



Community & Economic Development Department

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Planning Division

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**PLANNING COMMISSION HEARING DATE: JUNE 5, 2025
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2023-001594 (Tract Map No. 38779, Planned Residential Development Permit, and Design Review)	
Request	To consider the following entitlements for a Planned Residential Development: 1) Tentative Tract Map (TM-38779) to subdivide two contiguous parcels totaling 3.59-acres, into 22 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development Permit for the construction of 22 detached single-family dwellings, common open space and private streets; and 3) Design Review of project plans for the site design and building elevations.	
Applicant	Lap Nguyen	
Project Location	10450 Mull Avenue and 10427 Cook Avenue, situated on the south side of Mull Avenue and the north side of Cook Avenue between Mobley Avenue and Tyler Street	
APN	147-270-030 and 147-270-017	
Project Area	3.59-acres	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single Family Residential	
Staff Planner	Winnie Liang, Associate Planner (951) 826- 5933 wliang@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001594 (Tract Map No. 38779, Planned Residential Development Permit, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 3.59-acre project site consists of two contiguous parcels, developed with two single-family residences and multiple accessory structures. Surrounding land uses include a public park (Myra Linn Park) and single-family residences to the south (across Cook Avenue), and single-family residences to the east, west and north (across Mull Avenue) (Exhibit 3 and 4).

Access to the site is provided via existing driveways located on Mull Avenue and Cook Avenue.

As a matter of information, on January 21, 1964, the project site was annexed into the City under Annexation No. 24 (Riverside – La Sierra Annexation), which consisted of approximately 7,864 acres land, generally bounded by Norco Hills to the west, Crest Avenue to the east, Rancho La Sierra Avenue to the north, and Riverside Water Company canal to the south. Upon incorporation the subject site was placed into the Single-Family Residential Zoning Designation.

PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate the development of a Planned Residential Development:

- Tentative Tract Map (TM-38779) to subdivide 3.59-acre project site into 22 single-family residential lots and lettered lots for the development of single-family residences and common open space;
- Planned Residential Development Permit for the establishment of 22 detached single-family residential dwellings, common open space and private streets; and
- Design Review of project plans for the site design and building elevations.

Individual residential lots are proposed and will range in size from 3,640 square feet to 8,098 square feet, with single-family residences ranging in size from 1,833 square feet to 2,281 square feet, including attached garages. The residences are proposed to be two stories with a maximum building height of 26 feet 4 inches. The residences include up to 4 bedrooms, 3 bathrooms, and a two-car garage. Four architectural styles (Spanish, Craftsman, Tuscan, Monterey) are proposed with varying building designs and rooflines for each floor plan.

Each residential lot is proposed to have 680 to 4,434 square feet of private open space. The development proposes a centrally located common open space consisting of 11,005 square feet, which features a lawn, trellis, a walking trail and playground equipment. Another 1,821-square-foot common open space lot, enhanced with landscaping, is proposed near the Mull Avenue access. The proposed project includes an internal pedestrian network of sidewalks, which will connect to Cook Avenue.

Vehicular access is provided from Cook Avenue, enhanced with decorative pavers. Emergency vehicular access will be provided on Mull Avenue with a single gate on each side to prevent illegal parking.

Site perimeter walls and fencing consist of a 5-foot-high decorative masonry wall around the perimeter of the development. Interior fencing consists of a 5-foot-high vinyl fence along interior property lines. A 5-foot-high block wall with stucco finish is proposed within Lot 1 and Lot 22, facing Cook Avenue and a combination 3-foot-high block wall with 2-foot-high wrought iron fence on top is proposed facing Mull Avenue.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The General Plan 2025 Land Use designation for the project site is MDR – Medium Density Residential, primarily intended for single-family residences and other similar and compatible residential uses (Exhibit 5). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-59:</u> Maintain and enhance the quality of life in the La Sierra neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned R-1-7000 – Single Family Residential Zone (Exhibit 6), which allows up to 6.2 dwelling units per acre. This density may be increased up to 7.3 dwelling units per acre with a Planned Residential Development (PRD) Permit. The PRD proposes a density of 6.1 dwelling units per acre, which is consistent with the maximum PRD density allowed in this zone.</p> <p>The proposed project meets the standards for a PRD and the R-1-7000 Zone. The Zoning Code establishes PRD regulations to allow for flexibility and creativity in the design of single-family residential developments. The proposed project achieves the purpose of a PRD, as it uses the development standards to develop a creative community consisting of a clustered development with pedestrian connectivity to a centralized common open space.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Grading Code Consistency (Title 17)</p> <p>The proposed project has been reviewed against the standards of the Grading Code, including those for manufactured slopes and retaining walls. The proposed project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code Consistency (Title 18)</p> <p>The proposed tract map meets the development standards outlined in Chapter 18.210 of the Subdivision Code, including those for public streets and lot dimensions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines.</p> <p>The proposed project achieves the design provisions by providing a variety of floor plans in four distinct architectural styles (Spanish, Craftsman, Tuscan, and Monterey) with varied building shapes, heights, materials, and colors. Enhanced architecture is provided on all façades visible from the right-of-way. The project is compatible in aesthetic to neighboring developments, as well as the surrounding natural environment.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment with centrally located common open space and pedestrian connectivity throughout the site.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.780.060 – Planned Residential Development Standards for R-1-7000 Zone					
Standard			Proposed	Consistent	Inconsistent
Maximum Benchmark Density	R-1-7000 Zone – Up to 7.3 dwelling units/acre		6.1 dwelling units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Individual Lot Setbacks	Front Yard	10 feet	13 feet to 26 feet 5 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	5 feet	5 feet to 40 feet 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard	10 feet	15 feet to 32 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Perimeter Building Setback	Cook Avenue – Front	20 feet	29 feet 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mull Avenue – Front	20 feet	156 feet 10 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.780.060 – Planned Residential Development Standards for R-1-7000 Zone					
Standard			Proposed	Consistent	Inconsistent
	Adjacent to Perimeter Property Lines	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Parking	2 garage spaces/ dwelling unit		2 garage spaces/ dwelling unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Guest Parking Spaces	1 guest space/ 3 dwelling units Total Required: 7.3 guest spaces		8 guest spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	Common: 500 square feet/unit Total Required: 11,000 square feet		11,005 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Private: 200 square feet/unit		680 to 4,700 square feet/unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.100.040 – Residential Development Standards				
Standard		Proposed	Consistent	Inconsistent
Maximum Building Height	35 feet	26 feet 4 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Stories	2 stories	2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Planned Residential Development Permit (PRD)

The proposed project is compatible with the surrounding residential development in regard to building heights and architectural styles. A Planned Residential Development at this location allows for flexibility and creativity in design, while allowing for residential amenities and gathering areas for residents.

The proposed project provides common area amenities, pedestrian and vehicular circulation and landscaping. The proposed common open space is accessible to all units through pedestrian connections, walkways and vehicular circulation throughout the site. Pedestrian connectivity is provided to the public park (Myra Linn Park) to the south. The proposed elevations comply with Citywide Design Guidelines with incorporating four types of architectural styles (Spanish, Craftsman, Tuscan, and Monterey). The proposed project has also been designed to be consistent with and sensitive to the surrounding residential community and the development pattern of the immediate neighborhood and will contribute to the buildout of the La Sierra Neighborhood.

ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development Projects) Article 19 of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed Planned Residential Development requires public hearings by the Planning Commission. Additionally, public comment is encouraged through the environmental review process.
2. Equity: The proposed Planned Residential Development provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed Planned Residential Development meets the growing community's needs for increased housing opportunities.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed Planned Residential Development is designed to meet the current and future needs of the community.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Project Plans (Site Plan, Open Space Plan, Conceptual Landscape Plan/ Fence and Wall Plan, Building Elevations, Floor Plans, Tentative Tract Map, Preliminary Grading Plan)

Prepared by: Winnie Liang, Associate Planner

Reviewed by: Judy Egüez, Senior Planner; Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: **PR-2023-001594** (Tentative Tract Map, Planned Residential Development Permit, Design Review)

Planned Residential Development Findings Pursuant to Chapter 19.780.050 of the Riverside Municipal Code, as outlined in the Staff Report:

In all single-family residential zones, other than RA-5 and RC Zone:

- A. The property is well served by public infrastructure;
- B. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
- C. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required;
- D. The project complies with the purpose and standards of this chapter, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:
 - 1. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 - 2. Relatively level land is set aside for active recreational pursuits;
 - 3. Open space is accessible to all units;
 - 4. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 - 5. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development;
 - 6. Where front porches are consistent with the style of the development, a minimum of two-thirds of the total units provide front porches.
- E. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity; and
- F. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: **PR-2023-001594** (Tentative Tract Map, Planned Residential Development, Design Review)

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 operated substantially as described in the text of this report and as shown on the project plans 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. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents creating a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs/HOA shall contain 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 street and private driveways;
 - c. The CC&Rs shall be irrevocably written and recorded so that the maintenance is the responsibility of the HOA for the life of the project. The CC&Rs shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking regulations and are personally liable for any penalties, including citations, for the failure to follow through with their responsibilities;
 - d. The By-Laws or other appropriate document of the Homeowners' Association shall include the obligations of the Association with respect to maintenance of the private streets;
 - e. The HOA shall maintain the common open space lots, stormwater basins, parkway, slopes, and all landscape along the street frontages;
 - f. Vehicles parked on a residential driveway shall not encroach onto the sidewalk or private street;
 - g. Graffiti shall be removed within 24 hours of complaint; and
 - h. Garages shall be prohibited from being used as storage and must be used for vehicular parking; and

- i. All lettered lots shall be maintained by the HOA.
- 5. **Advisory:** The provisions of approved CC&R's shall not be amended without the prior approval of the Community Development Director or his/her designee and the City Attorney who at his/her discretion may refer the matter to the Planning Commission. Requests for amendments to existing CC&R's shall be submitted to the Planning Division.
- 6. **Advisory:** All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

Prior to Grading Permit Issuance:

- 7. Project-related activities shall occur outside of the bird breeding season (typically January 1 to September 15 to account for both passerines and raptors) to the extent practicable. If construction must occur within the bird breeding season, then no more than three days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird and raptor pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (500-foot for raptors), where feasible.
- 8. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following notes:
 - 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; and
 - 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.
- 9. Grading plans submitted for plan check shall depict the relocation of the proposed subterranean wastewater interceptor to a location outside of the required right-of-way dedication.

During Grading and Construction Activities:

- 10. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise 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.
- 11. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 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. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 14. To reduce construction related particulate matter air quality impacts of the project, 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.
15. The applicant shall be responsible for erosion and dust control during construction phases of the project.
16. 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.
17. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Building Permit Issuance:

18. Tract Map No. 38779 shall be recorded.
19. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall
20. 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.
21. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans 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. All on-site lighting shall provide a minimum intensity of one foot-candle at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material, or 14 feet in overall height within 50 feet of any residentially zoned property.

22. **Landscape and Irrigation Plans** shall be submitted to Planning Division for Landscape Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscaping and irrigation shall be installed per the approved plan and a completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project shall be submitted to the Planning Division. The applicant shall request and schedule an inspection with the Case Planner at least one week prior to release of utilities.

23. **Emergency Vehicle Access:** All submitted plans shall be updated to reflect the driveway on Mull Avenue shall be reserved for emergency vehicle access only.

During Construction:

24. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport or urban pollutants, and flooding.

Prior to Release of Certificate of Occupancy:

25. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the case planner to schedule the final inspection at least one week prior to needing the release of Certificate of Occupancy

Standard Conditions:

26. There is a 36-month time limit in which to satisfy the conditions and record Tentative Tract Map No. 38779. 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.
27. The Planned Residential Development Permit and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **June 05, 2028**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. 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 ENTITLEMENT.**

28. Within 30 days of approval of this case by the City, the developer 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.
29. The Planned Residential Development Permit and Design Review may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
30. 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.
31. This permit is issued based upon the plans and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this planned residential development permit and design review.
32. The Applicant of the business subject to this Planned Residential Development Permit and Design Review acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The Applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
33. Failure to abide by all conditions of this Planned Residential Development Permit and Design Review shall be cause for revocation.
34. 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.

Fire Department

Prior to Certificate of Occupancy Issuance

35. The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the edition of these codes in effect at the time a building permit application is submitted and accepted.
36. Where required, a separate plan review and permit application shall be submitted to the Fire Department for each of the following deferred submittals. Please indicate deferred submittals on associated building permit title and or cover sheet:

- Underground piping for private fire water supply (Fire Underground)
 - Automatic Fire Sprinkler System (Fire Overhead)
37. Approved fire apparatus access roads shall be provided for every proposed facility, building or portion of a building. Fire access road design and maintenance shall comply with California Fire Code (2022) §503, as adopted and amended by the City of Riverside. Gates shall be provided with Knox key access. Motorized gates shall be provided with a Knox key switch and infrared opener.
 38. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises of proposed facilities, buildings or portions of buildings. Fire water supply shall comply with California Fire Code (2022) §507, as adopted and amended by the City of Riverside. Hydrants shall be spaced at 500 feet.
 39. An automatic fire sprinkler system shall be provided for proposed buildings where required by Riverside Municipal Code §16.32.335, or applicable ordinance at the time of building permit submittal.

Public Works – Land Development

Conditions to be fulfilled prior to map recordation unless otherwise noted

40. Storm Drain construction will be contingent on engineer's drainage study.
41. Deed for widening Cook Avenue along project frontage to 33' from monument centerline to Public Works specifications.
42. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Cook Avenue to Public Works specifications.
43. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Mull Street to Public Works specifications.
44. Full improvement of interior streets based on private residential street standards.
45. 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.
46. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Minimum 20' wide sewer easement required for sewer main.
47. Off-site improvement plans to be approved by Public Works prior to map recordation.
48. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
49. Size, number and location of driveways to Public Works specifications.
50. Closure of unused driveway(s) to Public Works specifications.
51. 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 and Fire Department specifications.
52. Plant 24-inch box size *Cercis canadensis* 'Oklahoma' in public Right-of-Way along Mull Avenue & *Chitalpa tashkentensis* along Cook Avenue. Typical spacing 20-feet on-center.

Prior to any planting, 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. REMOVE existing trees/palms in public Right-of-Way along Mull Avenue & Cook Avenue.

53. 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 Riverside Municipal Code 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.

54. 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:
- 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;
 - Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
55. 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.
56. 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.

57. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works – Traffic Engineering

Prior to Grading and Building Permit Issuance:

58. Applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/stripping, or traffic signal improvements.

Prior to Certificate of Occupancy Issuance:

59. 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 project driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
- b. Install 20' of red curb parking restrictions near the project driveway on Cook Ave.
- c. Install high visibility crosswalk per City Standard Plan No. 640 across Cook Avenue property frontage.

60. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. 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.

Riverside Public Utilities (RPU) – Electric

Prior to Building Permit Issuance

61. 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.
62. Easements & any associated fees will be acquired during the design process.
63. Provisions for electrical utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
64. Plot existing and proposed electrical distribution facilities on the site plan submitted with the building plan check.
65. Incorporate electric design-sheets with the building plan check reflecting electrical service upgrade estimated load. Show location, size, and voltage of existing and proposed switchgear on site plan.

66. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage.
67. Developer shall contact RPU-Electric to discuss PJC's & transformer locations.
68. Developer shall contact RPU-Electric for information on private street lighting.
69. The circuit in this area has been recently flagged, this circuit does not have the capacity to add any new load. This new load will trigger a (ex. feeder extensions, new equipment/facilities) customer will be responsible for all cost associated with the improvements.
70. Developer must notify RPU-Electric 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.

Riverside Public Utilities (RPU) – Water

Prior to Building Permit Issuance

71. Public Utility Easements required across all private streets and the emergency access lane for water line facilities
72. 8" water main extension is required throughout the tract and through the emergency access lane
73. Water meters will not be allowed in driveways
74. Water fees for new service to each lot are required to be paid prior to recordation of the tract map

Parks, Recreation & Community Services

Prior to Map Recordation:

75. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded right-of-way.

Prior to Building Permit Issuance:

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