

REVISED CONDITIONS OF APPROVAL

Planning Case: P03-1451 (TM 31930)

August 29, 2024

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

Case Specific

Planning

1. The City Council makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications are referenced:
 - a. parcels less than two acres in size on lots with an average natural slope (ANS) greater than 15% (lots 1-3, 5, 8-19, 20-23 and 26-27);
 - b. landlocked parcels located along private streets.
2. The City Council makes the necessary findings in the applicant's favor to grant the following grading exceptions. As justification, the applicant's written justifications are referenced:
 - a. to permit lots 2-18, 26-28, Grass Valley Way, Cresthaven Drive, Century Hills Drive, a Flood Control access road, a water quality basin, private road and a sewer line to encroach within the limits and 50-foot development setback of the Alessandro Arroyo as defined in the Grading Ordinance; and
 - b. to permit slopes in excess of twenty-feet for portions of Cresthaven and Century Hills Drives.

Prior to Map Recordation

3. Within 30 days of the approval of the tentative map by the City the developer/subdivider 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 subdivision, 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/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
4. The applicant shall obtain final authorization from the Riverside County Flood Control District or the applicant shall have acquired such property.
5. An open space easement shall be recorded for all areas within the boundaries of the 100 year flood plain and all non-graded areas and for each lot all areas not proposed for grading under this review subject to the approval of the Planning Department and City Attorney's Office. The easement should clearly specify that these areas are intended for open space purposes only and that no grading, construction or fencing is permitted.

Prior to Grading Permit issuance or issuance of permits for off-site improvements, whichever comes first, the open space areas within the open space easement are to be maintained by a non-profit conservation organization such as the Riverside Land Conservancy subject to the approval of the Planning Department and City Attorney's Office. The property shall be transferred either in fee title or an easement established to facilitate maintenance/stewardship by such an organization.

6. * ~~The pad elevation for lots 18 and 19 shall be reduced to approximately 1286 or as low as possible, provided that no grading exceptions are required and that such revision does not affect the settlement agreement between the City of Riverside and the Friends of Riverside's Hill. The applicant shall provide evidence that adjacent drainage will not be impacted.~~
7. * The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and other documents as necessary subject to approval of the Planning Department and City Attorney's Office. The CC&Rs shall contain the following conditions and restrictions:
 - a. *Prohibiting any additional grading beyond the Arroyo setback and 50-foot development setback;
 - b. *Establishing a Homeowner's Association;
 - c. *The keeping of livestock is prohibited;
 - d. *Prohibiting further subdivision of any lots within this map.
8. * ~~The unused portion of right-of-way from the existing cul-de-sac bulb of Cresthaven Drive shall be vacated. A separate submittal and filing fee is required.~~
9. * Lots 88 and 89 should be split at the phasing line to create two new, numbered open space lots.
- 10.* Planning Cases P04-0260 and P03-1548 shall be finalized.
- 11.A 10 ft wide private waterline easement between lots 23 and 24 along the trail corridor shall be recorded as necessary to provide for connection to the project water system of two off-site parcels lying westerly of Lots 19-22. Two water service connections will be installed at the cul-de-sac along Century Hills Drive adjacent to the trail corridor. No water meters on the two service lines shall be installed. The property owners of these two off-site parcels shall be responsible to pay all City water connection, facility, zone elevations and miscellaneous fees required to provide water to their parcels. Said property owners shall install the required services between lots 23 and 24 along the trail corridor in said easement as necessary to provide water to their parcels.

Prior to Grading Permit Issuance

- 12.* The proposed project affects waters of the United States and waters of the State, which fall under the jurisdiction of the United States Army Corps of Engineers (USACE) and the California Department of Fish and Game (CDFG), respectively. As such, the following agencies have jurisdiction over this project, as necessary: the California Department of

Fish and Game; the Army Corps of Engineers; the U.S. Fish and Wildlife Service; and the California Regional Water Control Board. These agencies' approval will be required prior to grading permit issuance and the applicant is responsible for compliance with all requirements and conditions of these agencies.

- 13.* Permanent loss of RSS will be mitigated at a greater than 3:1 ratio through the onsite preservation of 20.6 acres of RSS (9.6 acres moderate quality, 11 acres low quality) adjacent to the Alessandro Arroyo.
- 14.* The permanent loss of jurisdictional waters will be offset by the expansion of the unnamed drainage feature at a 1:1 ratio. The mitigation site will be located immediate downstream of the road crossing and adjacent to the proposed upland water quality bio-swale. It is anticipated that the bio-swale will provide sufficient hydrology to support riparian vegetation.
- 15.* A water quality bio-swale will be installed immediate downstream of the road crossing. The bio-swale will be installed in an upland location to provide pretreatment of urban runoff prior to discharge into the drainage feature. The HOA will provide long term maintenance, consisting of installation of native grasses, and sediment removal as needed.
- 16.* A three-year maintenance and monitoring plan is proposed to ensure the successful establishment of the native cover within the mitigation area. Riparian vegetation will be installed within the mitigation site consisting of native grasses.
- 17.* The developer must comply with the MSHCP to mitigate impacts to biological resources. Such compliance shall include all required habitat assessment surveys, compliance with land use adjacency guidelines, Best Management Practices, DBESP requirements, and payment of local developer impact mitigation fees.
- 18.* The grading plan shall be revised, subject to Planning Department review and approval, to:
 - a. clearly indicate all pad and lot drainage, subject to review and approval by the Planning and Public Works Departments. Cross lot drainage covenants, if necessary, shall be subject to Public Works and City Attorney's office Departments' review and approval.
 - b. Indicate that all rip-rap will be natural rock (not blasted) and all visible drainage features will be color treated to blend in with the natural surroundings.
 - c. Indicate an interim erosion control program to be certified by the project engineer subject to Public Works Department review and approval.
 - d. Reflect City adopted contour grading policies. Prior to issuance of a building permit, the applicant's engineer shall submit a letter certifying the contouring of such required slopes in accordance with City adopted standards.
 - e. Indicate that grading operations will be restricted to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

- f. Indicate the 100 year flood limits of the blue line stream to the satisfaction of the Public Works Department.
- 19.* Prepare a detailed grading plan at 1"=40' scale for lot 45 showing protection of the existing rock outcroppings, subject to Planning Department approval.
 - 20.* Final driveway grades and configurations will be subject to review and approval of the Fire Department.
 21. Tract Map 31930 shall be recorded.
 - 22.* Provide a trail across the subject property, between the Alessandro Arroyo and the northerly boundary of the subject property for eventual connection to Tiburon Knoll, subject to approval of the Planning Department.
 - 23.* Landscaping and irrigation plans for all manufactured slopes in excess of five feet in vertical height shall be submitted to and approved by the Planning Department. The applicant's engineer or landscape architect shall submit a letter certifying to the installation of such required landscaping and irrigation facilities prior to the release of utilities.
 - 24.* In the event that joint access driveways are proposed, covenants shall be prepared subject to the satisfaction of the City's Attorney Office and Public Works Departments.
 - 25.* The grading plan shall be revised to reflect all design changes recommended in this City Planning Commission report.
 - 26.* Adjacent property owner's approval shall be obtained for all off-site grading. Also, slope maintenance agreements for all slopes crossing property lines shall be recorded subject to approval of the Planning and Public Works Departments and City Attorney's Office
 - 27.* The applicant shall prepare a Coastal Sage Scrub and riparian enhancement plan subject to review and approval of the Planning Department prior to grading permit.
 - 28.* Manufactured slope ratios shall not exceed a maximum of 2:1.
 - 29.* The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
 - 30.* Grading activity shall be in substantial compliance with the grading plan on file with this application.
 - 31.* Advisory: The Regional Water Quality Control Board requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
 - 32.* Compliance with SCAQMD Rules 402 and 403 shall be followed in order to minimize air pollutant construction emissions. Additionally, the applicant will implement the following:
 - a. Regular watering, at least 3-times a day, of the construction site, including all unpaved parking or staging areas or unpaved road surfaces, shall be utilized in

order to reduce the fugitive dust generated during grading and construction operations;

- b. Replace groundcover in disturbed areas as quickly as possible; and
 - c. Appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM 10 generation.
- 33.* Advisory: Any disturbance of the “blue line streams” will require permits and approval from the State Department of Fish and Game and U.S. Army Corps of Engineers.
- 34.* The applicant shall comply with the long term Stephen’s Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) and the City’s policies for implementing the HCP.

Prior to Building Permit Issuance

- 35.* The applicant is advised that the project is in an area impacted by a CNEL noise level between 60 and 70 dBA. Dwelling units constructed within the noise impacts areas will have to be sound insulated to the specifications of the Building Division.
- 36.* Submit documentation of approval by the Riverside County Airport Land Use Commission (ALUC) shall be submitted to the Planning Department. All Conditions imposed by the ALUC shall be met to its satisfaction prior to map recordation. In the event the ALUC finds this map to be inconsistent with the Airport Land Use Plan, the case shall be considered by the City Council at a public hearing concurrently with the ALUC appeal.
- 37.* The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the City Attorney’s Office and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.
- 38.* Any lighting other than normally associated with a residential use, such as tennis court lighting, will be reviewed by the Planning Department in the Design Review process. Any tennis court lighting is required to be hooded and directed downward. In addition, the design shall avoid off-site light spillage.
39. For purposes of measuring the front yard building setback line the private street will be considered a public street. All homes placed on these lots will have a front yard setback of 30-feet from the private street property line and 25-feet from the side and rear property lines. All other applicable standards of the underlying RC — Residential Conservation Zone shall be met.
40. If any of the mitigation measures contained herein conflict with the measures required by any of the resource agencies with jurisdiction over this project, the applicant shall comply with mitigation measures imposed by the resource agency.

Standard Conditions

Planning

- 41.* There is a thirty month time limit in which to satisfy the conditions and record this map. Five subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
- 42.* In approving this case, it has been determined that the project has the potential for adverse effect on wildlife resources and the payment of fees pursuant to Section 711.4 of the Fish and Game Code is required.

Public Works

- 43.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.
- 44.Full improvement of interior streets based on private residential street standards.
- 45.Storm Drain construction will be contingent on engineer's drainage study as accepted by the Public Works Department.
- 46.Off-site improvement plans to be approved by Public Works prior to recordation of this map.
- 47.The proposed private streets are to be designed and fully improved per the standards governing private streets, Resolutions 12006 and 15531.
- 48.A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to recordation of this map.
- 49.Off-site improvement plans to be approved by Public Works and a surety posted to guarantee the required off-site improvements prior to recordation of this map.
- 50.Size, number and location of driveways 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 specifications. Security gates shall be keypad activated to provide access to the project for trash collection service.
- 52.* Minimum design speed for residential streets should not be less than 25 miles per hour with a 150 foot minimum sight distance.

- 53.* Installation of sewers and sewer laterals to serve this project to Public Works specifications. However, septic tanks will be allowed for lots that cannot reasonably be served by a gravity sewer.
- 54.* Onsite disposal system (septic tank) acceptability shall be obtained for each lot of this map not served by sewer, to the satisfaction of the County Department of Environmental Health, prior to this map recording.
- 55.* Removal and/or relocation of irrigation facilities, as required.
- 56.* All property subject to flooding from a 100-year storm shall be placed in the WC (or other appropriate Zone) prior to or concurrently with recordation of this map.
- 57.* Ownership of property to be undivided prior to this map recording.
- 58.* Trash collection service will not be provided on the common drive serving Lots 50-53. An area shall be provided along Century Hills Drive to accommodate the placement of containers for automated collection. This requirement shall be incorporated in the CC&R's for this project.

Fire Department

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

- 64.* Appropriate provisions shall be made and approved by the City resolution or agreement to ensure streets are maintained and repaired when necessary in the event a homeowners association fails to do so.
- 65.* 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.
- 66.* Entry gate(s) shall meet Fire Department requirements for access and be equipped with key box (Knox) devices.
- 67.* 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

- 68.* 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.
- 69.* 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.
- 70.* 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-feet wide) and a graded strip (minimum 30-feet 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.
- 71.* Applicable Water Utility fees and charges, will be required prior to recordation.
- 72.* 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.

73. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Water Rules.
74. Advisory: Special requirements are applicable for acceptance of public water system facilities within private streets.

Park and Recreation

75. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
- 76.* 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.
- 77.* 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).
- 78.* All reverse frontage and public landscape plans shall be subject to review and approval of the Park and Recreation, Planning and Public Works Departments.
- 79.* 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.
- 80.* 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.
- 81.* All public landscape areas and private open space areas and parkways shall be maintained through a Homeowner's Association.
- 82.* 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.
- 83.* 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.
- 84.* 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.
- 85.* 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.

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

Planning Case: P04-0260 (Rezoning)

City Council Meeting Date: September 28, 2004

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

Standard Conditions

Planning

1. Prior to finalization of the rezoning case, the applicant shall obtain final authorization from the Riverside County Flood Control District or the applicant shall have acquired such property.
2. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
3. When all of the conditions of approval have been completed, the applicant shall apply for a request for processing through the Public Works Department to initiate finalization of this rezoning. A fee may be required.
4. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. **Descriptions are required to be on 8½-inch by 11-inch paper with the title “Attachment A” at the top.**