

- 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.
- *63. 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.
- *64. 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.
- *65. Entry gate(s) shall meet Fire Department requirements for access and be equipped with key box (Knox) devices.
- *66. 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.

● **Public Utilities**

- *67. 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.
- *68. 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.
- *69. 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. Compliance with any other special requirements of the Water Utility.
- *70. Applicable Water Utility fees and charges, will be required prior to recordation.
 - *71. Since the Public Utilities Department signs the record map only when all of our conditions have been satisfied, Water Utility approved modifications can be made without further City Planning Commission review.
 - 72. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Water Rules.
 - 73. Advisory: Special requirements are applicable for acceptance of public water system facilities within private streets.

● **Park and Recreation**

- *74. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
- *75. The installation of new street trees in accordance with the specifications of the Park and Recreation Department. Street tree installation work may be deferred until issuance of building permit on each individual parcel. No Street Trees are required for private streets. All street trees shall be automatically irrigated and installed prior to occupancy.

- *76. Payment of all applicable park development fees (local and regional/reserve) as mitigation for impact to park development and open space needs as generated by the project (Note: Regional/Reserve Park fees not applicable to Open Space Lot acreages; However, all other lots including street lots are subject to Regional/Reserve Park fees).
- *All reverse frontage and public landscape plans shall be subject to review and approval of the Park and Recreation, Planning and Public Works Departments.
- *77. Installation of full reverse frontage and public landscape improvements, walls and hardscape for all public landscape areas as may be required by the Planning Department, in accordance with the specifications of the Park and Recreation, Planning and Public Works Departments.
- *78. Irrigation systems serving public landscape areas shall be metered, controlled and valved separately from any private landscape areas for both electrical and water services, as well as for irrigation valve control.
- *79. All public landscape areas and private open space areas and parkways shall be maintained through a Homeowner's Association.
- *80. Provide landscape and wall easements, subject to the approval of the Park and Recreation and Public Works Departments and City Attorney's Office, for all reverse frontage and public landscape improvements that extend beyond the public right of way.
- *81. A multi-purpose recreational trail easement shall be granted to the City along an alignment within the Alessandro Arroyo as approved by the Planning, Park and Recreation and Public Works Departments, and the Recreational Trails Steering Committee. It is anticipated the trail alignment will remain within the 100 year flood plain.
- *82. Trail signage shall be placed along the trail prior to recordation, or shall be incorporated into the performance/labor material bonds executed for construction of the trail.
- *83. A Covenant and Agreement for the maintenance of the landscaped parkways, reverse frontage and public landscape areas and medians, approved as to form by the City Attorney, must be executed by the developer. The agreement shall outline the responsibilities and liabilities being assumed by the Home Owners Association (HOA), upon acceptance of these landscape areas for private maintenance by the HOA.

2440 Rolling Ridge Road
Riverside, Ca. 92506
December 11, 2006

RECEIVED

DEC 21 2006

City of Riverside
City Clerk's Office

City Clerk
City Hall
3900 Main Street
Riverside, Ca. 92522

Re: Case P03-1548, P03-1451, P04-0260
Appeal/Filing by Jim Guthrie for Phase III

Dear Ms. Colleen Weeks,

It has been brought to my attention that a revised plan has been introduced by Mr. Jim Guthrie for the development of 86 acres in the Alessandro Arroyo residential conservation zone. The property is adjacent to my property at 2440 Rolling Ridge Road. I am concerned that I was not notified of this development or given the opportunity to ensure that my property rights are enforced.

This matter was heard and adjudicated by the City Council in 2004. I do not anticipate that the planning commission will reverse its earlier position enforcing RC zoning requirements.

My major concern is that there will be major grading of the proposed pads resulting in significant runoff onto my property. The property currently drains into the arroyo in a Southerly flow. Any significant grading could change the flow into my driveway and onto Rolling Ridge. That would be totally unacceptable to me.

Secondly, I own the property on the ridgeline and the ridgeline must be maintained; with the proposed lots (number 24 and 25) graded at their current elevation. It is not acceptable to artificially elevate lots above the ridgelines in the area. This goes to the very heart of Prop R. The city voters intended for limited development on these ecologically sensitive areas. I have other property subject to Prop R limits; shouldn't all of us be treated in the same manner? Variances have a way of multiplying once exceptions are given; and there are multiple developers wishing to get variances on the ridges and ridgelines.

Mr. Guthrie has built very nice subdivisions and I am sure Phase III will be very nice as well. I must request, however, that the planning commission and the City Council maintain their previous positions of enforcing Prop R requirements and to make certain limitations on Lots 24 and 25 of the proposed development.

Please keep us informed of your recommendations and of the hearing date.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steven and Catherine Larson".

Steven and Catherine Larson
2440 Rolling Ridge Road
Riverside, Ca. 92506

#5

TTM 31930

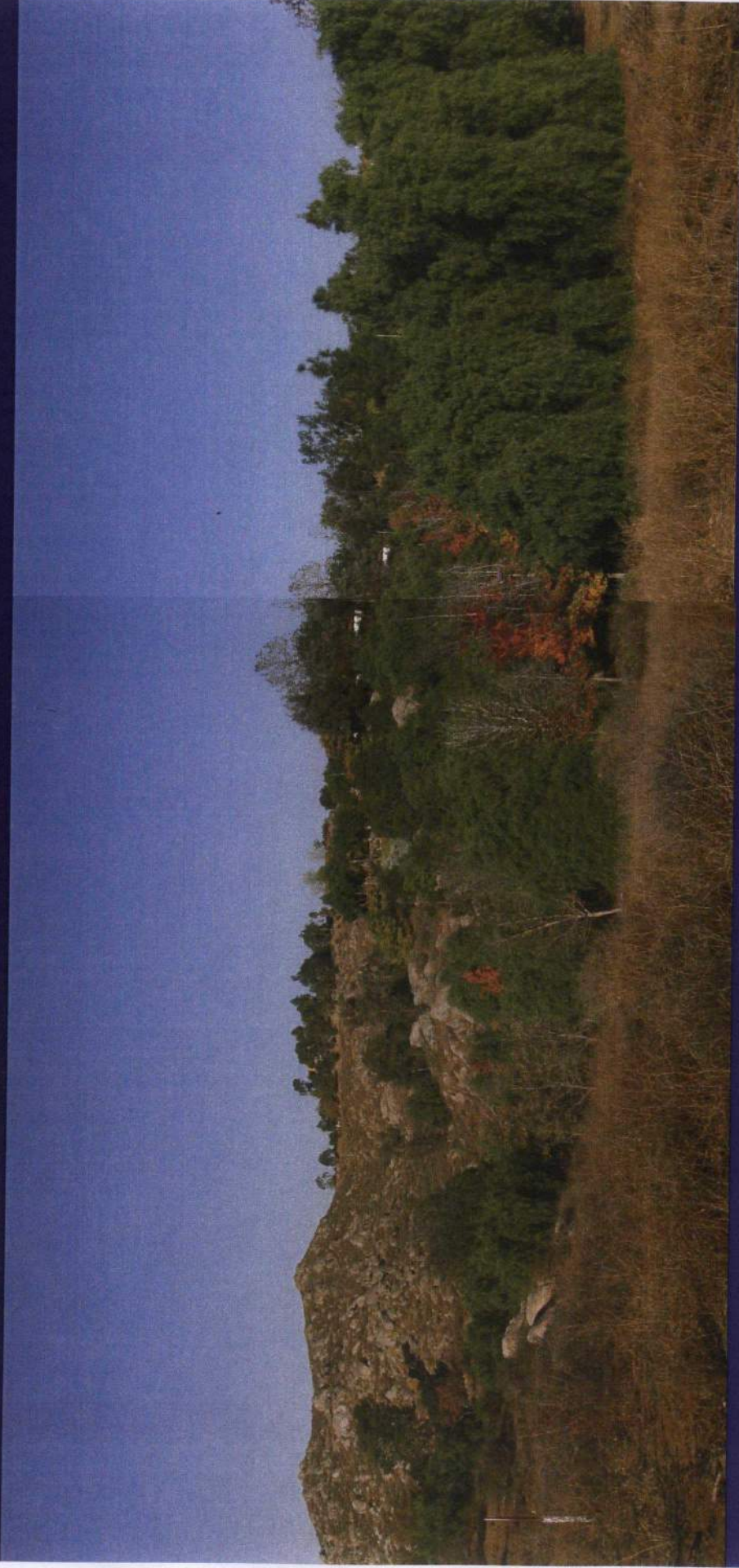
CITY COUNCIL HEARING

June 6, 2007

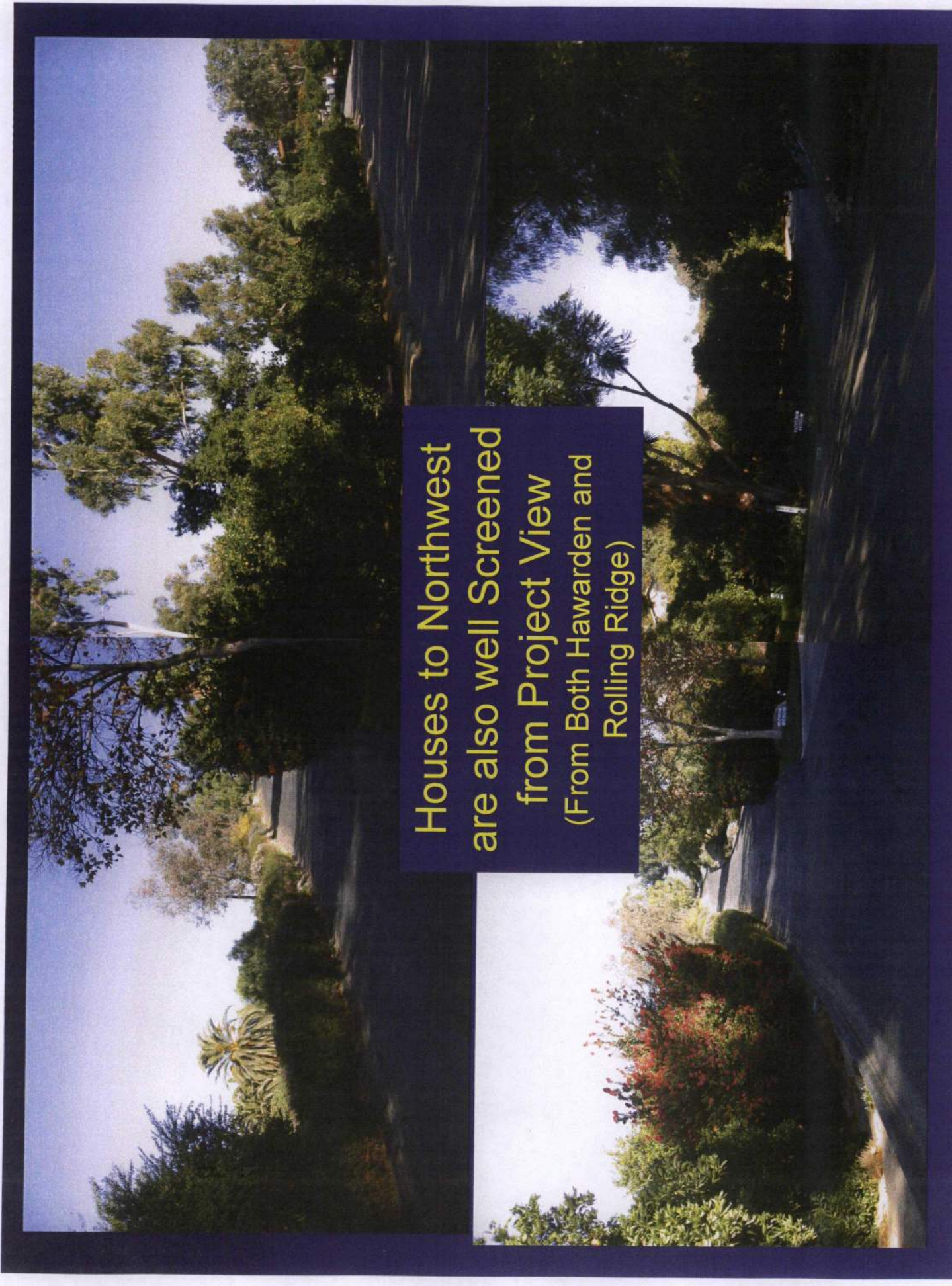
VISUAL IMPACTS ON HAWARDEN HILLS
RESIDENTS



Houses to Northwest are well
Screened from View of Project
(From Both Hawarden and Rolling Ridge)



Looking from Lot 25 North/Northwest



Houses to Northwest
are also well Screened
from Project View
(From Both Hawarden and
Rolling Ridge)

Looking towards Rolling Ridge from Lot 25 Eastern Lot Line



Knoll identified in prior staff reports as one property, actually well to Northwest of property boundary



2440 Rolling Ridge Road
Riverside, Ca. 92506
December 11, 2006

City Clerk
City Hall
3900 Main Street
Riverside, Ca. 92522

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DEC 21 2006

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City Clerk's Office

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven and Catherine Larson". The signature is fluid and cursive, with a large initial "S" and "C".

Steven and Catherine Larson
2440 Rolling Ridge Road
Riverside, Ca. 92506

Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

P03-1451
March 6, 2007 #5

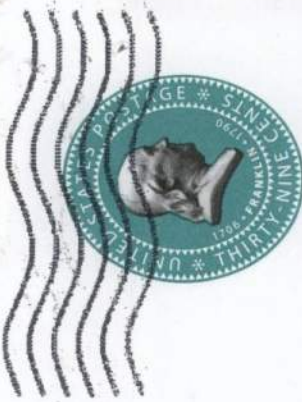
RECEIVED

MAR - 1 2007
City of Riverside
City Clerk's Office

LOUIS CARHART
APN: 243190032
HC 37 BOX 849
KINGMAN AZ 86413

SAN BERNARDINO CA 924

23 FEB 2007 PM 8 T



NIXIE 991 1 39 02/26/07
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 925220111 *0904-02396-23-39

925220111

Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

CASE P03-1451
3-6-07
#5

SAN BERNARDINO CA 924

23 FEB 2007 PM 8 T



VAC
624 Km

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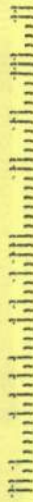
MAR - 5 2007

City of Riverside
City Clerk's Office

OCCUPANT
APN: 243530003
1996 NATALIE LN
R

NIXIE 923 1 30 03/02/07
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VACANT
UNABLE TO FORWARD
BC: 925220111 *0904-02397-23-39

9250614676
9252200111



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

Case PD3-1451
3-6-07
#5

SAN BERNARDINO CA 924

23 FEB 2007 PM 8 T



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MAR - 5 2007

Riverside
City Clerk's Office

OCCUPANT
APN: 243530004
1999 NATALIE LN
RIVERSIDE CA 92506

NIXIE

923

1

30 03/02/07

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 925220111

*0904-12944-23-38

92506+4676 C024
92522@0111



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

PO# 1451
3-6-07
#5

SAN BERNARDINO CA 924
23 FEB 2007 PM 8 T



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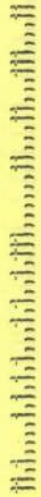
MAR - 7 2007

City of Riverside
City Clerk's Office

JON FRIESEN
APN: 243370031
2227 EL CAPITAN DR
RIVERSIDE CA 92506

NIXIE 923 1 30 03/06/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 925220111 *0904-02450-23-39

9250644615
9250609998



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

P03-1451

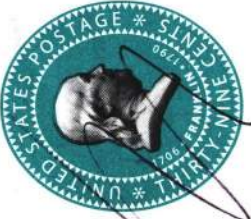
Notification -
Important Neighborhood News

3-6-07 #5

southerly of ~~the~~ terminus
of Cresthaven drive and
northerly of the Alessandro
Arroyo

Handwritten initials

OCCUPANT
APN: 243180012
6367 CENTURY HILL DR
RIVERSIDE CA 92506



RECEIVED

FEB 28 2007

City of Riverside
City Clerk's Office

NIXIE 923 1 30 02/27/07

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 925220111 *1977-03074-26-39

9252200111



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

PO3-1451

Notification -
Important Neighborhood News

3-06-07 #5

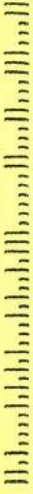
Southerly of terminus of
Cresthaven Drive & northerly
of the Alessandro Arroyo

OCCUPANT
APN: 243190033
6935 LUCIA CIR
RIVERSIDE CA

92506



NIXIE 923 1 30 02/24/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 925220111 *1977-00056-24-38



9252200111