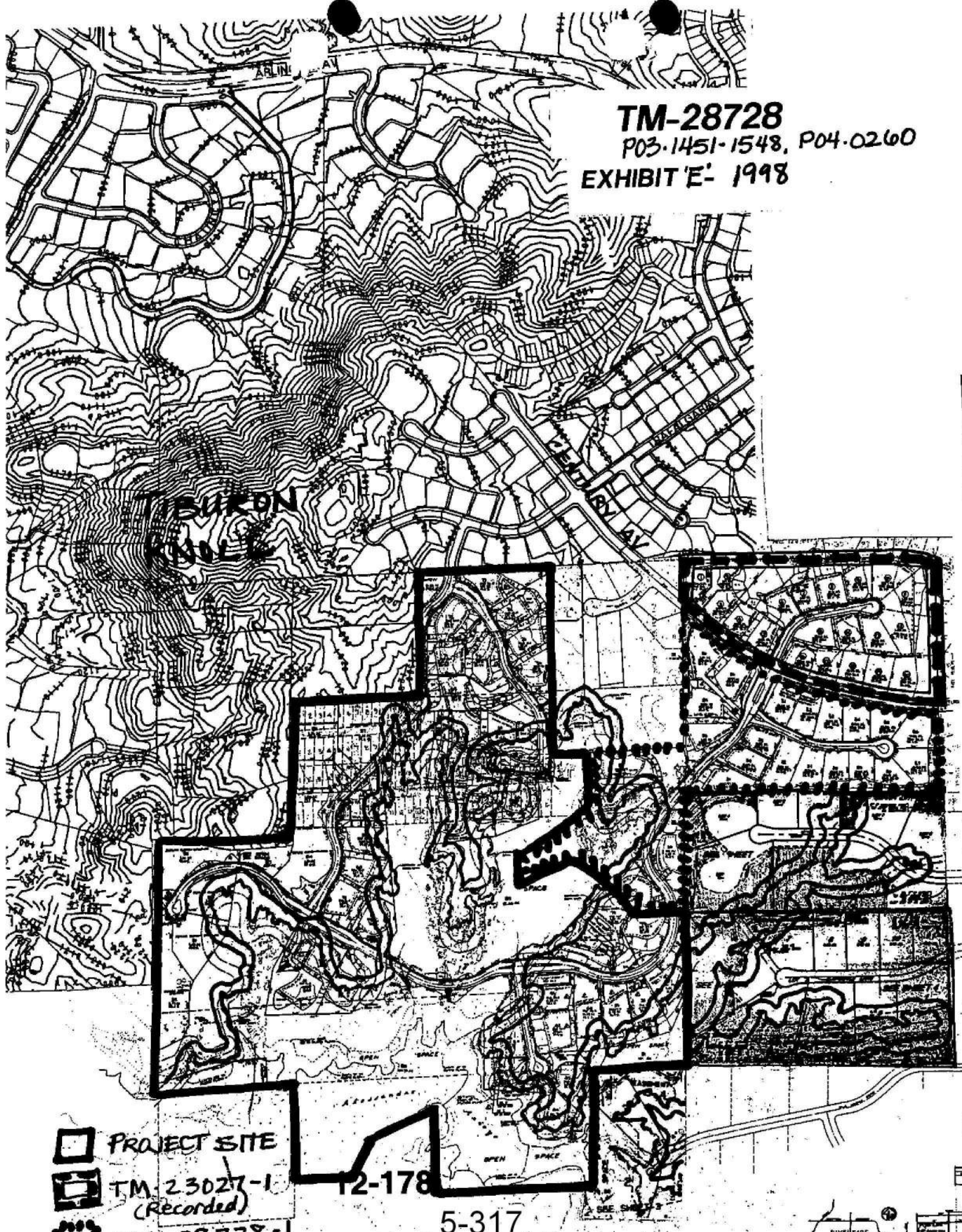


TM-28728 - P03.1451-1548, P04.0260
 12-177
EXHIBIT 'D' - Proposed Zoning 5-316

January 10, 2002
 1 inch = 500 feet

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 Prepared by: L&N&C

TM-28728
P03-1451-1548, P04-0260
EXHIBIT 'E' 1998

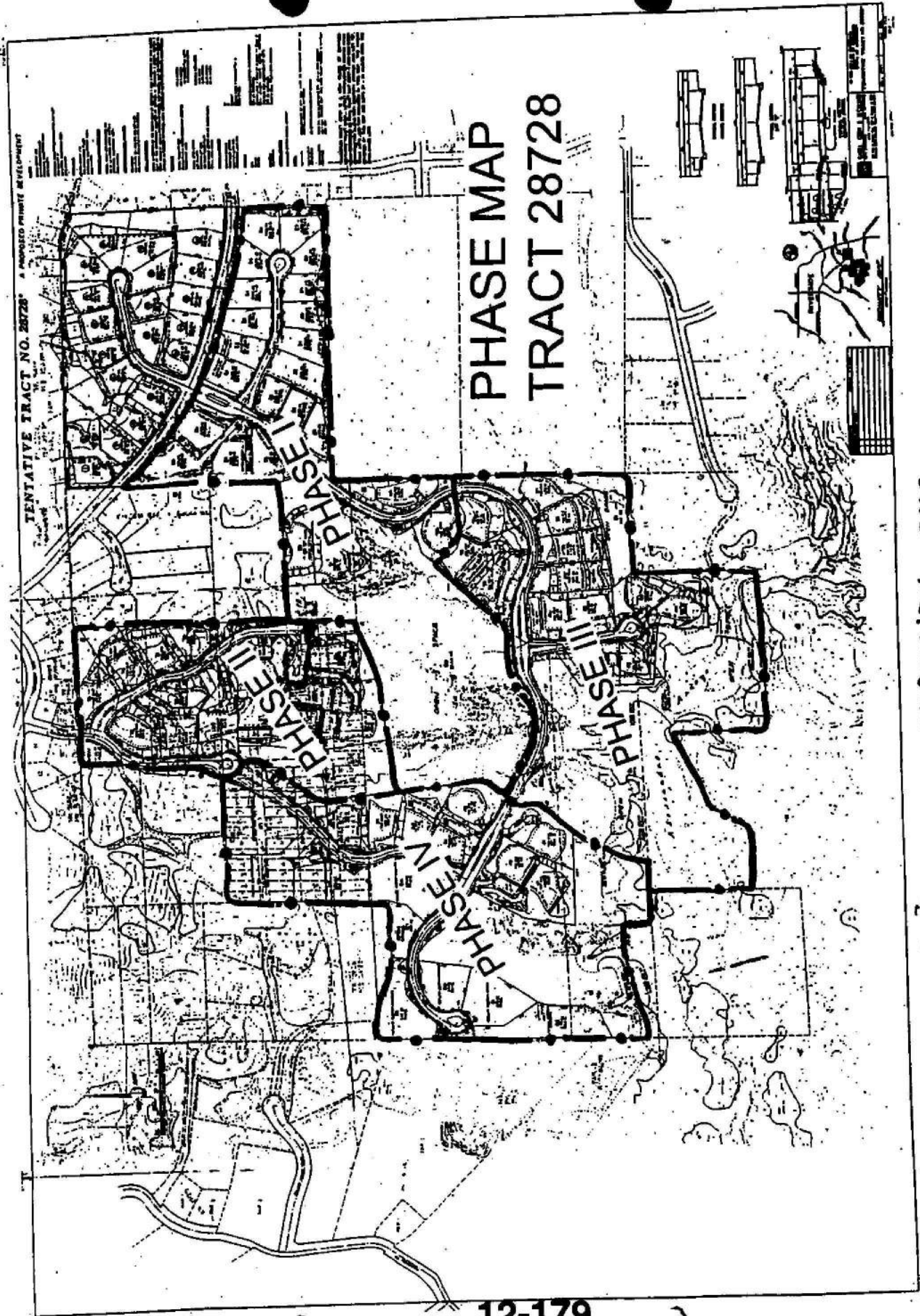


□ PROJECT SITE
■ TM-23027-1
(Recorded)
78778-1

12-178

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RIVERSIDE



P03-1451-1548, P04-0260 EXHIBIT 'F' - 2002

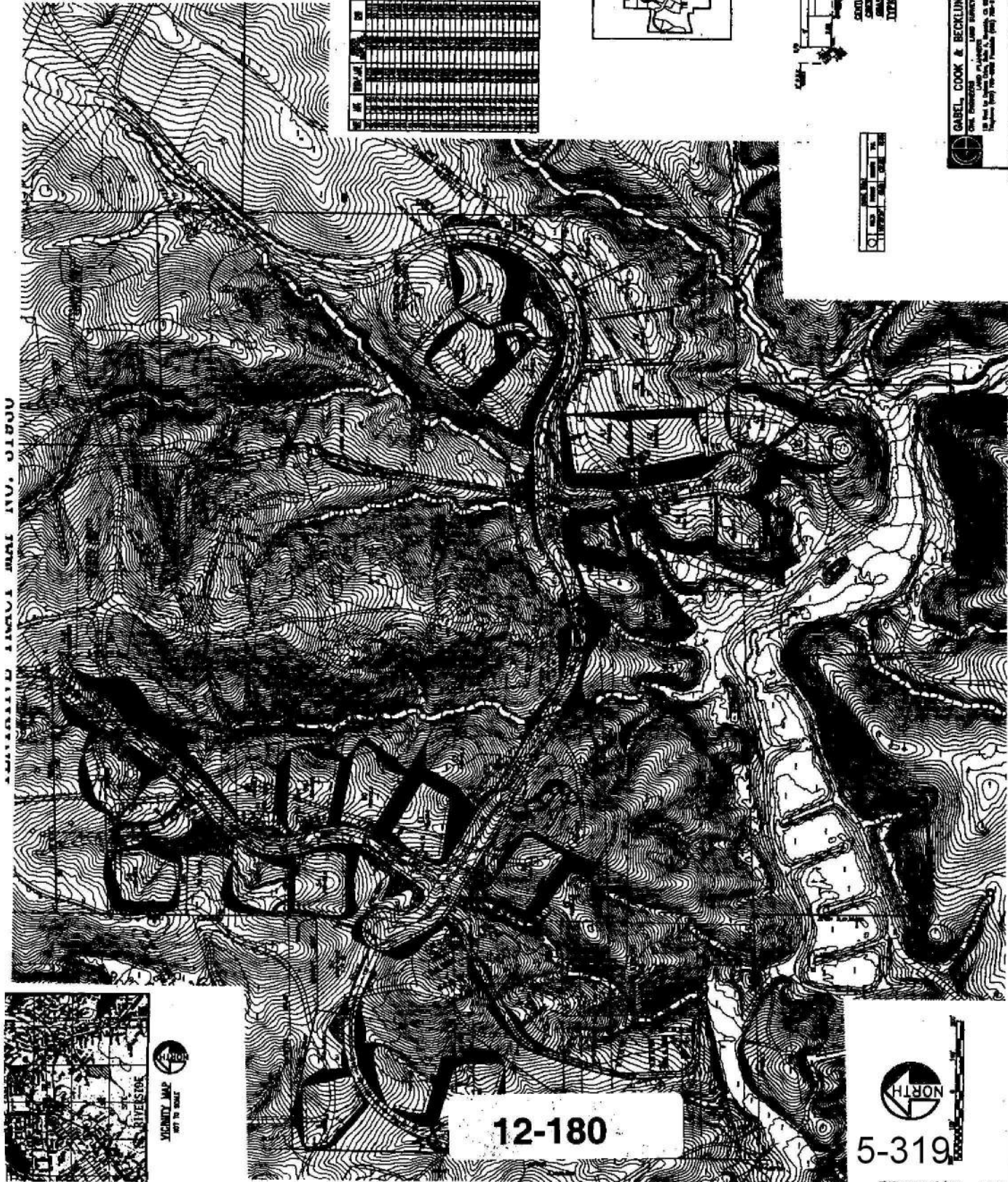
12-179

5-318

AMMAGADAIH AINCVI BHAI IVU, JISOU



VICINITY MAP
1977 TO DATE



12-180

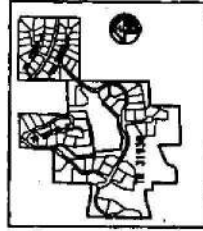
5-319



SCALE
1" = 40'



CENTURY HILLS DRIVE (PRIVATE)
CENTRE HAVEN DRIVE (PRIVATE)
GRAND WALKER WAY (PRIVATE)
TYPICAL STREET SECTIONS



SEE TO SCALE

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

GENERAL NOTES:
1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS MAP.
2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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8. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

GABEL, COOK & BECKELUND
INC. ENGINEERS
LAND SURVEYORS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
877272884

P03-1451-1548, P04-0260 EXHIBIT 'G'



Supplemental Report **EXHIBIT 'H'**

PLANNING COMMISSION HEARING DATE: FEBRUARY 21, 2002

P03.1431.1548, P04.0260

TRACT MAP 28728 (Continued from February 7, 2002): Request of Gabel, Cook and Becklund, on behalf of Dr. Hong, for a two-year time extension in which to record tentative Tract Map 28728, the proposed subdivision of approximately 87.4 vacant acres into approximately 43 residential and five open space lots (Phases 2 - 4), generally situated northerly of the Alessandro Arroyo, easterly of Hawarden Drive, southerly of Century Avenue and westerly of Alessandro Boulevard in the RC — Residential Conservation and O — Official Zones. The Planning Commission will also review the grading plan for compliance with the City's Grading Ordinance. (To be heard concurrently with PD-001-912.)

BACKGROUND

This case was scheduled to be heard by the Planning Commission on January 17, 2002. However, the morning of the meeting, staff and the applicant received two letters regarding the project. The first letter was from the Burton's, who wanted to have a chance to look at the proposed plans. However, they did not provide their phone number or address and staff was unable to contact them. The other letter was from Arlee Montalvo. The applicant requested a continuance to today's meeting to allow time to adequately address the issues in this letter. In addition to the letters, the Commission also heard testimony from members of the audience on January 17th. This supplemental report addresses the issues raised in both written and verbal comments.

Ms. Montalvo's Letter

1. Time Extension

- **Comment — This Tract Map has expired, and no extension can legally be granted retroactively.**

As stated in the January 17, 2002 staff report, the applicant submitted a timely request for a one year time extension on July 19, 2000 where the map was due to expire on July 22, 2000. Although the City' Subdivision Ordinance, Title 18, requires time extension requests to be submitted thirty-days prior to map expiration (18.10.030), the State's Subdivision Map Act does not, and it has been the City's practice to defer to the Subdivision Map Act when our ordinance conflicts with the Act. The Act permits time extension requests up to the expiration date. Therefore, the request for the time extension was accepted and processed.

Due to the City's requirement to review the grading deviations in conjunction with the time extension request and the additional time needed for the applicant to conduct the needed surveys for the updated biological report, the case was still open on July 22, 2001 when a second one year time extension would have normally been required. Since the first time extension request was still open and being processed by staff,

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there was no need for the applicant to formally request another one year time extension.

- **Comment — The granting of grading exceptions on 26 out of 44 (59%) of the lots on Phases 2-4 is excessive.**

The Grading Ordinance, Title 17, was created to further implement the goals and objectives of the General Plan and RC Zone by controlling excavation, grading and earthwork construction. The Ordinance permits conditional exceptions, or deviations, from the ordinance under Section 17.32.010, which states as follows:

“Generally. Conditional exceptions to the regulations contained in this chapter shall be permitted upon a finding by the Zoning Administrator that exceptional or special circumstances apply to the property. Such exceptional or special circumstances shall include such characteristics as unusual lot size, shape, or topography, drainage problems, or the impracticability of employing a conforming grading plan, by reason of prior existing recorded subdivisions or other characteristics of contiguous properties.”

The Planning Department is supporting the requested deviations for the detailed reasons outlined in the recommended findings. This subdivision and related grading plan were the subject of intense scrutiny by the community and many hours of study by the staff and property owner's representatives. Numerous field trips to the site were made by staff, the Planning Commission and the City Council. In staff's opinion, the resulting design is exceptionally sensitive to the natural topography of the property.

In further support of this conclusion, reference the following comments made by one of the most affected neighbors, Mr. Raftery, at the January 17th meeting.

“In working with the developer and their engineer, plus the City Planning Department, the group that I represent feels strongly that the City has probably come up with one of the best plans that I've seen in some forty years of law practice involved in this area and many others, under the circumstances of this property. I am a contiguous property owner that abuts this project. The developers, through their engineer, Mr. Gabel's firm, have been cooperative with the City and have been cooperative with people who had interest in the environment. I want the Commission to know that I think the project is one of the best that I've seen and been involved in here in the City. It is a highly sensitive area, but they have done a wonderful job with this project.”

- **Comment — The Tract Map cannot be justified by an expired Planned Residential Development (PRD) plan.**

It is correct that the related Planned Residential Development (PRD) case, PD-001-912, for this map has expired. The Code states that time extension requests are to

be submitted before the expiration date, which has passed for PD-001-012. However, longstanding practice of the City is to allow filing of retroactive time extensions for PRD's and Conditional Use Permits. To simplify matters, the applicant has submitted a request for the PRD time extension, and staff has prepared the report for the Commission's review at today's meeting.

• **Comment — The Tract Map cannot be justified by a non-conforming PRD.**

This is not a non-conforming PRD as the PRD ordinance permits up to a 25% density bonus for RC zoned projects based on a number of factors. The subject PRD was granted an 18% density bonus based on superior design and sensitivity to the natural terrain, and findings were made to support that bonus. The remaining unrecorded portions of the map and PRD have a density 0.48, which is less than the baseline density permitted without a density bonus.

The PRD was processed in accordance with normal procedures for a single family PRD, which are different than for multiple family PRD's. In the case of the former, the specifics of development for individual lots are not known at the time of approval, as custom homes are normally built on these lots. In the case of the latter, floor plans and elevations are required earlier in the process as the project is typically an apartment building under one ownership.

Finally, the PRD ordinance, as it applies to the RC Zone, was effective on the date of approval of TM-28728.

• **Comment — This Tract Map fails to satisfy legal requirements regarding lot size variances in the RC Zone.**

The request before the Commission today is a time extension and grading review. Since there have been no changes in the area or the Zoning Ordinance which would require another look at the requested variances, staff did not readdress this issue under the time extension. The City's discretion in approving a time extension on an approved map is limited to the length of the extension and new conditions or review of prior approvals is not permitted. When the map was approved in 1998, the Commission made the necessary findings to support the variances based upon the topographical constraints of the property and these findings are still applicable today, since there have been no pertinent changes to the Zoning Ordinance or the map that affect these variances.

The Commission is advised that the time extension request can be denied; however, nothing prevents the subdivider from agreeing to new conditions under the time extension in an effort to gain support for the time extension. It should also be noted that if the time extension is denied, the subdivider could reapply for a new map, which could result in a design that is not consistent with the phases of the map that have been previously approved and recorded in this area by this developer.

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- **Comment — The findings for the variances and deviations are inadequate.**

The findings for the variances are not being revisited at this time as noted above. Both the staff and the applicant have prepared findings for the requested grading deviations. Based upon the site's topographical characteristics and constraints, including drainage issues, rock outcroppings, blue-line stream location, flood plain location, etc., staff was able to make the findings to support the deviations.

Negative Declaration

- **Comment — Mitigation for wetland and Riversidian coastal sage scrub is absent.**

Mitigation for wetland and Riversidian Coastal Sage Scrub is found in the mitigations noted in the Initial Study as well as in the conditions of approval. The applicant's representative, Campbell Bio Consulting, has prepared a detailed letter addressing the commentor's concerns (Exhibit V of this supplemental staff report). Staff is of the opinion that the initial study adequately addresses biological impacts and provides appropriate mitigation, reflected in the conditions of the map, to adequately mitigate any significant impact.

- **Comment — The homeowners association being listed as a possible manager of the open space easement undermines the proposed mitigation.**

At the last meeting staff recommended that condition 1 be modified to require the open space to be maintained by a non-profit conservation organization. This change is reflected in the latest recommended conditions.

- **The Tract Map is not consistent with the RC zoning and General Plan.**

The Planning Commission and City Council previously determined that the map is consistent with the General Plan and the RC Zone, and staff continues to concur in this previous finding.

Mr. Raftery's Testimony

Mr. Raftery is a contiguous property owner living at 2400 Rolling Ridge Road. Generally, he was very supportive of the project (see comments noted above). However, he did have two requests. The first was that a condition be added requiring the project to be gated. The second was to have private street "C" shortened to a cul-de-sac in front of open space lot 88. Long driveways could then be provided for lots 50, 51 and 52. This design would minimize the extent of grading. As noted by the letter submitted by the applicant's representative, the applicant agrees with these requests and appropriate conditions have been added.

Mr. Mylne's Testimony

The Hawarden Hills Study was adopted in 1977 and includes a trail corridor from the Alessandro Arroyo to Tiburon Knoll to the north of the subject property. Staff is recommending a condition that the applicant provide for this trail across the subject property subject to approval of the Planning Department.

RECOMMENDATION

That the City Planning Commission:

1. **APPROVE** Zoning Case TM-28728 subject to the recommended conditions of approval based on the following findings:
 - a. the development, as conditioned, is consistent with the Zoning Code, specifically the RC Zone, and General Plan and the intent of the Grading Ordinance;
 - b. staff can make the necessary findings to support deviations to the Grading Ordinance; and
 - c. there have been no significant changes in the surrounding area.
2. Determine that:
 - a. this proposed case will not have a significant effect on the environment because of the mitigation measures described in this report and recommend that the City Council adopt a Mitigated Negative Declaration;
 - b. the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County.

EXHIBITS

- I. Site Plan
- II. Original Staff Report and all Exhibits from January 17, 2002
- III. Biological Report
- IV. Letters of Opposition (2)
- V. Letter from Kathy Dale, Campbell Bio Consulting, Inc.
- VI. Letter from William Gabel (2)

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cw:Diane Jenkins, AICP

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TM-28728

**APPROVED CONDITIONS FROM JANUARY 22, 1998 WITH RECOMMENDED
MODIFICATIONS & GENERAL INFORMATION NOTES**

Case Number: TM-28728

Meeting Date: February 7, 2002

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

● **Planning**

Prior to Map Recordation

- *1. An open space easement shall be recorded for all areas within the boundaries of the 100 year flood plain and the setback therefrom, ~~as well as all areas~~ designated as open space, and for each lot all areas not proposed for grading under this review subject to the approval of the Planning and Legal Departments. The easement should clearly specify that these areas are intended for open space purposes only and that no grading, construction or fencing is permitted. The open space areas within the open space easement are to be maintained by a ~~Homeowner's Association or by an agreement with~~ non-profit conservation organization such as the Riverside Land Conservancy subject to the approval of the Planning and Legal Departments. The property shall be transferred either in fee title or an easement established to facilitate maintenance/stewardship by such an organization.
- *2. Lots 54 - 57 shall be redesigned to widen the street frontage of Lot 56 to allow the building pad area to be located at a lower elevation as conceptually shown on the staff's exhibit, subject to Planning Department review and approval.
- *3. Lots 53 and open space Lot 87 shall be combined as one open space lot.
4. Shorten private street lot "C" to cul-de-sac in front of open space lot 88 with long driveways provided for lots 50, 51 and 52, subject to Planning and Public Works Departments approval.
5. Provide gates at the entrance/exits to the project. The gates should meet all Fire, Police, Public Works and Planning Departments' requirements for design, turnarounds and locks.
6. Provide a trail across the subject property, between the Alessandro Arroyo and the northerly boundary of the subject property for eventual connection to Tiburon Knoll, subject to approval of the Planning Department.

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7. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and other documents as necessary subject to approval of the Planning and Legal Departments:

- *a. prohibiting any additional grading beyond the Arroyo Study standards;
- *b. restricting the pad elevations on Lots 54 - 57 as follows: Lot 54 - 1,260; Lot 55 - 1,265; Lot 56 - 1,280; and Lot 57 - 1,290;
- *c. establishing a Homeowner's Association;
- d. the keeping of livestock is prohibited;
- e. prohibiting further subdivision of any lots within this map.

8. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications are referenced:

- a. an overall average density greater than .5 units/acre;
- b. parcels less than two acres in size on lots with an average natural slope (ANS) greater than 15% (lots 23-27, 29-32, 35-37, 39-49, 51-56, 58-64 and 66-91);
- c. parcels less than five acres in size on lots with an ANS of 30% or greater (lots 33-34, 38, 50 & 65);
- d. landlocked parcels located along private streets.

In addition to the applicant's findings, approval of these variances will not affect the overall density or functioning of the map. The design, which proposes some lots with less than the required area, will more effectively preserve the topography in a natural state and minimize grading. Although the lots will be technically landlocked, guaranteed access to a public street will be provided with maintenance being the responsibility of the affected property owners.

9. Reverse frontage walls shall be provided along Century Avenue for lots 21 - 26 and carried through on the side yards for lots 85 & 86 and along Cresthaven Drive for lots 69, 71 & 72. Plans for all reverse frontage shall be submitted for Design Review for the Planning, Public Works and Park and Recreation Departments approval. A Homeowner's Association shall be responsible for maintenance of this reverse frontage area.

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10. The reverse frontage wall for lots 21 - 26 should be placed at the top of the slope.
11. The reverse frontage areas should be combined into separate lots and maintained through a Homeowner's Association.
12. The unused portion of right-of-way from the existing cul-de-sac bulb of Cresthaven Drive shall be vacated. A separate submittal and filing fee is required.
13. Lots 88 and 89 should be split at the phasing line to create two new, numbered open space lots.
14. The phasing line for Phase 2 should follow the lot line of Lot C, the extension of Cresthaven Drive. Grading for the southerly extension of Cresthaven Drive shall be permitted to encroach into the designated open space.
15. Zoning Cases RZ-006-912 shall be adopted and PD-001-912 finalized prior to or concurrently with the adoption of this map. (Both cases have expired and will require retroactive time extensions.)
16. Easements shall be recorded as necessary to provide water to the adjoining lots to the north of Rolling Ridge Road and that the developer stub the waters lines to all effected, contiguous properties.

Prior to Grading Permit Issuance

17. The grading plan shall be revised, subject to Planning Department review and approval, to:
 - *a. clearly indicate all pad and lot drainage, subject to review and approval by the Planning and Public Works Departments. Cross lot drainage covenants, if necessary, shall be subject to Public Works and Legal Departments' review and approval.
 - *b. Indicate that all rip-rap will be natural rock (not blasted) and all visible drainage features will be color treated to blend in with the natural surroundings.
 - *c. Indicate an interim erosion control program to be certified by the project engineer subject to Public Works Department review and approval.
 - d. Reflect City adopted contour grading policies. Prior to issuance of a building permit, the applicant's engineer shall submit a letter

certifying the contouring of such required slopes in accordance with City adopted standards.

- e. Indicate that grading operations will be restricted to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
 - f. Indicate the 100 year flood limits of the blue line stream to the satisfaction of the Public Works Department.
18. The Commission makes the necessary findings in the applicant's favor to grant the following grading deviations. As justification, the applicant's written justifications and staff's supplemented justifications are referenced:
- a. to allow the building pad and/or manufactured slopes for lots 37-41, 43-49, 57-68, 77 and 78 and portions of street lots C, E, F, H and I to encroach into the limits of the Alessandro Arroyo; and
 - b. to permit slopes in excess of twenty-feet in vertical height for lots 49, 63, 64, and street lots C, E and H.
19. Prepare a detailed grading plan at 1"=40' scale for lot 45 showing protection of the existing rock outcroppings, subject to Planning Department approval.
20. Final driveway grades and configurations will be subject to review and approval of the Fire Department.
21. Tract Map 28728 shall be recorded.
22. Landscaping and irrigation plans for all manufactured slopes in excess of five feet in vertical height shall be submitted to and approved by the Planning Department. The applicant's engineer or landscape architect shall submit a letter certifying to the installation of such required landscaping and irrigation facilities prior to the release of utilities.
23. In the event that joint access driveways are proposed, covenants shall be prepared subject to the satisfaction of the Legal and Public Works Departments.
24. The grading plan shall be revised to reflect all design changes recommended in this City Planning Commission report.
25. Adjacent property owner's approval shall be obtained for all off-site grading. Also, slope maintenance agreements for all slopes crossing property lines shall be recorded subject to approval of the Planning, Legal and Public Works Departments.

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- *26. Prior to the issuance of grading permits for Phases 2-4, the applicant shall have a biological study prepared by a qualified biologist acceptable to the U.S. Fish and Wildlife Service to determine the presence or absence of the California Gnatcatcher. In the event portions of the site are occupied, the applicant shall obtain U.S. Fish and Wildlife Service prior to grading permit issuance.
- *27. The applicant shall prepare a Coastal Sage Scrub and riparian enhancement plan subject to review and approval of the Planning Department prior to grading permit issuance for Phases 2-4.
- 28. Manufactured slope ratios shall not exceed a maximum of 2:1.
- 29. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
- 30. Grading activity shall be in substantial compliance with the grading plan on file with this application.
- *31. Advisory: The Regional Water Quality Control Board requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
- *32. Advisory: Any disturbance of the "blue line streams" will require permits and approval from the State Department of Fish and Game and U.S. Army Corps of Engineers.
- *33. The applicant shall comply with the long term Stephen's Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) and the City's policies for implementing the HCP.

Prior to Building Permit Issuance

- *34. The 30-foot wide access road proposed for Lot 92 shall be graded, with slopes landscaped, a wall placed at the top of the slope and a gate installed at Century Avenue, on-site with adequate stacking space and vehicle turn-around area to Planning and Public Works specifications.
- *35. The applicant is advised that the project is in an area impacted by a CNEL noise level between 60 and 70 dBA. Dwelling units constructed within the noise impacts areas will have to be sound insulated to the specifications of the Building Division.
- ~~36. An aviation easement shall be required to the specifications of March Air Reserve Base (MARB) and the Legal Department.~~

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- *37. Submit documentation of approval by the Riverside County Airport Land Use Commission (ALUC) shall be submitted to the Planning Department. All Conditions imposed by the ALUC shall be met to its satisfaction prior to map recordation. In the event the ALUC finds this map to be inconsistent with the Airport Land Use Plan, the case shall be considered by the City Council at a public hearing concurrently with the ALUC appeal.
- *38. The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the Legal Department and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.
- *39. Any lighting other than normally associated with a residential use, such as tennis court lighting, will be reviewed by the Planning Department in the Design Review process. Any tennis court lighting is required to be hooded and directed downward. In addition, the design shall avoid off-site light spillage.
- 40. For purposes of measuring the front yard building setback line the private street will be considered a public street. All homes placed on these lots will have a front yard setback of 30-feet from the private street property line and 25-feet from the side and rear property lines. All other applicable standards of the underlying RC — Residential Conservation Zone shall be met.

Standard Conditions

- **Planning**

- 41. ~~There is a thirty month time limit in which to satisfy the conditions and record this map. Three subsequent one-year time extensions may be granted by the City Planning Commission 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 new expiration date of the map will be July 22, 2002 and only one more time extension request is permitted.~~
- *42. In approving this case, it has been determined that the project has the potential for adverse effect on wildlife resources and the payment of fees pursuant to Section 711.4 of the Fish and Game Code is required.

- **Public Works**

- 43. Dedication of right-of-way for Cresthaven Drive to 30 feet from monument centerline to Public Works specifications.

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5-330

44. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Cresthaven Drive to Public Works specifications.
45. Full half-street improvements required on Cresthaven Drive for the portion not lying completely within the boundaries of the map, total R/W = 40 feet, curb and gutter at 18 feet from monument centerline to Public Works specifications. The unused portion of the right-of-way for the cul-de-sac on Cresthaven Drive shall be vacated prior to recordation of this map.
46. The proposed private streets are to be designed and fully improved per the standards governing private streets, Resolutions 12006 and 15531.
47. Storm Drain construction will be contingent on engineer's drainage study.
48. Off-site improvement plans to be approved by Public Works and a surety posted to guarantee the required off-site improvements prior to recordation of this map.
49. Size, number and location of driveways to Public Works specifications.
50. Minimum design speed for residential streets should not be less than 25 miles per hour with a 150 foot minimum sight distance.
51. Installation of sewers and sewer laterals to serve this project to Public Works specifications. However, septic tanks will be allowed for lots that cannot reasonably be served by a gravity sewer.
52. Onsite disposal system (septic tank) acceptability shall be obtained for each lot of this map not served by sewer, to the satisfaction of the County Department of Environmental Health, prior to this map recording.
53. Removal and/or relocation of irrigation facilities, as required.
54. All property subject to flooding from a 100-year storm shall be placed in the WC (or other appropriate Zone) prior to or concurrently with recordation of this map.
55. Ownership of property to be undivided prior to this map recording.
56. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.

● **Fire Department**

57. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
58. Construction plans shall be submitted and permitted prior to construction.
59. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
60. Fire Department access is required to be maintained during all phases of construction.
- *61. Prior to map recordation the Fire Department recommends the following conditions be included in a recorded covenant to the satisfaction of the Legal and Fire Departments to ensure that future buyers are informed of these requirements:
 - a. On- and off-site fire protection facilities shall be provided to the specifications of the Fire Department.
 - b. The Building Division and Fire Department shall inspect and approve the property and structure for the intended use and all standards and regulations shall be met.
 - c. Residential fire sprinklers shall be installed per City Ordinance #6019.
 - d. A public water system shall be provided and maintained.
 - e. Streets and fire apparatus access roads shall meet public street standards.

Appropriate provisions shall be made and approved by the City resolution or agreement to insure streets are maintained and repaired when necessary in the event a homeowners association fails to do so.

Cul-de-sacs, where islands are provided, shall be a minimum of 106-feet in diameter, curb-to-curb, with a maximum fifty-foot diameter island.

Entry gate(s) shall meet Fire Department requirements for access and be equipped with key box (Knox) devices.

62. All dead-ends, caused by recordation of individual phases of the map, in excess of 150-feet will be required to provide a temporary turnaround to the Fire Department's approval.

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● **Public Utilities**

63. 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.
64. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
- *65. Consideration for acceptance of a City maintained water system within private developments requires the following:
 - a. Easements will be provided as required by the Water Utility. This will include the entire width of private streets (minimum 50-foot wide) and a graded strip (minimum 30-foot wide) elsewhere as needed.
 - b. Easements shall be kept clear of structures, trees and all other deep rooted plants which could interfere with the operation, maintenance and/or replacement of City water facilities. This includes medians.
 - c. The City Water Utility shall review and approve all construction and landscaping plans within the easement areas.
 - d. Private streets shall be constructed to Public Works specifications, including standard 6-inch curb and gutter to provide adequate drainage for flushing and flow testing fire hydrants.
 - e. City water mains in private streets shall be ductile iron and shall be constructed beneath all transverse storm drain facilities.
 - f. Installation of a 12-inch water main across the Alessandro Arroyo is of prime importance to the expansion and operation of the City 1400 zone on both sides of the arroyo. Therefore, the installation of a 12-inch water main in a graded easement is required, from the project boundary near the Arroyo Dam, to the nearest private street, as approved by the Water Utility and the Planning Departments. Crossing the arroyo at the dam will also require the approval of the Riverside County Flood Control District.
 - g. Compliance with any other special requirements of the Water Utility.
66. Applicable Water Utility fees and charges, will be required prior to recordation.

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