



**PLANNING COMMISSION HEARING DATE: APRIL 10, 2025
AGENDA ITEM NO.:4**

PROPOSED PROJECT

Case Number	PR-2024-001722 (Conditional Use Permit and Design Review)	
Request	To consider a Conditional Use Permit and Design Review for the construction of a residential development consisting of eleven dwelling units, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking.	
Applicant	Tracy Fitzsimmons of Olive Crest	
Project Location	3431 Mt. Vernon Avenue, situated on the west side of the Mt. Vernon Avenue and south of Shady Grove Drive	
APN	251-234-011	
Project Area	3.37-acres	
Ward	2	
Neighborhood	University	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000-RP – Single Family Residential and Residential Protection Overlay Zones	
Staff Planner	Yenifer Cid, Associate Planner 951-826-5652 ycid@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2024-001722 (Conditional Use 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 3.37-acre project site is currently developed with a 4,200 square foot church (Crest Community Church), 37 parking spaces, and two wireless telecommunication facilities. A Conditional Use Permit for Crest Community Church was originally approved by the City Planning Commission on July 18, 1963, with revisions approved on November 17, 1987.

Vehicular access is provided via one driveway, on Mt. Vernon Avenue. Surrounding land uses include single family residences to the north, east, and west, and the Santa Fe railroad track to the south (Exhibit 4).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design Review to permit the construction of eleven dwelling units for transitioned aged youth and families that are experiencing homelessness and domestic violence, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking.

Ten residential units are proposed and will consist of 825 square feet and feature two bedrooms, a living room, kitchen, and a covered patio. One staff unit is proposed and will consist of 1,200 square feet and includes three bedrooms, a living room, kitchen, and covered patio. Units are arranged in a circle-like pattern with a centralized turf area for active and passive activities. Other amenities include an outdoor playground and a shade structure with a removable projector movie screen.

The eleven units, designed in a modern bungalow style architecture include horizontal wood paneling, plaster exterior walls, metal accents, asphalt shingles and an earth tone color palette.

The modern contemporary multi-purpose room which includes horizontal wood panels, plasters exterior walls, and metal accents is proposed to consist of 3,100 square feet and includes two meeting rooms, a gym room, gaming room, office room, and kitchen.

The site will include 25 new uncovered parking spaces, landscaping, and site improvements that include perimeter fencing on the northerly and westerly property lines. Security of the site will include security cameras, on-site property management, and site lighting.

Up to eight Olive Crest employees will work on-site. A property manager will work closely to address any issues that arise on the property and reside on-site in one of the dwelling units.

There are no proposed changes to the existing church or telecommunication facilities, as part of this application.

Vehicular access to the project site will continue to be provided via the existing driveway on Mt. Vernon Avenue.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

<i>City Policy and Regulations</i>	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the underlying General Plan land use designation of MDR – Medium Density Residential, which provides for residential uses (Exhibit 5). The proposed project will also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective H-2</u>: To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code (Title 19)</p> <p>The proposed project site is zoned R-1-7000-RP – Single Family Residential and Residential Protection Overlay Zones, which is consistent with the General Plan land use designation (Exhibit 6). Assemblies of People – Non-Entertainment and incidental housing projects are permitted in the R-1-7000 Zone, subject to the granting of a Conditional Use Permit (CUP) and compliance with Site Location, Operation and Development Standards. The proposed church expansion and ancillary housing comply with all applicable development standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, service area and equipment screening and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with the Riverside County Airport Land Use Compatibility Plan for Riverside Municipal Airport</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP). Zone E does not restrict residential density and only prohibits the development of hazards to flight. The proposed project complies with RCALUCP standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.255 – Assemblies of People – Non-Entertainment				
Standard		Proposed	Consistent	Inconsistent
Minimum Building Setbacks	Front – 20 feet	152 feet (Mt Vernon Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side – 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear – 20 feet	47 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	35 feet	14 feet (Dwelling Units) 17 feet (Multi-Purpose Room)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.545 – Parking Standards Incentive Chapter 19.580 – Parking and Loading Standards California Government Code Sections 65915 – 65918						
Standard		Factor	Parking Required	Proposed	Consistent	Inconsistent
Minimum Parking	1.5 spaces /dwelling unit for two or more bedrooms	11 units	17	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1 space / 30 square feet of main assembly space (existing church)	1,361 square feet	45	45	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking Spaces Required			62	63	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Standards				
Standard		Proposed	Consistent	Inconsistent
Landscape Setback	Front – 15 feet	34 feet (Mt Vernon Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side and Rear – 5 feet	23 feet, 8 inches (Interior Side) 80 feet (Rear)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The eleven units have been designed to be compatible with the neighborhood. The project meets all site location, operational, and development standards for Assemblies of People – Non-Entertainment. The site layout, including the siting of the dwelling units, has been designed to be sensitive to adjacent residential uses to the north by providing a screen wall, building setbacks and enhanced landscaping around the perimeter of the site. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area, and will provide housing opportunities for lower income households.

STRATEGIC PLAN

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 development requires public hearings by the Planning Commission. Additionally, public comment is encouraged throughout the process through the 15-day public noticing period and at public hearings.
2. Equity: The proposed development provides housing opportunities that benefit residents in the community and region.
3. Fiscal Responsibility: The applicant will be responsible for all fiscal aspects of the proposed project.
4. Innovation: The proposed project 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 development is designed to meet the current and future needs of the community.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development 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
8. Technical Studies (Biological, Burrowing Owl Habitat Assessment, Health Risk Assessment, Radio Frequency, Noise, and Greenhouse Gas Emissions)

Prepared by: Yenifer Cid, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: PR-2024-001722 (Conditional Use Permit and Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040 and as outlined in the staff report:

1. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: PR-2024-001722 (Conditional Use Permit and Design Review)

Planning Division

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. The project shall comply with all applicable conditions of approval of Planning Case C-41-623 (Conditional Use Permit).
3. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
4. **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 additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

5. A 30-day pre-construction survey shall be conducted for burrowing owl prior to project activities. As part of this survey, the biologist will also assess the property for any other sensitive resources, including but not limited to nesting birds and coast horned lizard within the Project site. If special-status species are discovered, coordination with the City of Riverside may be required regarding appropriate measures to prevent direct impacts, which may include buffers, exclusionary fencing, passive relocation, etc. Additionally, a nesting bird survey will be conducted within three days prior to work if work occurs during the nesting bird season (February 15 – September 1).
6. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the applicant to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

7. 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.
8. 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.
 9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
 10. 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.
 11. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by SCAQMD Rule 403;
 - 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. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
 12. The applicant shall be responsible for erosion and dust control during construction phases of the project.
 13. 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.

Prior to Building Permit Issuance:

14. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof-mounted equipment.
15. 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.
16. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval as part of the Building Permit plan check. 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 and a maximum of ten foot-candles 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. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.

17. **Landscape and Irrigation Plans:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
18. The 6-foot-tall wrought iron fence around the basin shall be installed behind the shrubs to allow a landscape buffer between the basin and drive aisle.
19. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
20. Plans submitted for Plan check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

Prior to Release of Utilities and/or Occupancy:

21. Install 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/auditory responsible for the project. A final inspection shall be scheduled with the project planner at least one week prior to the release of utilities.
22. A covenant requiring a 55-year affordability restriction shall be recorded to the satisfaction of the City Attorney's Office and the Housing Authority.

Operational Conditions:

23. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.
24. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
25. The applicant shall be responsible for maintaining the area adjacent to the premises over which they have control and shall keep it free of litter.
26. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

Standard Conditions:

27. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing

is held by City Council; in that event the time limit begins the day following City Council approval.

28. The Conditional Use Permit and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five 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 **April 10, 2026**, 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.**

29. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this Conditional Use Permit is exercised.
30. The project must be completed per the Conditional Use Permit approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor modifications by the Community & Economic Development Director or designee. Upon completion of the project, an inspection must be requested, and Utilities will not be released until it is confirmed that the approved plans and all conditions have been implemented.
31. 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.
32. The applicant is advised that the business or use for which this Conditional Use Permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
33. The use permit 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.
34. This Conditional Use Permit is issued based upon the business operations plan 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 the Conditional Use Permit. Failure to notify the city of any change in operations is material grounds for revocation of this Conditional Use Permit.
35. The applicant herein of the business subject to this Conditional Use Permit 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 Conditional Use Permit of the restrictions and conditions of this permit as they apply to the business operations.

36. 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.

Fire Department

Prior to Building Permit Issuance:

37. **Codes in Effect:** 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 version of these codes in effect at the time a building permit application is filed.
38. **Separate Permits Required:** Where installation is required, a separate plan review and permit application must be submitted directly to the fire department for each of the following improvements:
- Underground piping for private fire water supply (Fire Underground)
 - Automatic Fire Sprinkler System (Fire Overhead)
 - Fire Alarm/or Sprinkler Monitoring System
 - Fire Protection Plan
39. **Existing Fire Protection Systems:** Existing fire protection systems required by the California Fire Code and or Riverside Municipal Code (RMC) shall be maintained in an operative condition at all times and replaced or repaired where defective. For alterations to buildings or structures, and where necessary, fire protection and life safety systems shall be extended, altered or augmented to maintain protection. For existing fire alarm systems and fire sprinkler monitoring systems certificated by Underwriters Laboratories (UL), Factory Mutual (FM) or Electrical Testing Laboratories (ETL), certification shall be maintained for the life of the system.
40. **Very High Fire Hazard Severity Zone (LRA):** The State of California classifies geographic areas according to fire hazards. The location of the proposed structures are classified by the state as a Very High Fire Severity Zone within the City of Riverside's Local Responsibility Area (LRA). Additional construction requirements include the following:
- Construction materials and methods meeting requirements of Section R337 of the 2022 California Residential Code and Chapter 7A of the 2022 California Building Code.
 - Requirements of Chapter 49 of the California Fire Code which include specific requirements related to vegetation management, defensible space, and a comprehensive fire protection plan.
41. **Fire Sprinkler System & Sprinkler Monitoring:** An automatic fire sprinkler system meeting the requirements of the California Fire Code and National Fire Protection Association (NFPA) Standard 13D will be required for Group R-3 Occupancies. For common area buildings, an NFPA 13 system will be required. NFPA 13 systems require fire sprinkler monitoring by a Central Station.

42. **Private Fire Hydrant(s):** Installation of private fire hydrants will be required where the proximity of proposed structures to the nearest fire hydrant exceeds 350 feet, or where required by California Fire Code Appendix C, "Fire Hydrant Locations and Distribution".
43. **Fire Access:** Fire Department access must be provided such that the farthest portion of the proposed building or structure is within 150 feet of an approved fire access road. See City of Riverside Informational Bulletin: 2022-00 "Fire Department Access Requirements".

Public Works – Land Development

Prior to Issuance of Building Permit, unless otherwise noted:

44. Storm Drain construction will be contingent on engineer's drainage study.
45. Installation of sewers and sewer laterals to serve this project to Public Works specifications. If existing lateral to be used, a video inspection required to be submitted to Public Works for review and approval.
46. Size, number and location of driveways to Public Works specifications.
47. Closure of unused driveway(s) to Public Works specifications.
48. 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.
49. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along MT VERNON AVE. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and replaced with 24" box size trees TBD by Tree Inspector. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
50. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
51. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

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

52. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;

- b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
53. 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 (C,C&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.
54. 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.
55. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works – Traffic Division

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

56. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
57. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards and should be per City of Riverside, Public Works requirements. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is **solely responsible for the procurement and installation** of this infrastructure improvements.

Public Utilities – Water

Prior to Building Permit Issuance:

58. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
59. Project is required to install a separate dedicated water meter for landscape irrigation.
60. Backflow preventers are required on all water services.

Parks, Recreation & Community Services – Park Planning

Prior to Building Permit Issuance:

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