

## TENTATIVE PARCEL MAP NO. 38174

PR-2022-001293 (PARCEL MAP AND GRADING EXCEPTION)

Community & Economic Development Department

**City Council**  
January 16, 2024

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## BACKGROUND

CEDD Director  
Approval

- On October 6, 2023 the Community & Economic Development Department (CEDD) Director approved the proposed project.
- Parcel Maps and Grading Exceptions are subject to approval by the CEDD Director.

Referral  
Received

- After the CEDD Director approval, the project was referred to City Council
- Actions by the CEDD Director can be referred to City Council.



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## LOCATION MAP



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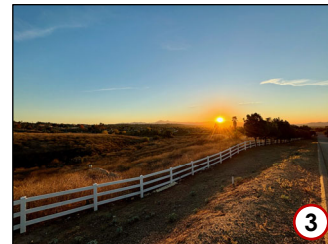
## EXISTING SITE PHOTOS



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NORTH



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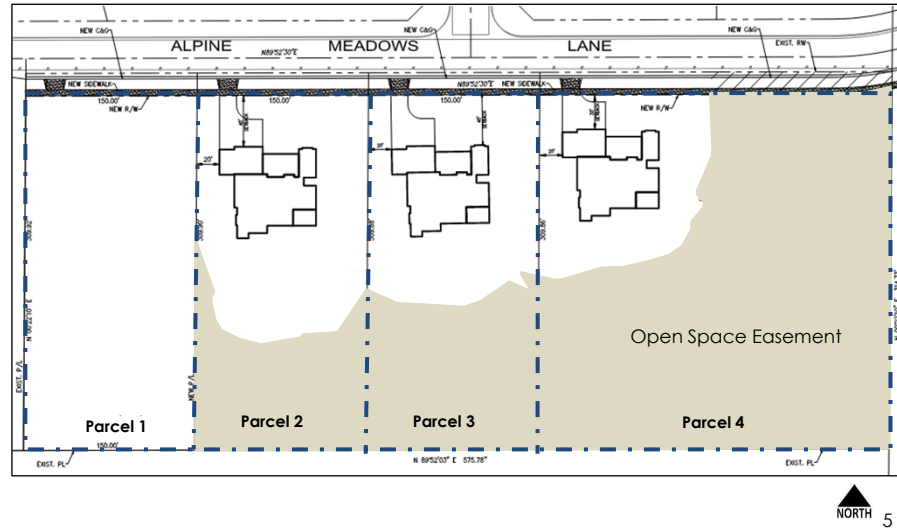
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## TENTATIVE PARCEL MAP

### Proposed Project

- 4 Lot Parcel Map
- Minimum 1-acre parcels
- Parcel 1 is already developed
- Parcels 2, 3, and 4 to be developed with single family residences
- Open Space Easement



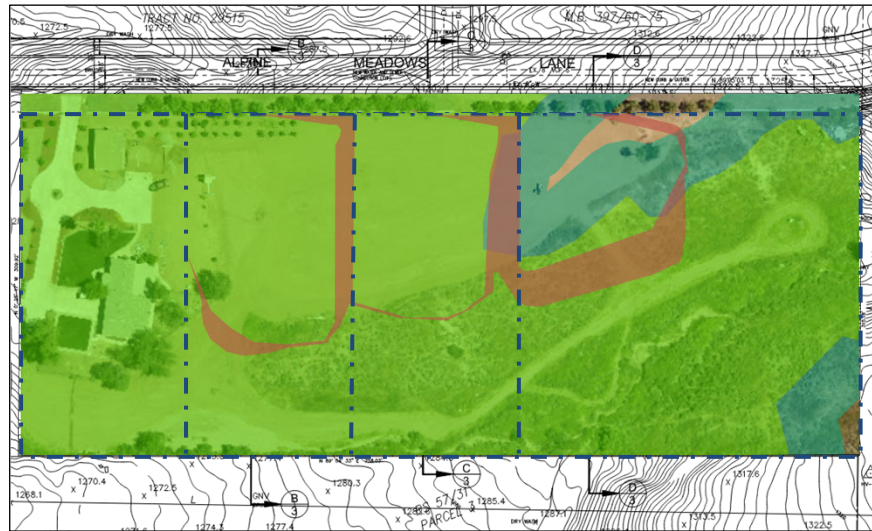
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## GRADING EXCEPTION

### Grading Exception


- To grade within the Prenda Arroyo (light green) and the 50-foot Arroyo Setback (dark green).



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## COMPLIANCE




**General Plan**

- The project is consistent with the Very Low Density Residential Land Use Designation
- Policy LU-4.2.
- Policy LU-5.4.




**Zoning**

- Complies with the minimum lot area of one-half acre
- Minimum lot depth 150 feet
- Minimum lot width 125 feet




**Grading**

- Designed to fit with the contours of the hillside
- Ungraded open spaces
- No slopes over 20-feet-high
- No driveways over 15% finished Grade




**CEQA**

- A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for the project



**Fire**

- The project complies with the Fire Protection Plan Approved by the Fire Department



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## STRATEGIC PLAN ALIGNMENT



The diagram illustrates the alignment of the project with the City of Riverside's Strategic Plan. At the center is a house-shaped graphic labeled 'ENVISION RIVERSIDE 2025' and 'METRICS ACTIONS GOALS'. Above this are 'CROSS CUTTING THREADS' including Fiscal Responsibility, Equity, Community Trust, Innovation, and Sustainability and Resiliency. Below are 'STRATEGIC PRIORITIES' including Arts, Culture and Recreation, Community Well-Being, Economic Opportunity, Environmental Stewardship, High Performing Government, and Infrastructure, Mobility and Connectivity.

### Strategic Priority No. 5– High Performing Government

Goal No. 5.3 – Enhance communication and collaboration with community members to improved transparency, build public trust and encourage shared decision-making.



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## RECOMMENDATIONS

That the City Council:

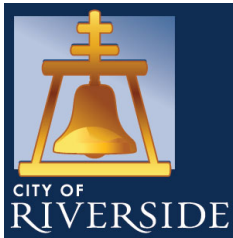
1. **UPHOLD THE DECISION OF THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR** and determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2022-001293 (Parcel Map and Grading Exception) based on the findings outlined in the staff report and subject to the conditions of approval.



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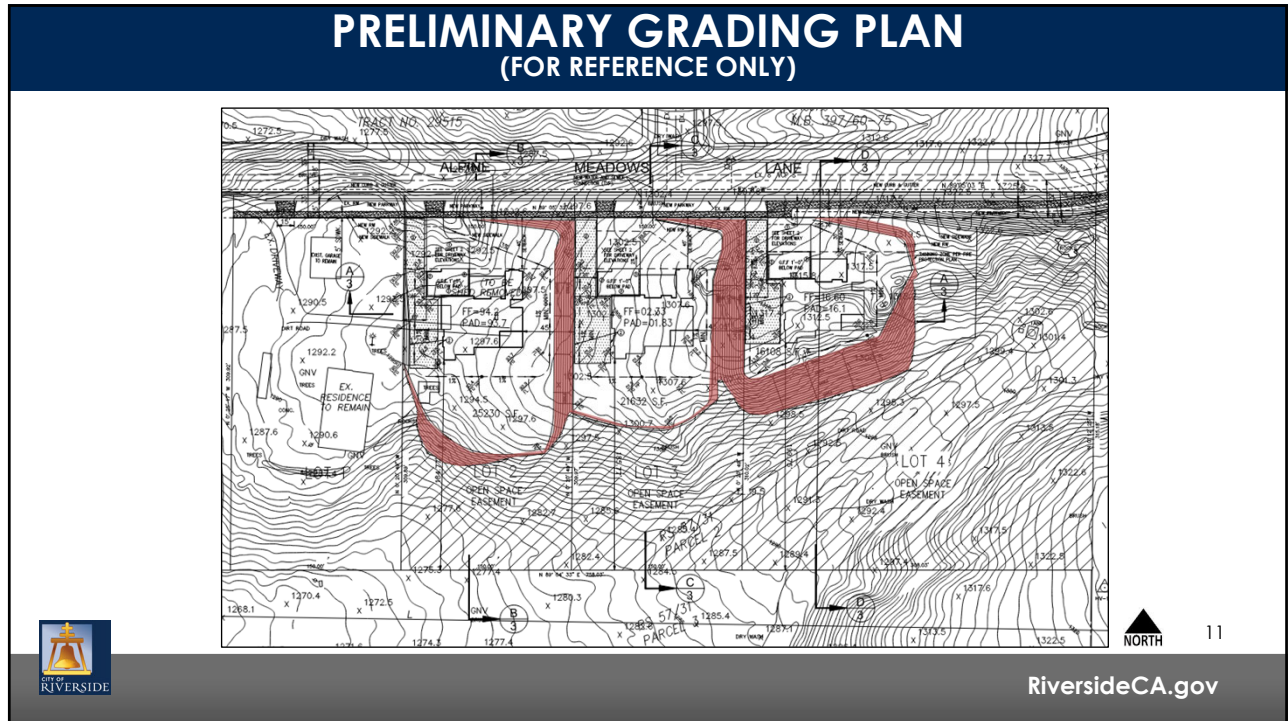
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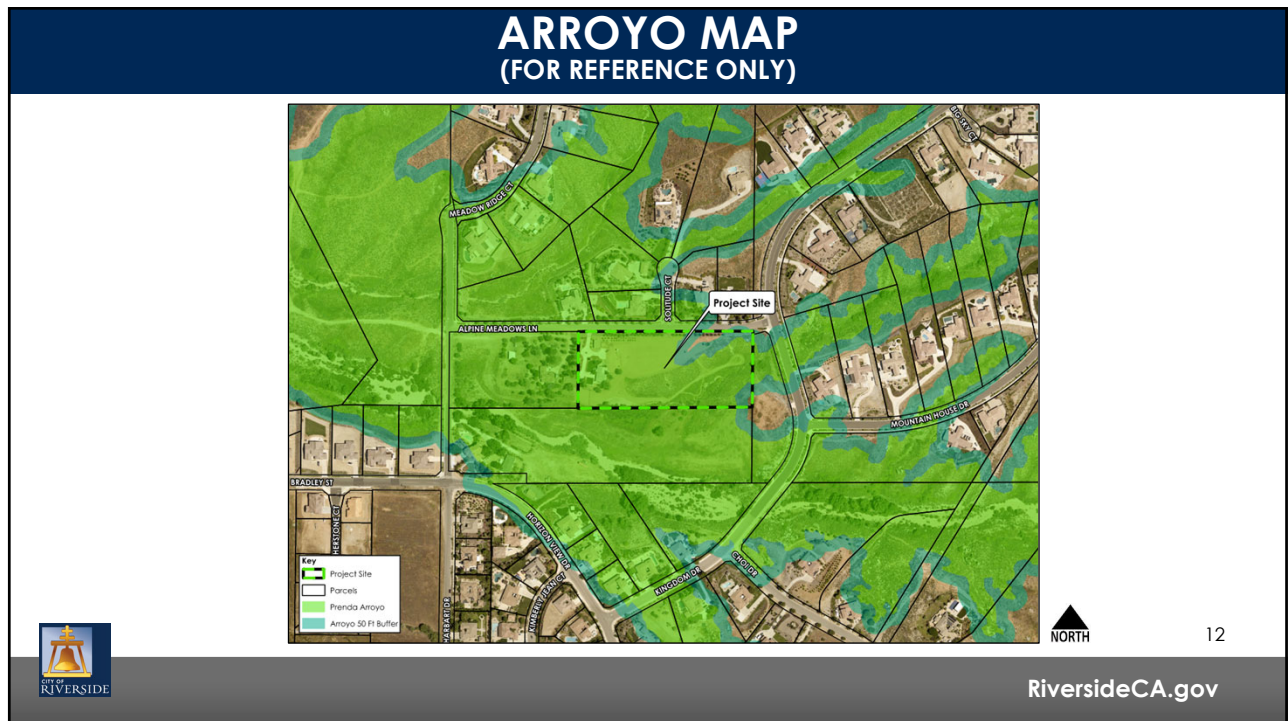
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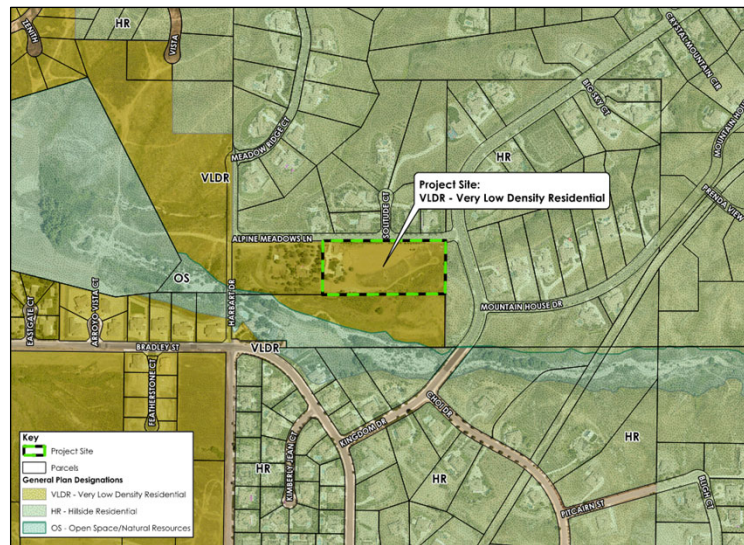


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## GENERAL PLAN MAP (FOR REFERENCE ONLY)



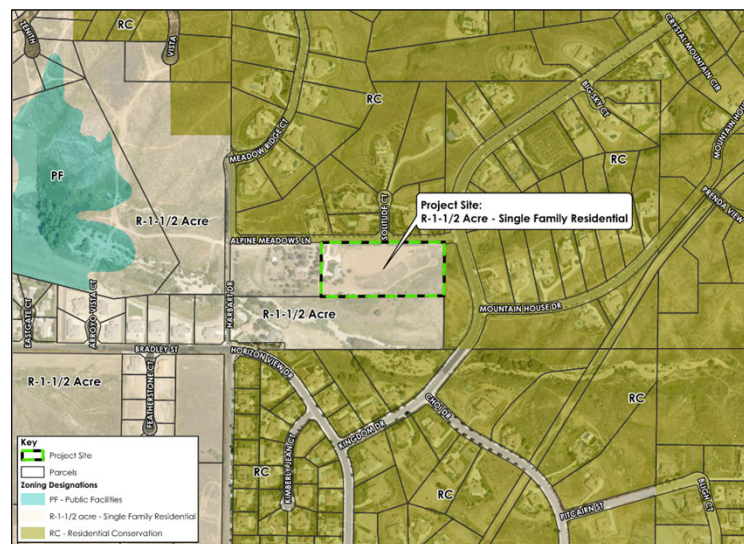
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## ZONING MAP (FOR REFERENCE ONLY)



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