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CPC TRANSMITTAL & SUMMARY SHEET
CITY OF RIVERSIDE PLANNING DEPARTMENT
TO CITY COUNCIL

DATE: 10-27-98
ITEM NO.: 2

Date: September 3, 1998

Applicant & Legal Owner

REDEVCO LLC
2047 Orange Tree Lane #200
Redlands CA 92374

Project Description: TRACT MAP 28756(continued from August 20, 1998): Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southerly of Catspaw Drive in the R-1-80 - Single Family Residential and RC - Residential Conservation Zones.

Applicant's Representative

Ed Adkison
ADKAN Engineers
6820 Airport Drive
Riverside CA 92504

Note: Applicable information is given and/or checked below

Action:	Action Date: September 3, 1998
<input checked="" type="checkbox"/> Approved	Appeal Date: September 18, 1998
<input type="checkbox"/> Denied	Appeal Fee: \$825
<input type="checkbox"/> Continued to:	Expiration Date: March 3, 2001
<input checked="" type="checkbox"/> Conditions Attached	Transmittal Date: September 3, 1998

To: City Council

☐ Appeal (written appeal attached) ☐ Planning Commission approved rezoning to:
☐ Mandatory City Council Hearing
☐ For City Council Consent Calendar ☒ Planning Staff recommended: Approval
☐ For City Council Discussion Calendar

Planning Commission Vote

Ayes: 8 Noes: 0 Abstentions: 0

Environmental Finding

☐ None Required ☐ No determination made

☒ Determination made by City Planning Commission

☐ Environmental Impact Report Required

☒ Negative Declaration has been prepared; City Council may take action
after: September 18, 1998

(additional information on next page)

- ☒ The environmental finding is subject to a 10-day appeal period. Land divisions are subject to a 15-day appeal period from the date of Planning Commission action. If any appeal is filed, the City Council will hear the map and if it is approved, the expiration date will be adjusted accordingly.
- ☐ Unless appealed or reviewed by City Council, this action is final. If appealed, the original plus a copy of the appeal request, addressed to the City Council, must be received by the Planning Department by 5:00 p.m. on or before the "Appeal Date" and include the "Appeal Fee". both indicated above.
- ☐ Pursuant to the Subdivision Ordinance (Chapter 18 of the Riverside Municipal Code), this map must be submitted to the City Public Works Department and filed and recorded with the Riverside County Recorder on or before the date noted above.
- ☐ Substantial changes and revisions of the tentative map must be approved by the Planning Commission. Prior to the expiration of the initial 30 months allowed for recordation, a written request may be submitted to the Planning Commission for a one year time extension. Second and third year time extensions may be permitted subject to Planning Commission approval.
- ☐ Any request for a time extension must be submitted in writing, include the fee, and received by the Planning Department prior to the expiration date or the map will be void. It is the responsibility of the applicant to confirm that the Planning Department has received the extension request prior to the expiration of the map.
- ☐ Your request has been approved unconditionally.
- ☐ Instructions for completion of the Parcel Map Waiver/Certificate of Compliance may be obtained from the City Surveyor, Public Works Department, who may be reached by phone at 782-5341.
- ☒ This matter will now be forwarded to the City Council for public hearing. You will be notified by the City Clerk of the date and time of the hearing.
- ☐ In accordance with established procedure, this matter will now be forwarded to City Council and placed on the City Council Consent Calendar. Should the City Council set it for hearing, you will be notified by the City Clerk of the date and time of hearing. Approval of this action shall not be final until City Council has reviewed and approved it or determined not to review it.
- ☐ The effective date of the Planning Commission action is 30 days after the date of the hearing unless the case is appealed or otherwise set for public hearing by the City Council. The expiration date is calculated from the date of affirmative Planning Commission action.

NOTE: Any inquiries concerning this transmittal should be directed to the
Riverside City Planning Department.

Telephone: (909) 782-5371

Address: Third Floor, City Hall, 3900 Main Street
Riverside, CA 92522

cc: Public Works Department - Fred Proctor

CONDITIONS

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

Case Specific

● **Planning**

- *1. Prior to adoption of the final map, detailed plans for the grading and configurations of all RC zoned lots and related private access drives shall be submitted for City Planning Commission approval. Separate environmental review shall be required for the grading plans. All pads ~~should~~ ~~shall~~ be a minimum of 10,000 square feet and all grading shall comply with established City standards in effect at the time of submission. The developer shall provide an open-space easement restricting the development of RC zoned lots to the building pads and roadways as depicted on the tentative map to the approval of the Legal and Planning Departments. Adjustment to the lot configurations can be considered at that time.
2. A covenant to the approval of the Planning and Legal Departments shall be recorded advising property owners that the RC Zone as it applies to the subject property limits dwellings to one story, maximum of 20 feet high and that no further division of five-acre parcels on 30% or greater slopes is permitted. In addition, any future dwellings will require Design Review approval, and should be of a sensitive, low profile design.
3. Subject to staff approval, lots in the R-1-80 portion of the tract (Phase 1) shall be revised to: realign "A" Court as described in the body of this report to the approval of the Planning Department and Traffic Engineer; eliminate the panhandle lot (tentative Lot 1); and to create minimum half-acre lots (21,780 square feet) in the portion designated RHS - Hillside Residential on the General Plan (tentative Lots 7-12). The revision of the tract map may entail changes in the adjacent lots and will probably result in the elimination of one lot.
4. Adequate stacking distance shall be provided at the opening of the private street at the cul de sac, to the specifications of the Planning and Public Works Departments.
5. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justifications, the applicant and staff's written justifications are referenced:

Variance A: To allow a substandard width for lots on knuckles and/or cul-de-sac bulbs as necessary to make revisions required in Condition 3 above.

Variance B: To allow Lots 13 through 18 to have no street frontage. (Note: For setback purposes, the private street shall be considered as if a public street.)
- *6. The following certificate shall appear on the final map as required by Ordinance 4930 of the Municipal Code:

"POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to

liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit."

- *7. All building pads in the RC Zone area of the map and the private street shall be placed so as to minimize negative impacts to the coastal sage scrub and native wildlife in the Norco Hills.
- *8. Any buried cultural materials unearthed during future development are to be examined and evaluated by a qualified archeologist prior to further disturbance.
- 9. In approving this map the Planning Commission initiates a zoning case on the R-1-80 zoned portion of the map to add the RL - Residential Livestock Combining Zone.
- 10. Affirmative action by the Planning Commission shall be reviewed by the City Council at an advertised public hearing.
- 11. Documentation shall be submitted prior to map recordation for Planning and Legal Department approval to ensure mutual access for ingress, egress and utilities for all lots served by the private street.
- 12. Unless determined to not be necessary, an easement, ~~or public road dedication~~, shall be required to provide access to the rear of the property at 6303 Catspaw Drive prior to map adoption to allow for weed control.

Standard Conditions

- **Planning**

- 13. In approving this case, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for the payment of Fish and Game fees at the time the Notice of Determination is filed with the County.
- 14. There is a thirty month time limit in which to satisfy the conditions and record this map. Three 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.

- **Public Works**

- 15. 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 City of Riverside Municipal Code. All responsibility of the applicant.
- 16. Dedication of right-of-way for widening Alhambra Avenue to 33 feet from monument centerline to Public Works specifications.

17. Installation of curb and gutter at 18 feet from monument centerline, sidewalk, or equestrian trail, and a minimum 28 feet of paving on Alhambra Avenue to Public Works specifications.
18. Minimum 24 foot wide paving required on Alhambra Avenue to provide access to this project from La Sierra Avenue, to Public Works specifications.
19. 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.
20. Full improvement of the interior street based on 60 foot residential street standards. Sidewalk to be constructed on the southerly side of the street and an equestrian trail to be constructed on the northerly side as a continuation of the trail shown along the private access drive. The equestrian trail is to be designed and constructed to the approval of the Parks and Recreation, Planning and Public Works Departments.
21. Storm Drain construction will be contingent on engineer's drainage study.
22. Removal and/or relocation of irrigation facilities, as required.
23. Removal and/or relocation of trees, as required.
24. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
25. A sewer extension, approximately 1350 feet long will be required to serve this project.
26. Size, number and location of driveways to Public Works specifications.
27. 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.
28. The private access drive shall be designed in accordance with resolutions 12006 and 15531 except that curb and gutter will not be required.

● **Fire Department**

29. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
30. Construction plans shall be submitted and permitted prior to construction.
31. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
32. Fire Department access is required to be maintained during all phases of construction.
33. No parking signs shall be posted along the entire length of the roadway on the 28-foot private street.

34. The width of the proposed 15-foot access driveway serving lot 13, 15 and 16 shall be increased to minimum 20 feet with no parking allowed on either side of the street. Alternatively the width may be increased to 28 feet with no parking signs posted on one side of the street.

- **Public Utilities**

35. 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.
36. 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.

- **Park and Recreation**

37. The removal, relocation, replacement or protection of any existing street trees along Alhambra Avenue to the specifications of the Park and Recreation, Public Works and Planning Departments.
38. The installation of new street trees along Alhambra and new "A" Court in accordance with the specifications of the Park and Recreation Department. Street tree installation work to be completed prior to release of occupancy for building permit on each individual parcel. No Street Trees are required for private streets.
39. 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. Park Fees are payable at time of issuance of the building permit for each lot.
40. Irrevocable offer of dedication of an easement for multi-purpose recreational trails shall be granted to the City prior to recordation of the map. Alignment of the easement shall be as approved by the Planning, Park and Recreation and Public Works Departments, and the Recreational Trails Steering Committee. Note: alignment presently shown on tentative map does not appear to be workable as two connection points are not adequately accommodated.
41. ~~Prior to map recordation, a~~ A multi-purpose recreational trail designated for non-motorized use shall be constructed by the developer to the specifications of the Public Works, Planning and Park and Recreation Departments. Trail development shall include trail fencing, trail step-overs, and placement of trail signage along the trail alignment as designated by the Park and Recreation Department in conjunction with the road system.

TRACT MAP 28756(continued from August 20, 1998): Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southerly of Catspaw Drive in the R-1-80 - Single Family Residential and RC - Residential Conservation Zones.

Dirk Jenkins, Senior Planner, presented the staff report.

Commissioner Safford asked what was the classification of Alhambra Avenue, a residential street. He noted many subdivisions that have a short street in and a "T" intersection which may or may not go to a cul de sac. He asked what is the problem with taking the subject intersection and making a "T" intersection as proposed by the applicant.

Mr. Jenkins replied it is a local, 66 foot street. He explained that the "T" intersection proposed by the applicant is at a curve on Alhambra Avenue and sight distance is rather limited. In moving the intersection back towards La Sierra Avenue, between Lots 1 and 2, would provide better sight distance for drivers coming out of the cul de sac onto Alhambra Avenue.

Commissioner Safford asked if that would result in having a street entering Alhambra Avenue right after the curve. He asked for clarification under the first point of the analysis where it indicates all lots meet or exceed the area requirements of the underlying zones, and why staff seems to imply the lots should be larger. The lots immediately to the north of the proposed development are smaller than what is being proposed.

Mr. Jenkins summarized the issue here is the underlying General Plan. The lots (1 through 12) are R-1-80 Zoned lots, or a minimum lot size of 8000 square feet. The underlying General Plan in the area, however, is split between semi rural life style (minimum ½ acre or 20,000 square foot lots) and Lots 7 through 12 are actually in a Hillside Residential General Plan Designation, which is basically the RC Zone, and calls for larger lots based on slope. In order for this map to be consistent with the underlying General Plan (the R-1-80 Zone is not consistent with the General Plan) the map would need to be modified as to lot sizes as recommended by staff. The lots on Catspaw Drive have a General Plan Designation of Medium Density Residential which is consistent with the R-1-80 zoning in that area.

Commissioner Ernsberger asked if the flag lot (Lot 1) would be removed if the street was moved down. He felt the lot appeared to be basically unusable.

Mr. Jenkins responded the lot would be removed.

Ed Adkison, ADKAN Engineers, 6820 Airport Drive, Riverside, representing REDEVCO, explained the history of the project and his involvement over the last 10 years. He noted many meetings were held with staff, as well as a community meeting at Councilwoman Pearson's home. Mixed feelings have surfaced regarding this area, because there are non-animal keeping smaller lots to the north, a more rural atmosphere to the south, and he noted the property has been narrowed down with 3 different General Plan Designations where previously there were 5 designations. He concurred with the staff recommendations for approval, although he requested modification to Condition 1: add "after all pads" the words "within the semi rural residential plan designation be a minimum of 10,000 square feet". He explained that was basically all the pads that aren't on 5 acre lots. The reason he requested that was because a precise grading plan has not been prepared for the 5-acre lots and that will require a separate environmental approval. He clarified the request encompasses Lots 14-18; he requested deletion of Condition 2; Condition 12, add the words "or public road dedication" after the words "an easement"; and Condition 17, add the words "or equestrian trail" after the word "sidewalk."

Mr. Jenkins noted Condition 41 states a multi-purpose recreation trail designated for non-motorized use shall be construction. He asked that the words "Prior to map recordation" be stricken and the words "in conjunction with the road system" be added to the end of the paragraph.

The public hearing was officially closed.

Commissioner Blackman stated her desire that the RC Zone, single story requirement, and all other Code requirements of Condition 2 be upheld.

Mr. Jenkins noted Condition 2 is a Code requirement and cannot be deleted or modified.

MOTION MADE by Commissioner Comer, SECONDED by Commissioner Safford, TO DETERMINE that the proposed project would not have a significant adverse impact on the environment, and TO APPROVE case CU-022-701(Revised) with all staff recommendations and conditions, MODIFYING, Condition 1, (All pads ~~should~~ shall be a minimum of 10,000 square feet...), Condition 12, (an easement, or public road dedication, shall be required ...), Condition 17 (sidewalk, or equestrian trail,...), and Condition 41, (~~Prior to map recordation, a~~ A multi-purpose...as designated by the Park and Recreation Department in conjunction with the road system.), AND recommending adoption of a Negative Declaration. Prior to adoption of the final map, detailed plans for the grading and configurations of all RC zoned lots and related private access drives shall be submitted for City Planning Commission approval. Separate environmental review shall be required for the grading plans.

MOTION CARRIED unanimously.

AYES: Blackman, Comer, Ernsberger, Morales, Rush, Safford, Schiller, Shafai

NOES: None

DISQUALIFIED: None

ABSTAINED: None

ABSENT: Agnew

Chair Schiller advised of the appeal procedure.

Tract Map



PLANNING COMMISSION HEARING DATE: September 3, 1998

TRACT MAP 28756: Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southerly of Catspaw Drive in the R-1-80 - Single Family Residential and RC - Residential Conservation Zones.

BACKGROUND/PROJECT DESCRIPTION

The applicant is proposing to divide approximately 37 acres of vacant land into 18 single family residential lots. The project will be completed in two phases with the first phase consisting of 12 lots and the second phase having 6 lots. The 12 lots under Phase 1 are on moderately sloping land which increases in steepness as it approaches the Phase 2 area. Phase 2 is located in the steep Norco Hills and will be a private gated community with a horse trail.

In 1988 the City Planning Commission and City Council approved Tract Map 19889 (revised) which proposed to subdivide the subject 37 acres of land into 13 lots for residential purposes. A gated private street bisecting several lots was also proposed at that time. That previous map was never recorded; the current proposal has a modified design from what was approved in the past.

ANALYSIS

In reviewing this project, staff has the following comments:

- **General Plan/Zoning Considerations**

All of Phase 1 is zoned R-1-80 - Single Family Residential Zone, while Phase 2 is in the RC - Residential Conservation Zone (see Exhibit 1). All lots meet or exceed the area requirements of the underlying zones. Several lots do not have the required public street frontage which is discussed later in this report.

The entire RC zoned portion of the map corresponding to Phase 2 is shown on the General Plan for RHS - Hillside Residential. The slopes on Phase 2 portion of the site are 30% and over. The Phase 2 portion of the map is consistent with that land use designation in that all proposed lots are 5 acres or larger.

Phase 1, zoned R-1-80, is divided about equally between the designations of RHS- Hillside Residential and RSR - Semi Rural Residential (Exhibit 2); however, the R-1-80 zone allows lots as small as 8500 square feet and does not typically implement these General Plan land use designations. This phase of the map has been designed with minimum 20,000-square-foot lots which is intended to reflect the typical lot sizes found in RHS and RSR areas. That

lot size is reflective of the RSR designation but a lot size of at least one-half acre (21,780 square feet) would be appropriate for the RHS portion of Phase I where slopes approach 15% in steepness. The one-half acre lot size is consistent with the minimum lot size that would be required if the property were zoned RC, the zoning that is consistent with the RHS General Plan land use designation. Staff concludes that the overall density of the project falls with the acceptable ranges designated by the General Plan, provided that lots in the RHS portion of Phase 1 are increased to minimum size of one-half acre.

- **Location and Access**

The site is located on the northwesterly side of Alhambra Avenue, southerly of Catspaw Drive and generally southwesterly of La Sierra Avenue (Exhibit 1). Lots 3 through 11 will take access directly off "A" Court, a 60-foot-wide public cul-de-sac street. As proposed, the location of "A" Court at its intersection with Alhambra Street will change the existing 90 degree turn on Alhambra Street to a "T" intersection. Since Alhambra Street is a winding road with vertical grade differences which result in limited sight distance, staff is concerned with the proposed alignment. As such, the Traffic Engineer recommends that "A" Court be shifted to the east, essentially between proposed Lots 2 and 3, for better sight visibility.

Lots 1 and 2 are shown to take direct access off Alhambra Avenue. Lot 1 is proposed to have a 20-foot-wide, panhandle driveway off Alhambra Avenue. Staff finds the panhandle lot undesirable since it buries a potential dwelling with possible animal-keeping behind a number of existing and proposed residences. Suggested adjustments to the tract design are discussed later in this report.

A 28-foot-wide private access road with a 10-foot equestrian trail running alongside, originates from the terminus of cul-de-sac street ("A" Court), and will provide access to the 6 lots in the RC Zone. The equestrian trail will continue into the Norco Hills and an access easement will be needed to allow the trail to continue on to the adjoining parcels. The Parks Department has indicated that the trail will have to be constructed by the developer and meet trail standards established by City. This trail should be extended out to Alhambra Avenue along one side of the public cul-de-sac. The design of the street and trail shall be to City specifications.

A long, winding 15 foot driveway originating off the private road, will serve lots 13, 15 and 16. The driveway also bisects those lots. According to comments received from the Fire Department, the driveway width will have to be increased to at least 20 feet with no parking allowed on either side of the driveway to meet Fire Department standards. The proposed private drive system in Phase 2 has been designed to minimize grading and provide ample access to the few lots which it serves. These drives will be little traveled and will help maintain natural open space in the area.

- **Map Design**

The overall design of the map intends to provide a logical transition between the semi-rural lifestyle along Alhambra Avenue and the steep hillside area of the Norco Hills. In the RC zoned area (Phase 2) the map creates 5-acre-plus lots in areas where the average natural slope is 30% or more. These lots are irregular in shape and most do not have frontage on a public street. Variances are needed for such lots. Building pads are indicated at locations where homes can be sited with limited grading. The building areas for Lots 14, 17 and 18 will not be along ridge lines; however, the pads for Lots 13, 15, and 16 are atop a knoll. When viewed from the north in particular there could be some perception of "skylining." This impact will be limited because much higher sloped rise above the subject property. In this area staff is concerned about the irregular shapes of the lots where there is potential for aesthetically undesirable fencing patterns when development occurs. Staff is also concerned about the relatively small sizes of the proposed building pads ranging from 7200 to 15,500 square feet. These pads appear unrealistic in such estate lot environments where very large homes and appurtenances such as tennis courts and swimming pools are common. Insufficient grading details have been provided with the tentative map to judge the acceptability of the grading plans. It appears there may need to be substantial adjustments in terms of lot configurations, pad sizes and pad locations. The recommended conditions of approval address these issues. (As an alternative, the applicant may wish to consider a Planned Residential Development for the RC zoned portion of the site. This concept would allow preservation of the steep knoll and the possible clustering of lots on less steep portions of the site. Under the provisions of the Zoning Code, a density bonus of up to 25% is possible.)

In Phase 1 of the map (zoned R-1-80), the lot sizes are a uniform 20,000 square feet which is somewhat smaller than the expected minimum in westerly half of this phase. Some adjustment to the design is needed to create minimum half-acre lots in this area. Staff also recommends that "A" Court be shifted as described earlier in this report and that the panhandle-shape Lot 1 be reconfigured. This will probably result in the elimination of one lot. The panhandle lot and knuckle Lots 4 and 5 are substandard in width. The recommended conditions of approval address these issues.

- **Environmental, Cultural and Historical Considerations**

A Biological survey of the site was conducted by Tierra Madre Consultants and a Cultural Resources report was prepared by CRM Tech. No historical resources were found on the site. The Biological survey concluded that Phase I of the project will not have impacts on the biological resources. Phase 2 will include areas of untouched and disturbed coastal sage vegetation (Exhibit 5). The report concludes, however, that the impacts will not be significant. The proposed driveway systems and building pads appear to be located to avoid these sensitive vegetation areas.

- **Neighborhood Compatibility Considerations**

The site is located in the Arlanza/La Sierra Community Plan area. The area is characterized by a mix of residential densities from rural to semi-rural to urban. The map generally creates an adequate transition between the undeveloped Norco Hills, the semi-rural neighborhood to the southeast and the conventional subdivision to the north. However, with the exception of the subject site, all of the properties along Alhambra Avenue are zoned to accommodate large animal keeping. Furthermore a riding trail will be provided through the entire length of the subject property. The existing R-1-80 Zone does not permit livestock on lots of less than one acres but the RL - Residential Livestock Combining Zone could be applied to permit animal keeping on lots of 20,000 square feet or more. Staff recommends initiation of RL Zoning on all of the R-1-80 Zone area.

One other compatibility issue is the aesthetics of development of steep hillside areas within the Norco Hills. Extreme sensitivity is needed to provide ample building sites and adequate access yet preserve the natural character of the hills. Staff believes that areas not slated for building pads or access drives should be retained as natural open space. Furthermore reasonable but not excessive graded pad areas should be provided for each lot; building profiles kept low as envisioned by the RC Zone. Recommended conditions of approval address these issues.

RECOMMENDATION

Contingent upon the strict limitation of building pad sizes and locations as depicted on the tentative map, staff recommends that the City Planning Commission:

1. **APPROVE** Subdivision Case TRACT MAP 28756 subject to the recommended conditions of approval based on the following findings:
 - a. The proposed Tract Map is consistent with the General Plan and generally complies with the Zoning Code and the Subdivision Ordinance.
 - b. With the staff recommended conditions, the proposed subdivision is consistent with the development pattern in the area and compatible with the surrounding neighborhoods and lifestyles.
2. Determine that:
 - a. this proposed case will not have a significant effect on the environment and recommend that the City Council adopt a Negative Declaration;
 - b. since the property is basically in an undisturbed natural state, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for the payment

of Fish and Game fees at the time the Notice of Determination is filed with the County.

EXHIBITS

1. Location/Zoning Map
2. General Plan Map
3. Aerial Photo
4. Proposed Subdivision Map
5. Vegetation Map
6. Applicant's Variance Justifications

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: TRACT MAP 28756

Meeting Date: September 3, 1998

CONDITIONS

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

Case Specific

● **Planning**

- *1. Prior to adoption of the final map, detailed plans for the grading and configurations of all RC zoned lots and related private access drives shall be submitted for City Planning Commission approval. Separate environmental review shall be required for the grading plans. All pads shall be a minimum of 10,000 square feet and all grading shall comply with established City standards in effect at the time of submission. The developer shall provide an open-space easement restricting the development of RC zoned lots to the building pads and roadways as depicted on the tentative map to the approval of the Legal and Planning Departments. Adjustment to the lot configurations can be considered at that time.
2. A covenant to the approval of the Planning and Legal Departments shall be recorded advising property owners that the RC Zone as it applies to the subject property limits dwellings to one story, maximum of 20 feet high and that no further division of five-acre parcels on 30% or greater slopes is permitted. In addition, any future dwellings will require Design Review approval, and should be of a sensitive, low profile design.
3. Subject to staff approval, lots in the R-1-80 portion of the tract (Phase 1) shall be revised to: realign "A" Court as described in the body of this report to the approval of the Planning Department and Traffic Engineer; eliminate the panhandle lot (tentative Lot 1); and to create minimum half-acre lots (21,780 square feet) in the portion designated RHS - Hillside Residential on the General Plan (tentative Lots 7-12). The revision of the tract map may entail changes in the adjacent lots and will probably result in the elimination of one lot.
4. Adequate stacking distance shall be provided at the opening of the private street at the cul de sac, to the specifications of the Planning and Public Works Departments.
5. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justifications, the applicant and staff's written justifications are referenced:

Variance A: To allow a substandard width for lots on knuckles and/or cul-de-sac bulbs as necessary to make revisions required in Condition 3 above.

Variance B: To allow Lots 13 through 18 to have no street frontage. (Note: For setback purposes, the private street shall be considered as if a public street.)

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All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit."

- *7. All building pads in the RC Zone area of the map and the private street shall be placed so as to minimize negative impacts to the coastal sage scrub and native wildlife in the Norco Hills.
- *8. Any buried cultural materials unearthed during future development are to be examined and evaluated by a qualified archeologist prior to further disturbance.
9. In approving this map the Planning Commission initiates a zoning case on the R-1-80 zoned portion of the map to add the RL - Residential Livestock Combining Zone.
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Standard Conditions

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16. Dedication of right-of-way for widening Alhambra Avenue to 33 feet from monument centerline to Public Works specifications.
17. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and a minimum 28 feet of paving on Alhambra Avenue to Public Works specifications.
18. Minimum 24 foot wide paving required on Alhambra Avenue to provide access to this project from La Sierra Avenue, to Public Works specifications.
19. 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.
20. Full improvement of the interior street based on 60 foot residential street standards. Sidewalk to be constructed on the southerly side of the street and an equestrian trail to be constructed on the northerly side as a continuation of the trail shown along the private access drive. The equestrian trail is to be designed and constructed to the approval of the Parks and Recreation, Planning and Public Works Departments.

21. Storm Drain construction will be contingent on engineer's drainage study.
22. Removal and/or relocation of irrigation facilities, as required.
23. Removal and/or relocation of trees, as required.
24. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
25. A sewer extension, approximately 1350 feet long will be required to serve this project.
26. Size, number and location of driveways to Public Works specifications.
27. 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.
28. The private access drive shall be designed in accordance with resolutions 12006 and 15531 except that curb and gutter will not be required.

● **Fire Department**

29. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
30. Construction plans shall be submitted and permitted prior to construction.
31. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
32. Fire Department access is required to be maintained during all phases of construction.
33. No parking signs shall be posted along the entire length of the roadway on the 28-foot private street.
34. The width of the proposed 15-foot access driveway serving lot 13, 15 and 16 shall be increased to minimum 20 feet with no parking allowed on either side of the street. Alternatively the width may be increased to 28 feet with no parking signs posted on one side of the street.

- **Public Utilities**

35. 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.
36. 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.

- **Park and Recreation**

37. The removal, relocation, replacement or protection of any existing street trees along Alhambra Avenue to the specifications of the Park and Recreation, Public Works and Planning Departments.
38. The installation of new street trees along Alhambra and new "A" Court in accordance with the specifications of the Park and Recreation Department. Street tree installation work to be completed prior to release of occupancy for building permit on each individual parcel. No Street Trees are required for private streets.
39. 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. Park Fees are payable at time of issuance of the building permit for each lot.
40. Irrevocable offer of dedication of an easement for multi-purpose recreational trails shall be granted to the City prior to recordation of the map. Alignment of the easement shall be as approved by the Planning, Park and Recreation and Public Works Departments, and the Recreational Trails Steering Committee. Note: alignment presently shown on tentative map does not appear to be workable as two connection points are not adequately accommodated.
41. Prior to map recordation, a multi-purpose recreational trail designated for non-motorized use shall be constructed by the developer to the specifications of the Public Works, Planning and Park and Recreation Departments. Trail development shall include trail fencing, trail step-overs, and placement of trail signage along the trail alignment as designated by the Park and Recreation Department.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the City Council within fifteen calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

cw:hm



Variance Justifications

CASE NUMBER: TRACT MAP 28756

HEARING DATE: September 3, 1998

STAFF SUPPLEMENTED VARIANCE JUSTIFICATION FINDINGS:

FINDINGS:

1. The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.

VARIANCE A: Strict application of the Zoning Regulations would require these lots to have a minimum width of 80' along Alhambra Avenue. This would create an unnecessary hardship especially since the size of the lots meets or exceeds the minimum requirements of the underlying zone and land use designation. Furthermore, variances for street knuckle lots are routinely approved.

VARIANCE B: In addition to the applicant's justifications, the private street will be serving lots 13 through 18 with a gate provided at cul-de-sac of the proposed public street. The small private community can be sufficiently served by the street.

2. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.

VARIANCE A: The shape of the parent parcels necessitates a design that produces lots with a substandard width in order to yield lots of appropriate size.

VARIANCE B: See applicant's justifications.

3. The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

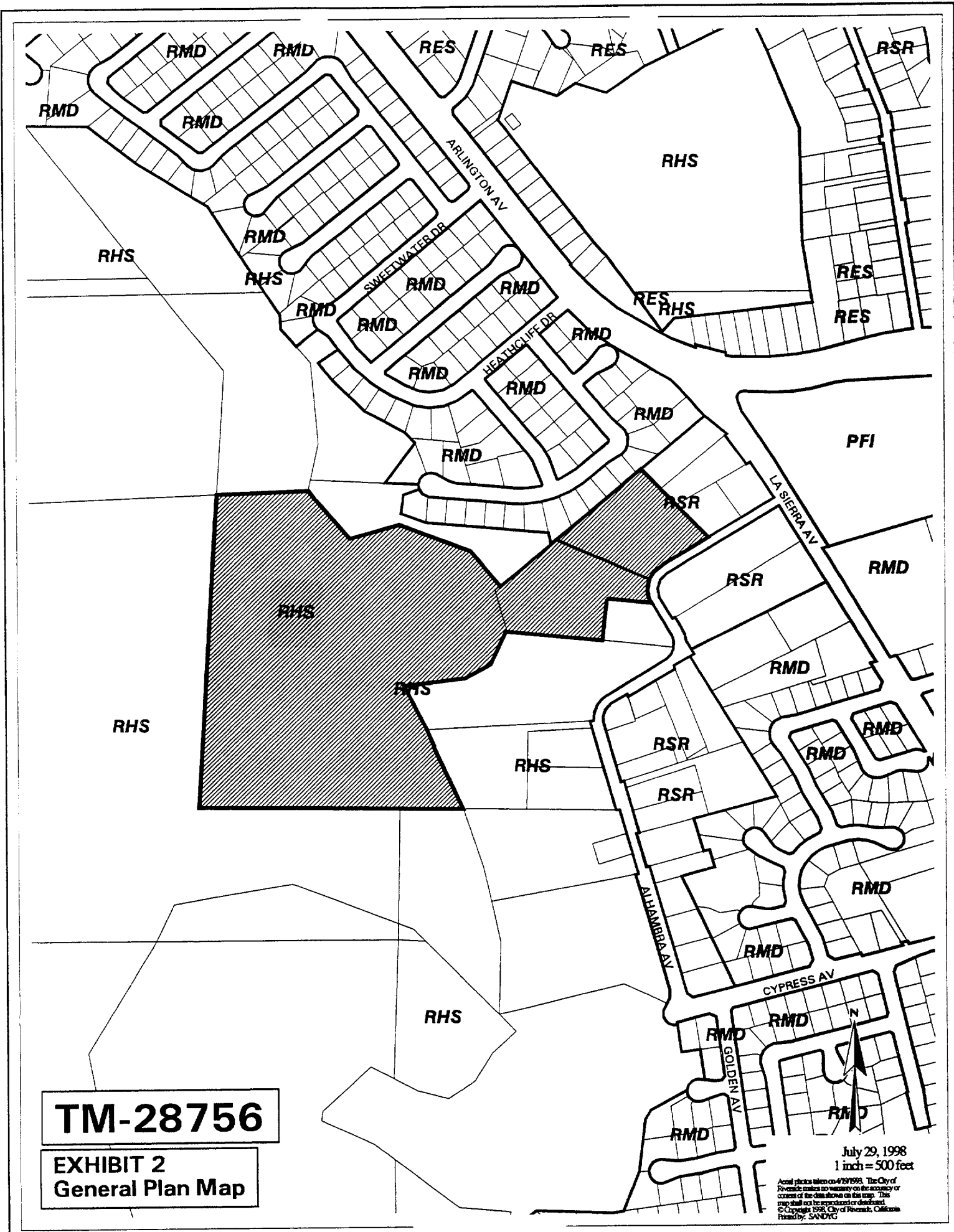
VARIANCE A: Lots with a substandard lot width are not likely to be detrimental to the public welfare or injurious to the properties or improvements in the neighborhood. Such lots are a routinely approved for maps with a similar design and some of the lots in a development to the north of the subject tract are of a similar design.

VARIANCE B: See applicant's justifications.

4. The granting of this request will not be contrary to the objectives of the General Plan.

The General Plan does not pertain in this instance.





TM-28756

**EXHIBIT 2
General Plan Map**

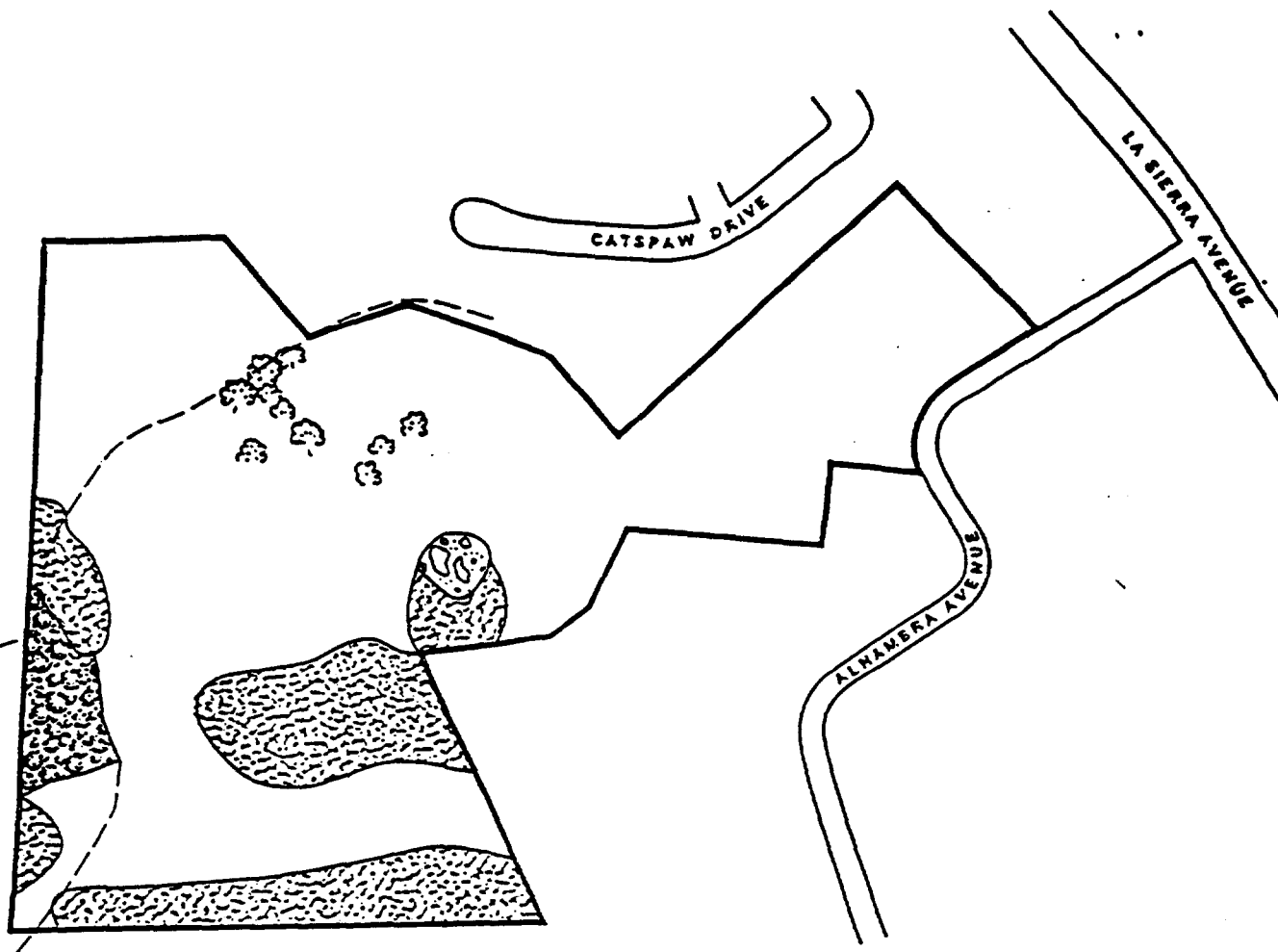
July 29, 1998
1 inch = 500 feet
Aerial photos taken on 4/29/1998. The City of
Riverside makes no warranty on the accuracy or
contents of the data shown on this map. This
map shall not be reproduced or displayed
© Copyright 1998, City of Riverside, California
Printed by: SANDYG



1 inch = 300 feet
July 29, 1998
Aerial photo taken of 608193. The City of
Riverside makes no warranty in the accuracy or
completeness of the information shown on this map. The
map is for informational purposes only. The
City of Riverside, California
Bureau of Sanitation







TM-28756

**EXHIBIT 3
Aerial Photo**



TM-28756

MAP 3. La Sierra Heights: Plant Communities.

-  Drainage
-  Disturbed Coastal Sage Scrub
-  Coastal Sage Scrub
-  Ruderal / Annual Grassland
-  Rocks
-  Elderberry



MAP SOURCE: Adkan
Engineering.

EXHIBIT 5

Vegetation Map

TMC Job # 98-058

Drafted 6/4/98:mw/rm

0 385
FEET

Tierra Madre
Consultants

CITY OF RIVERSIDE PLANNING DEPARTMENT

Variance Justification Form



PLEASE TYPE OR PRINT CLEARLY

Name: ADKAN ENGINEERS / ROBERT BERNDT
(Person preparing application)

Name of Project: TENTATIVE TRACT 28756

Address: 6820 AIRPORT DRIVE

Address: Alhambra Ave. S/W of LaSierra Ave

City/State/Zip: RIVERSIDE, CA 92504

Riverside, CA Zip: Riverside, CA 92505

Daytime Telephone: (909) 688-0241

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):
Please attach separate sheet(s) as necessary.

To allow land locked parcels (no public street frontage)

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property. Explain in detail.
The variance is requested in order to utilize a private street system to create a small equestrian-oriented neighborhood. Additionally, the smaller private street will minimize the grading in the area.
2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property which do not apply generally to other property in the same zone or neighborhood. Explain in detail.
The property is steep, over 30% slope and there is limited public street frontage through Tract 28756. The proposed private street will allow the most efficient use of the property.
3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located. Explain in detail.
The private street will be developed in accordance with all city standards. The project when developed will be an asset to the community.
4. Will the granting of this request be contrary to the objectives of the General Plan. Explain if the General Plan appears to affect the project or property in any way.

N/A - This type of request is not governed by the city's general plan.

CITY OF RIVERSIDE PLANNING DEPARTMENT

Draft Negative Declaration



1. **Case Number:** T-28756
2. **Project Title:** Tract Map
3. **Hearing Date:** September 3, 1998
4. **Lead Agency:** City of Riverside, Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Herman Mukasa, AICP
Phone Number: (909) 782-5628
6. **Project Location:** Northwesterly side of Alhambra Avenue, southwesterly of La Sierra Avenue
7. **Project Applicant:** Adkan Engineers 909-688-0241
6820 Airport Drive
Riverside, CA 92504
8. **General Plan Designation:** RHS - Hillside Residential and RSR - Semi-Rural Residential
9. **Zoning:** RC - Residential Conservation and R-1-80 - Single Family Residential zone
10. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

The applicant is proposing to subdivide approximately 37 acres of vacant land into 18 parcels to be developed with single family residences. The project will be completed in two phases. The first phase will be comprised of 12 parcels located in the R-1-80 - Single Family Zone and the second phase will have 6 parcels in the RC - Residential Conservation Zone. Phase two is located on steep hillsides and will be developed as a private gated community with a horse trail.
11. **Existing Land Uses and Setting:**

Vacant land

DETERMINATION:

On the basis of this initial evaluation which reflects the independent judgement of the Planning Department, it is recommended that:

The City Planning Commission find that the proposed project COULD NOT have a significant effect on the environment, and that a NEGATIVE DECLARATION be prepared. ☐

The City Planning Commission find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the recommended mitigation measures have been added to the project (see attached recommended mitigation measures). A mitigated NEGATIVE DECLARATION will be prepared. ☒

The City Planning Commission find that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for the payment of Fish and Game fees at the time the Notice of Determination is filed with the County. ☒

- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. When an earlier analysis is used, the initial study shall:
- Reference earlier analyses used.** Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Riverside Planning Department.
 - Note impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - Identify mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat- ed	Less Than Significant Impact	No Impact
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1. LAND USE AND PLANNING.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with general plan designation or zoning?
(Source: General Plan Land use Diagram, Title 19 of the Riverside Municipal Code) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?(Source:)
There are no other agencies with environmental jurisdiction over the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be incompatible with existing land use in the vicinity? (Source:)
The proposal is compatible with the surrounding residential uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (Source: General Plan Exhibit 10 - Agricultural Resources) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**ISSUES (AND SUPPORTING
INFORMATION SOURCES):**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat- ed	Less Than Significant Impact	No Impact
c. Seismic ground failure, including liquefaction? (Source:) A portion of the site is located in a potential liquefaction zone with alluvium of thin to intermediate thickness. At the time of develop- ment, all applicable Building Code require- ments will have to be met including a geologic analysis and mitigating building techniques as determined by the Building Official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Seiche hazard? (Source: General Plan Exhibit 7 - Hydrology)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Grading on natural slopes over 10 percent? (Source:) The site is located on slopes 10% or higher and will require grading. Through the City's established permitting process, the applicant will submit grading plans to the Planning Department for approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Source:) Future improvements on the site will require grading of the site. When a grading plan is submitted to the City for approval, necessary erosion control measures will be established.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Subsidence of the land? (Source: General Plan Exhibit 5 - Unstable Soil Conditions)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expansive soils? (Source: General Plan Exhibit 5 - Unstable Soil Conditions)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Unique geologic or physical features? (Source:) There are steep hillsides on the site but these are not unique geologic or physical features. These are sensitively handled under the grading permit process.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Altered direction or rate of flow of groundwater? (Source: General Plan Exhibit 7 - Hydrology)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Impacts to groundwater quality? (Source:) The project will not result in the discharge of possible ground water contaminants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Substantial reduction in the amount of local groundwater otherwise available for public water supplies? (Source:) The project will not utilize local ground water. Local ground water is not utilized for domestic consumption.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. AIR QUALITY.

Would the proposal:

a. Violate any air quality standard or contribute to an existing or projected air quality violation? (Source:) The project is below the threshold levels listed in the AQMD CEQA Handbook.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a CO hotspot, or expose individuals to CO concentrations above established standards? (Source:) CO Concentrations in the project vicinity do not exceed adopted air quality standards and the project will not result in the exceedance of adopted CO standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to pollutants? (Source: AQMD CEQA Handbook)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create objectionable odors? (Source:) The residences to be constructed on the subject site are not likely to create objectionable odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be subject to Transportation Demand Measures? (Source:) The project will not generate employees. TDM measures apply to projects with over 250 employees on a site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Federally endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (Source:)
A survey was conducted by Tierra Madre Consultants in June of 1998 and found that the site lies within range of the threatened California Gnatcatcher and the endangered Quino Checkerspot Butterfly. The study however concluded that the California Gnatcatcher is not present on the site since it was not observed, its habitat is too degraded and disturbance by dogs prevents nesting by the species. In addition, after six weeks of survey, the Quino Checkerspot was not observed on the site and after subsequent mapping by the U.S. Fish and Wildlife Service the Riverside and Norco areas have been excluded from its range. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Species identified as a sensitive or special status species in local or regional plans or listings maintained by the California department of Fish and Game? (Source:)
There were no sightings of the sensitive or sensitive status species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (AND SUPPORTING INFORMATION SOURCES):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat- ed	Less Than Significant Impact	No Impact
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8. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with the General Plan Energy Element?
(Source: General Plan Energy Element) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? (Source:)
The project will entail the consumption of non-renewable resources in accordance with typical consumption practices. No unusual or wasteful consumption will occur. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Source: General Plan Exhibit 40 - Mineral Resources) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HAZARDS.

Would the proposal involve:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? (Source:)
The project will not involve the use of hazardous materials. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? (Source:)
The project will not impact emergency response or evacuation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? (Source:)
No health hazards will be created by the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? (Source:)
No hazardous sites are identified in the vicinity of the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (AND SUPPORTING INFORMATION SOURCES):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat- ed	Less Than Significant Impact	No Impact
c. Schools? (Source:) See response 11.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Maintenance of public facilities, including roads? (Source:) See response 11.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other governmental services? (Source:) See response 11.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a. Power or natural gas? (Source:) Ultimate development of the site will result in increased demand for public utilities, however the project is consistent with General Plan which provides for adequate public utilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Communications systems? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Local or regional water treatment or distribution facilities? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sewer or septic tanks? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Storm water drainage? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Solid waste disposal? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Local or regional water supplies? (Source:) See response 12.a. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**ISSUES (AND SUPPORTING
INFORMATION SOURCES):**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporat- ed	Less Than Significant Impact	No Impact
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- d. Have the potential to cause a physical change which would affect unique ethnic cultural values, including those associated with religious or sacred uses? (Source:)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

There are no known unique ethnic cultural values or sites existing on the project site. Also see 14.b. above.

15. RECREATION.

Would the proposal:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? (Source:)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project may create an incremental demand for recreation services, however it is consistent with the General Plan which provides for adequate recreation services.

- b. Affect existing recreational opportunities, including trails? (Source:)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

See response 15.a. above.

**16. MANDATORY FINDINGS OF
SIGNIFICANCE.**

- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

(Source:)

Refer to responses in Section 7 and 14.

FINDING (To be completed by the City Planning Commission)

- ☒ It has been found that the project will not have a significant effect on the environment and a Negative Declaration should be adopted by the City Council. As part of this determination, the approved mitigation measures shall be required for the project. The proposed Negative Declaration reflects the independent judgement of the City of Riverside.

1. LIST ALL CONDITIONS OF APPROVAL WHICH SERVE AS MITIGATION MEASURES

- ☒ Limited to Case T-28756
- ☐ It has been found that the project may have a significant effect on the environment and an Environmental Impact Report should be required by the City Council.
- ☒ Since the property is basically in an undisturbed natural state, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for the payment of Fish and Game fees at the time the Notice of Determination is filed with the County.

Signature Murray Schiller Date 9/17/98

City Planning Commission

Case Number: T-28756


AFFIDAVIT OF MAILING
NOTICE OF HEARING

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF RIVERSIDE)

I, the undersigned, say that I am a citizen of the United States and a resident or employee of the City of Riverside, in the County of Riverside, State of California, over the age of 18 years; that my business address is City Hall, 3900 Main Street, City of Riverside, CA 92522; that on the 16TH day of OCTOBER, 1998, I deposited a copy of the attached notice to each of the persons as shown on the list attached regarding TRACT MAP 28756; that said notice was served by depositing same enclosed in a sealed envelope, with the postage thereon fully prepaid, in the United States Post Office mail box at Riverside, California; that there is either delivery service by United States Mail at the place so addressed, or regular communication by mail between the place of mailing and the place so addressed; that said notice was mailed pursuant to Title 19 of the Municipal Code of the City of Riverside.

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated this 16TH day of OCTOBER, 1998.



Signature



CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Riverside in the Council Chamber, City Hall, 3900 Main Street, Riverside, California, at 3 p.m. on Tuesday, October 27, 1998, relative to the following standards of Title 19 (Zoning Regulations) of the Code of the City of Riverside, and/or determinations on a subdivision map, as follows, to wit:

TRACT MAP 28756: Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southerly of Catspaw Drive in Zones R-1-80 and RC (Single-Family Residential and Residential Conservation Zones).


In conjunction with the above case, consideration will also be given the determination by the Planning Commission that the proposed project will not have a significant effect on the environment; and that a Negative Declaration be adopted.

All persons interested in the above matter are invited to appear at the time and place herein specified, either in support or opposition thereto. Persons unable to attend said hearing may forward a written statement of their grounds of opposition to, or support of, the matter to the City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Please note that letters in support or opposition filed with the board or commission previously hearing this matter will not be forwarded to the City Council.

Dated: October 16, 1998



Colleen J. Nicol, City Clerk of the City of Riverside

Publish: October 16, 1998

F:\HEARINGS\TM28756.O27

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Arthur A & Kathleen Smith
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APN#:149-390-030 ✓
Matthew R Senter
6328 Catspaw Dr
Riverside CA 92505-2226

APN#: ✓
* Ed Adkison
Adkan Engineers
6820 Airport Drive
Riverside, CA 92504

Applicant's representative
APN#:

APN#:

APN#:

* REDEVCO LLC
2047 Orange Tree Lane #200
Redlands, CA 92374
Applicant a legal owner

APN#:

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AFFIDAVIT OF MAILING
NOTICE OF HEARING

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF RIVERSIDE)

I, the undersigned, say that I am a citizen of the United States and a resident or employee of the City of Riverside, in the County of Riverside, State of California, over the age of 18 years; that my business address is City Hall, 3900 Main Street, City of Riverside, CA 92522; that on the 25TH day of SEPTEMBER, 1998, I deposited a copy of the attached notice to each of the persons as shown on the list attached regarding TRACT MAP 28756; that said notice was served by depositing same enclosed in a sealed envelope, with the postage thereon fully prepaid, in the United States Post Office mail box at Riverside, California; that there is either delivery service by United States Mail at the place so addressed, or regular communication by mail between the place of mailing and the place so addressed; that said notice was mailed pursuant to Title 19 of the Municipal Code of the City of Riverside.

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated this 25TH day of SEPTEMBER, 1998.



(Signature)

form 111-15/rev.12-23-94
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CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARINGS
NOTICE OF PROPOSED ADDITION OF
TITLE 17 TO CITY CODE (GRADING)

NOTICE IS HEREBY GIVEN that public hearings will be held before the City Council of the City of Riverside in the Council Chamber, City Hall, 3900 Main Street, Riverside, California, at 2 p.m. on Tuesday, October 6, 1998, relative to adding a new Title 17 (Grading) to the Code of the City of Riverside, the standards of Title 19 (Zoning Regulations), the Sycamore Highlands Specific Plan and/or determinations on subdivision maps as follows, to wit:

ZONING CODE AMENDMENT CASE AM-002-989: Proposal of the City of Riverside to add a new Title 17 entitled "Grading" to the Riverside Municipal Code and to provide for enforcement of that new title.

PROPOSED AMENDMENT TO THE CITY OF RIVERSIDE GENERAL PLAN AND THE SYCAMORE HIGHLANDS SPECIFIC PLAN SP-002-989 AND ZONING CASE RZ-003-989: Proposal of Fairfield Development, LP, to amend the Sycamore Highlands Specific Plan and the General Plan as they pertain to approximately 38.54 vacant acres situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard by:

1. Amending the Sycamore Highlands Specific Plan by redesignating the property from the RHD-High Density Residential and CBO-Retail Business and Office land use designations to the RHD-High Density Residential and CBO-Retail Business and Office land use designations (adjusting the designation boundary line) or other designation(s) deemed more appropriate by the City Council; and
2. Placing the subject property in Zones R-3, C-1-A and SP (Multiple-Family Residential, Community Shopping Center and Specific Plan Combining Zones) or other zone(s) deemed more appropriate by the City Council, and removing same from Zones R-3, RO, C-1-A and SP (Multiple-Family Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones), with the City Council to also consider supplementing the requested zoning with Zones S and X (Stories - Height of Buildings and Building Setback Combining Zones).

(These cases to be heard in conjunction with Zoning Case PD-001-989 and Parcel Map 28919.)

ZONING CASE PD-001-989: Proposal of Fairfield Development, LP, to establish a 528-unit planned residential development (approximately 256 one-bedroom and 272 two-bedroom units) together with parking, private and common open space on approximately 29.87 vacant acres situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard, in Zones R-3, RO, C-1-A and SP (Multiple-Family Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones). (This case to be heard in conjunction with Zoning Cases SP-002-989, RZ-003-989 and Parcel Map 28919.)

PARCEL MAP 28919: Proposal of Fairfield Development, LP, to divide approximately 38.54 vacant acres into three parcels for residential and commercial purposes, situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard, in Zones R-3, RO, C-1-A and SP (Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones). (This case to be heard in conjunction with Zoning Cases SP-002-989, RZ-003-989 and PD-001-989.)

TRACT MAP 28864: Appeal of David T. Jeffers, filed on behalf of Rick Engineering Company, from the decision of the Planning Commission in approving, except as modified by conditions of approval, the proposal of Bastan Partners to divide approximately 5.2 vacant acres into approximately 19 lots for residential purposes, situated on the southeasterly corner of Wood Road and Van Buren Boulevard in Zone C-2 (Restricted Commercial Zone). (The Planning Commission tentatively approved Zone R-1-65 [Single-Family Residential Zone] under Zoning Case RZ-001-989.)



TRACT MAP 28756: Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southerly of Catspaw Drive in Zones R-1-80 and RC (Single-Family Residential and Residential Conservation Zones).

ZONING CASE MP-003-623 (REVISED): Appeal of William R. Johnson, Jr., President, Johnson Tractor Company, from the decision of the Planning Commission in approving, except as modified by conditions of approval, the proposal of Richard Anderson for review of a revised industrial plot plan consisting of previously established industrial buildings and ancillary uses and proposing the construction of a new 29,029-square-foot building with a 3,900-square-foot canopy building addition on an approximately 24-acre site developed with the Johnson Tractor facility at 800 East La Cadena Drive, situated easterly of La Cadena Drive between Palmyrita Avenue and Citrus Street in Zones MP, M-1, M-2 and SP (Manufacturing Park, Light Manufacturing, General Manufacturing and Specific Plan Combining Zones).

ZONING CASE RZ-006-978: Request of the City of Riverside Redevelopment Agency to place approximately .38 acre developed with a single-family residence at 3871 and 3881 Eucalyptus Avenue and 2315-2325 Ninth Street situated at the northwesterly corner of Eucalyptus Avenue and Ninth Street in Zone R-1-65 (Single-Family Residential-1 Zone) and remove same from Zones R-2 and P (Two-Family Residential and Parking Zones), with the City Council to also consider supplementing the requested zoning with Zones S and X (Stories - Height of Buildings and Building Setback Combining Zones).

In conjunction with the above cases, consideration will also be given the determination by the Planning Commission that the proposed projects will not have a significant effect on the environment, and that Negative Declarations be adopted.

ZONING CASE CU-038-834 (REVISED): Appeal of Nancy Burke, Land Use Manager, Kaiser Permanente, from the decision of the Planning Commission in approving, except as modified by conditions of approval, their proposal to allow continued use of temporary office and medical structures by Kaiser Hospital, situated at 10800 Magnolia Avenue, on the southerly side of Magnolia Avenue, between Park Sierra Drive and Polk Street in Zone C-2 (Restricted Commercial Zone). The Planning Commission approved use of the medical diagnostic building and trailer for three years, and the modular office and administrative buildings for one year. In conjunction with conditional use permits, the City Council is authorized to grant variances to the Zoning Ordinance as deemed appropriate.

ZONING CASES CU-009-978 & CU-012-978 (REVISED): Appeal of Craig Burns of Southland Venture LLC, from the decision of the Planning Commission in approving, in part, their proposal for sign variances for properties situated on the southeast corner of Fair Isle Drive and Sycamore Canyon Boulevard in Zone C-2-SP (Restricted Commercial and Specific Plan Combining Zone). Variances requested: A) to allow a pole sign identifying two uses where only the gasoline service station identification would be allowed; and B) to allow four

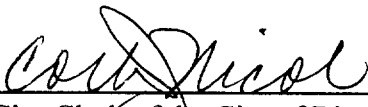
building signs totaling 54 square feet for the service station/quick serve restaurant/food mart where only two building signs totaling 36 square feet would be allowed. The Planning Commission denied Variance A and approved Variance B in part. In conjunction with conditional use permits, the City Council is authorized to grant variances to the Zoning Ordinance as deemed appropriate.

All persons interested in the above matters are invited to appear at the time and place herein specified, either in support or opposition thereto. Persons unable to attend said hearings may forward a written statement of their grounds of opposition to, or support of, the matters to the City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearings.

Please note that letters in support or opposition filed with the board or commission previously hearing these matters will not be forwarded to the City Council.

Dated: September 25, 1998



City Clerk of the City of Riverside

Publish: September 25, 1998

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2 P.M. 10-6-98

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LANDFOLIO & OSWALD YAP
RETIREMENT TRUST
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REDLANDS, CA 92374

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**Applicant's Representative*
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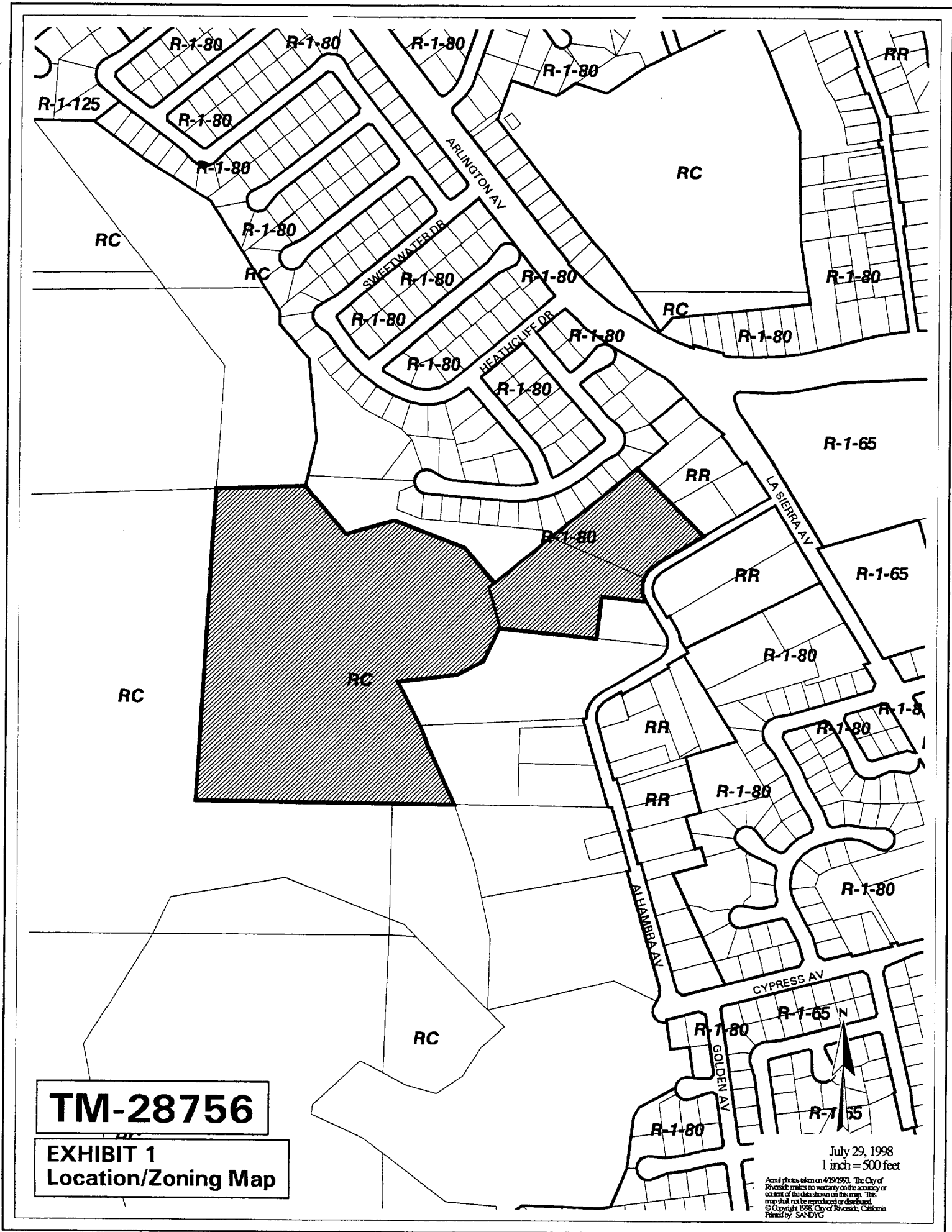
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6820 AIRPORT DRIVE
RIVERSIDE, CA 92504

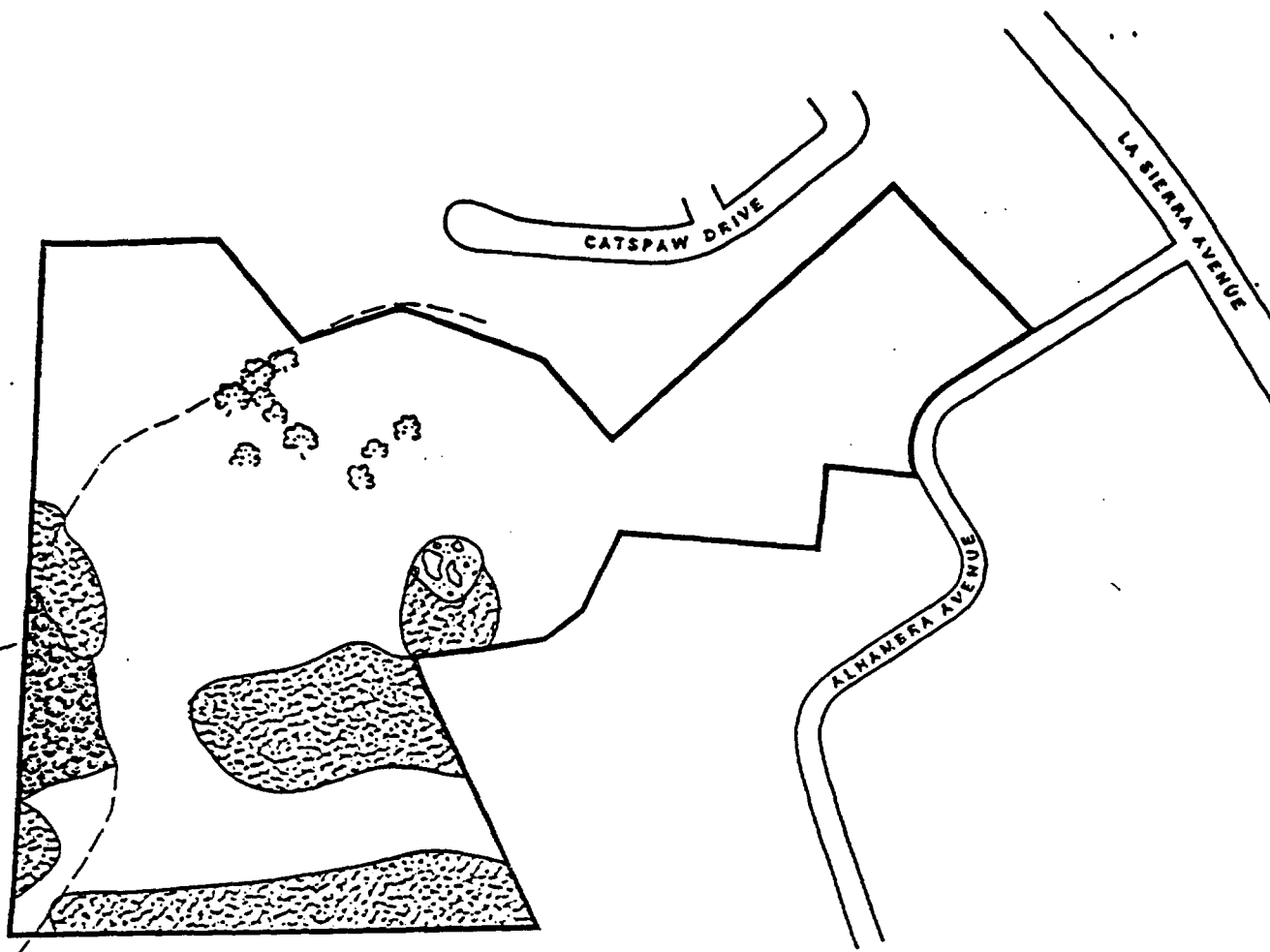
Duplicate
ADKAN ENGINEERS
6820 AIRPORT DRIVE
RIVERSIDE, CA 92504

**Applicant's Legal Owner*
REDEVCO, LLC
2047 ORANGE TREE LN. #200
REDLANDS, CA 92374

Duplicate
REDEVCO, LLC
2047 ORANGE TREE LN. #200
REDLANDS, CA 92374

Duplicate
REDEVCO, LLC
2047 ORANGE TREE LN. #200
REDLANDS, CA 92374





TM-28756

MAP 3. La Sierra Heights: Plant Communities.

-  Drainage
-  Disturbed Coastal Sage Scrub
-  Coastal Sage Scrub
-  Ruderal / Annual Grassland
-  Rocks
-  Elderberry



MAP SOURCE: Adkan
Engineering.

EXHIBIT 5

Vegetation Map

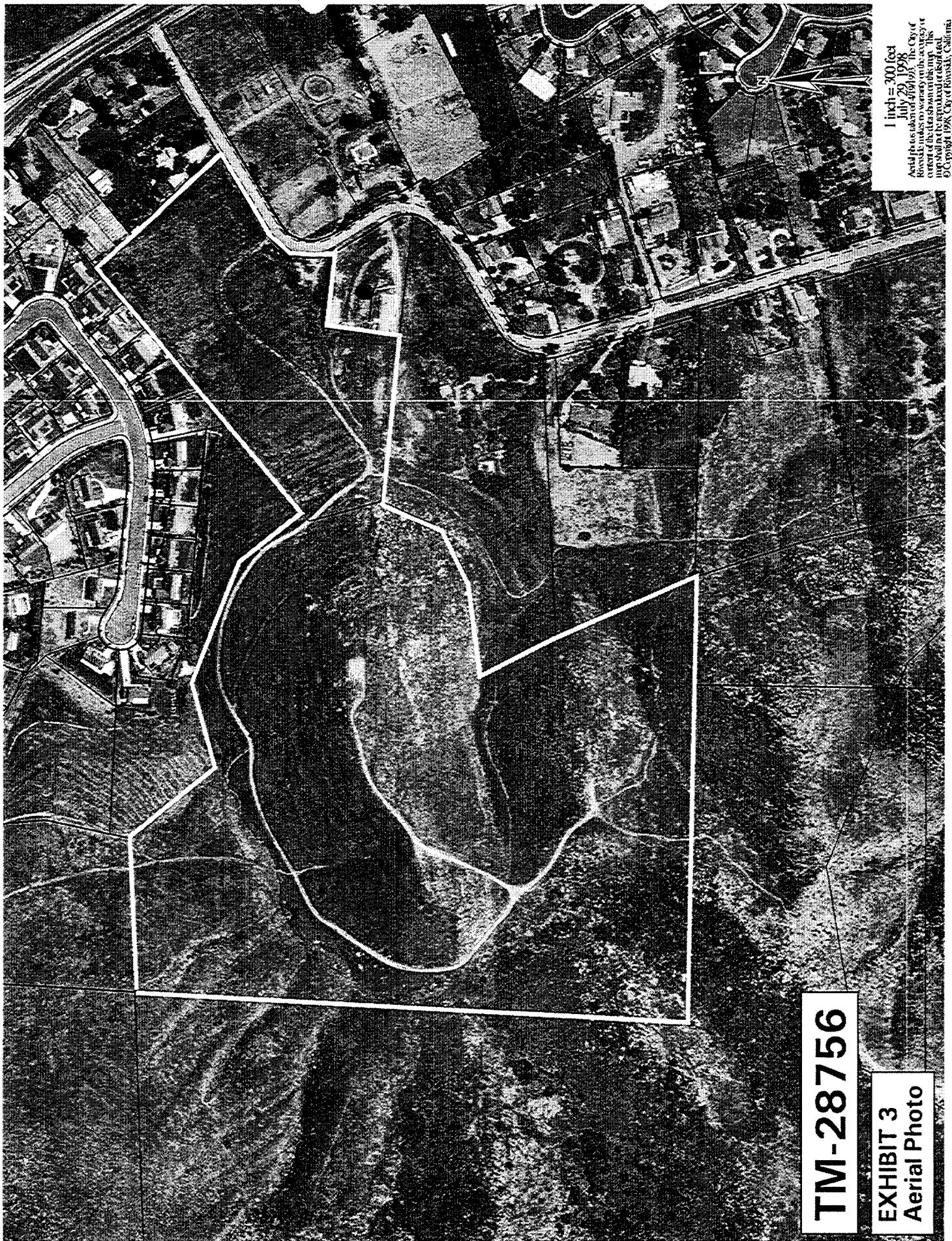
TMC Job # 98-058

Drafted 6/4/98:mw/rn

0 385
FEET

Tierra Madre
Consultants





1 inch = 300 feet
July 29, 1998
Aerial photos taken on 7/29/98. The City of
Riverside makes no warranty in the accuracy or
content of the information shown on this map. This
map shall not be reproduced or distributed
without the written consent of the City of Riverside, California.
Printed by: S&S/DH

TM-28756

**EXHIBIT 3
Aerial Photo**

CITY OF RIVERSIDE PLANNING DEPARTMENT

Variance Justification Form



PLEASE TYPE OR PRINT CLEARLY

Name: ADKAN ENGINEERS / ROBERT BERNDT
(Person preparing application)

Name of Project: TENTATIVE TRACT 28756

Address: 6820 AIRPORT DRIVE

Address: Alhambra Ave. S/W of LaSierra Ave

City/State/Zip: RIVERSIDE, CA 92504

Riverside, CA Zip: Riverside, CA 92505

Daytime Telephone: (909) 688-0241

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):

Please attach separate sheet(s) as necessary.

To allow land locked parcels (no public street frontage)

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property. Explain in detail.

The variance is requested in order to utilize a private street system to create a small equestrian-oriented neighborhood. Additionally, the smaller private street will minimize the grading in the area.

2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property which do not apply generally to other property in the same zone or neighborhood. Explain in detail.

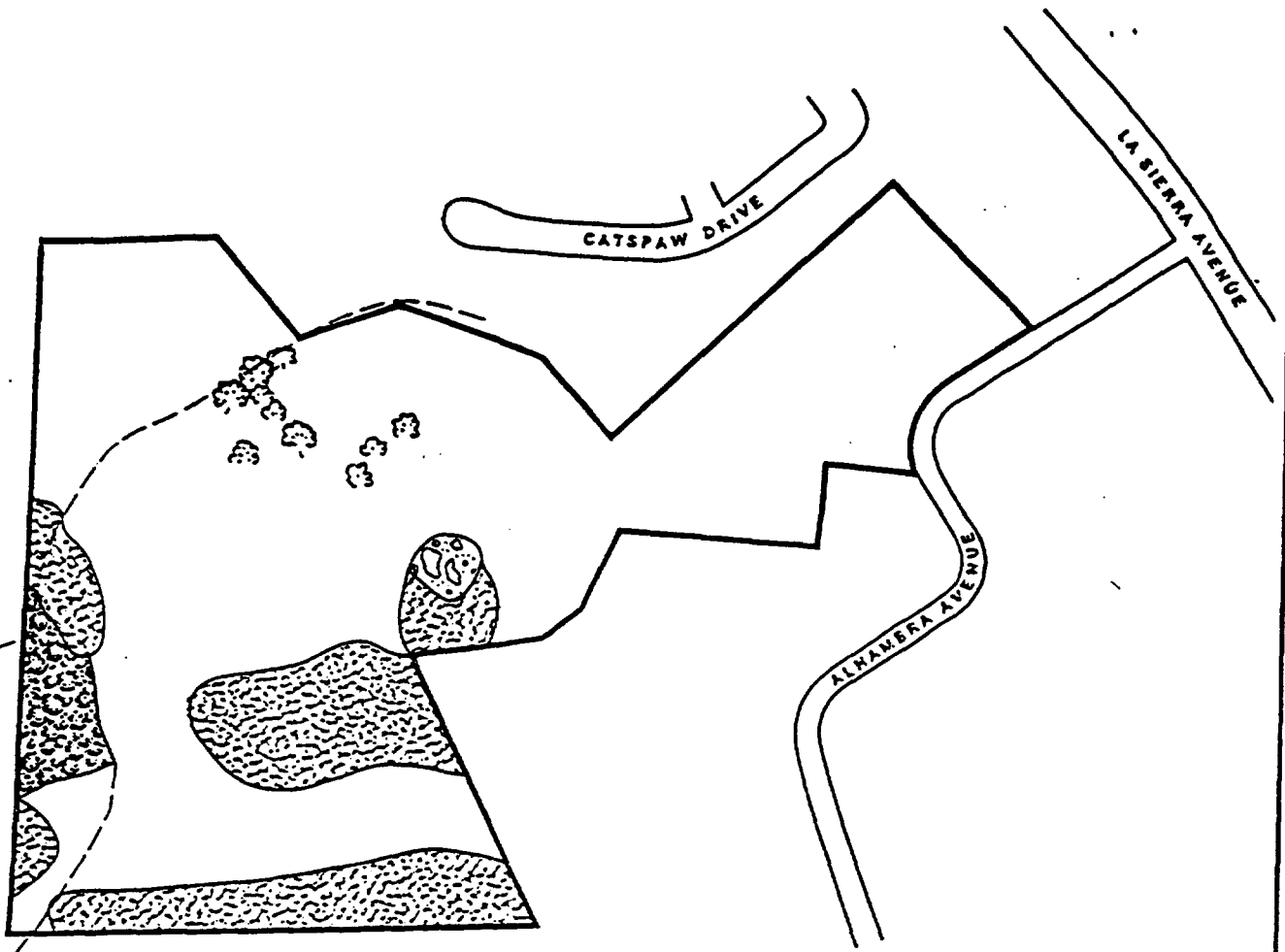
The property is steep, over 30% slope and there is limited public street frontage through Tract 28756. The proposed private street will allow the most efficient use of the property.

3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located. Explain in detail.

The private street will be developed in accordance with all city standards. The project when developed will be an asset to the community.


4. Will the granting of this request be contrary to the objectives of the General Plan. Explain if the General Plan appears to affect the project or property in any way.

N/A - This type of request is not governed by the city's general plan.



TM-28756

MAP 3. La Sierra Heights: Plant Communities.

-  Drainage
-  Disturbed Coastal Sage Scrub
-  Coastal Sage Scrub
-  Ruderal / Annual Grassland
-  Rocks
-  Elderberry



MAP SOURCE: Adkan
Engineering.

EXHIBIT 5
Vegetation Map

TMC Job # 98-058

Drafted 6/4/98:mw/lm



Tierra Madre
Consultants



CITY OF RIVERSIDE PLANNING DEPARTMENT

Variance Justification Form



PLEASE TYPE OR PRINT CLEARLY

Name: ADKAN ENGINEERS / ROBERT BERNDT
(Person preparing application)

Name of Project: TENTATIVE TRACT 28756

Address: 6820 AIRPORT DRIVE

Address: Alhambra Ave. S/W of LaSierra Ave

City/State/Zip: RIVERSIDE, CA 92504

Riverside, CA Zip: Riverside, CA 92505

Daytime Telephone: (909) 688-0241

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):
Please attach separate sheet(s) as necessary.

To allow land locked parcels (no public street frontage)

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property. Explain in detail.

The variance is requested in order to utilize a private street system to create a small equestrian-oriented neighborhood. Additionally, the smaller private street will minimize the grading in the area.

2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property which do not apply generally to other property in the same zone or neighborhood. Explain in detail.

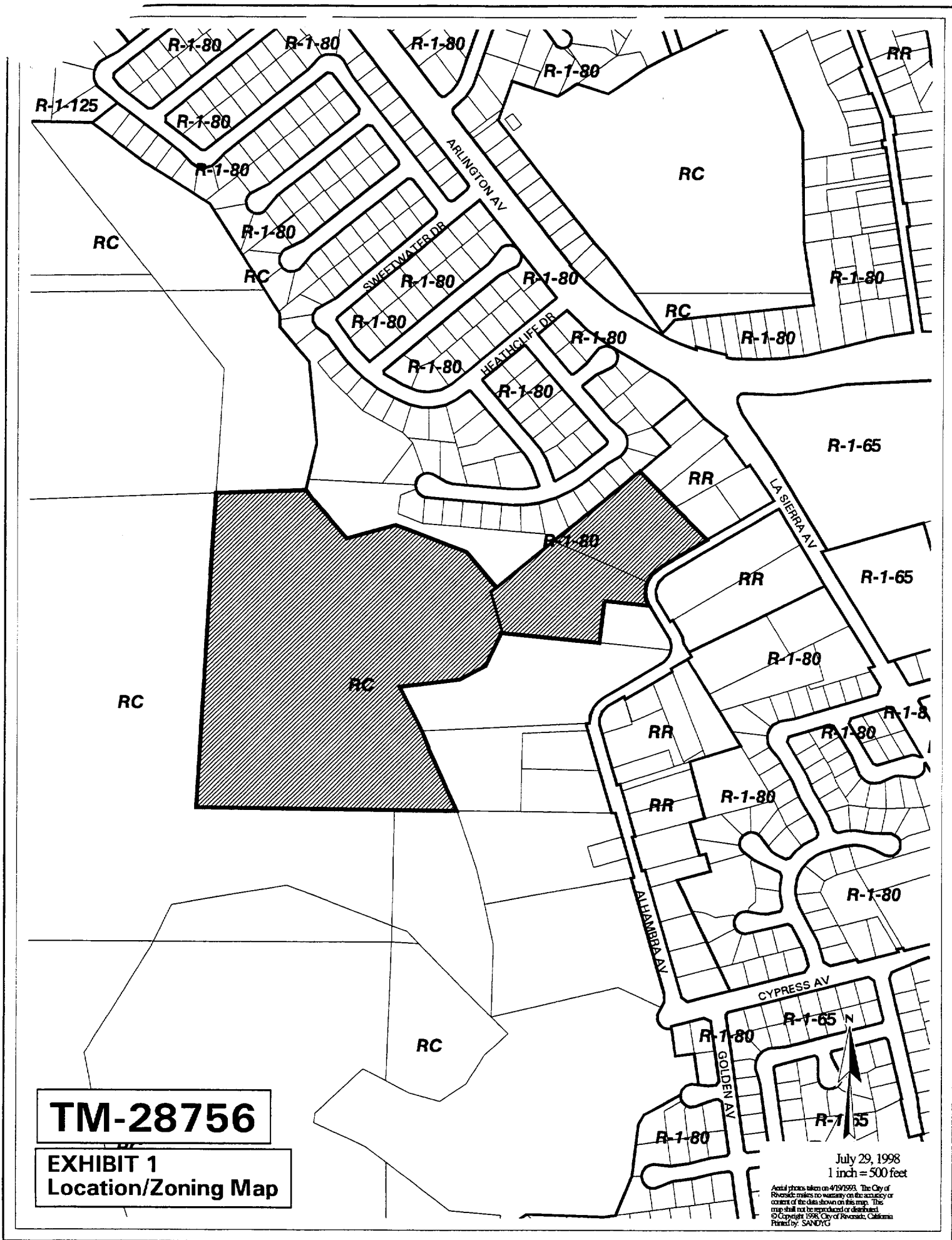
The property is steep, over 30% slope and there is limited public street frontage through Tract 28756. The proposed private street will allow the most efficient use of the property.

3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located. Explain in detail.

The private street will be developed in accordance with all city standards. The project when developed will be an asset to the community.

4. Will the granting of this request be contrary to the objectives of the General Plan. Explain if the General Plan appears to affect the project or property in any way.

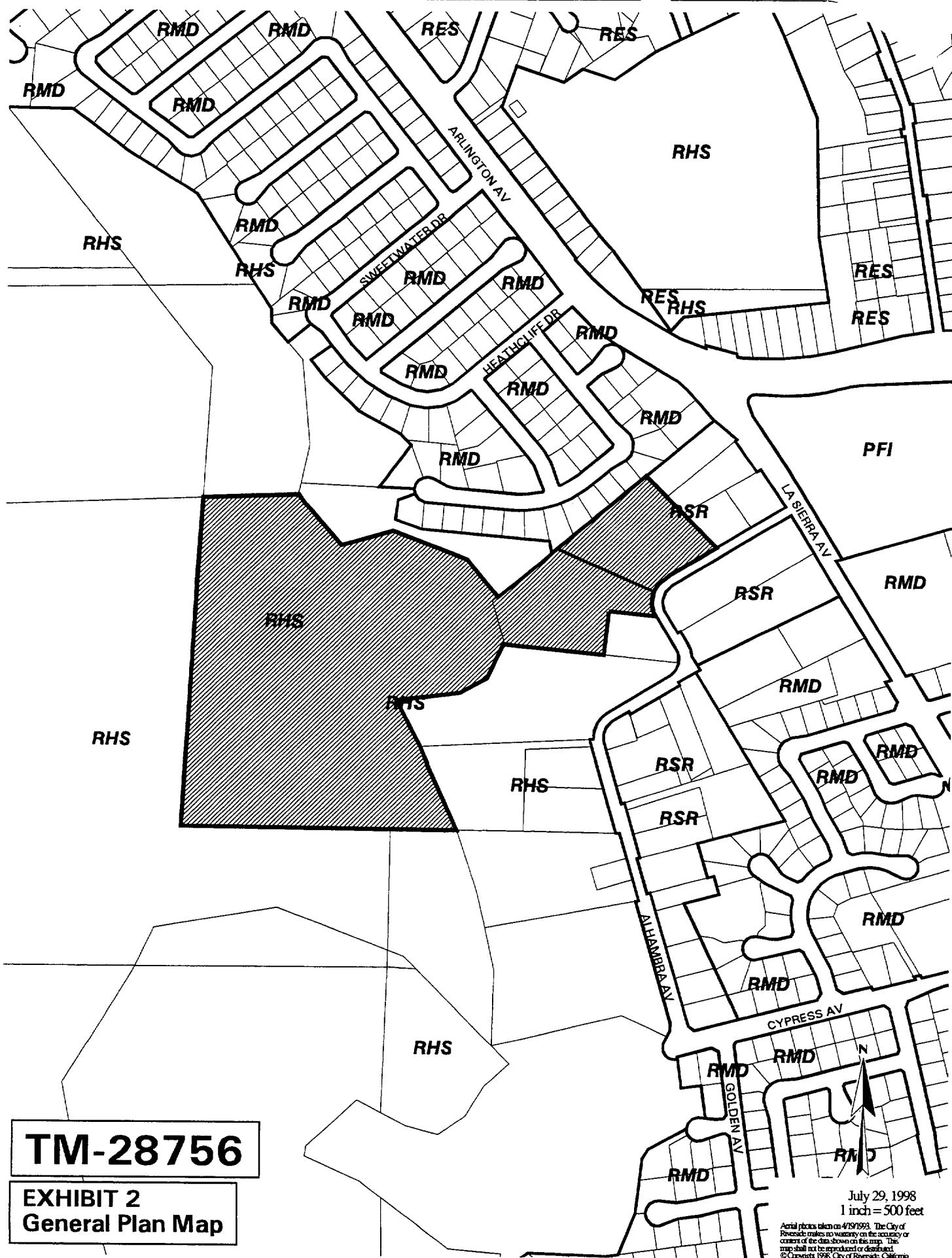
N/A - This type of request is not governed by the city's general plan.



TM-28756

**EXHIBIT 1
Location/Zoning Map**

July 29, 1998
1 inch = 500 feet
Aerial photos taken on 4/19/1993. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 1998 City of Riverside, California. Printed by SANDYCO



TM-28756

**EXHIBIT 2
General Plan Map**

July 29, 1998
1 inch = 500 feet

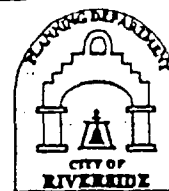
Aerial photos taken on 4/19/1993. The City of
Riverside makes no warranty on the accuracy or
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map shall not be reproduced or distributed.
© Copyright 1998, City of Riverside, California.
Printed by: SANDYG



1 inch = 300 feet
July 29, 1998
Aerial photo taken on July 29, 1998, by the City of
Riverside, under no warranty on the accuracy or
current of the data shown on this map. This
map shall not be reproduced or used for
© Copyright 1998, City of Riverside, California
Pinally, SANDAG

TM-28756

EXHIBIT 3
Aerial Photo



Property Owner Notification

What is it and Why is it Required?

The City of Riverside requires that public notification be given to adjacent property owners for certain land use decisions which may have an effect on their property. The notice includes the date, time of review, place and purpose of review, which board or commission will be reviewing the proposal and how the property owner or occupant may provide written or spoken comments.

What types are there?

There are two types of notification, with different distance requirements. Applicants are required to provide a 300 foot public notification mailing list (property owner and occupant) and gummed labels for most cases requiring public notification (the Planning Department will continue to provide this service for Minor Variances and for most Minor Conditional Use Permits.) The second, less common type, is for the following cases which require 1000 foot public notification if a variance from the site location criteria and operation and development standards is required.

Minor C.U.P.'s with variances:

- On-site sale of all alcoholic beverages
- Entertainment establishments
- Arcades
- Billiard parlors/pool halls containing three or more tables

C.U.P.'s with variances:

- Off-site sale of all alcoholic beverages including concurrent sale of motor vehicle fuel

For these cases, the applicant will be required to provide a 1000 foot public notification mailing list and gummed labels. A planner can help you determine if public notification or a variance is required for your submittal.

What do I submit?

At the time of filing an application for any case requiring public notification, the following items will be required:

- I. TWO (2) identical packages, each inserted in a separate 9 1/2" x 12 1/4" manila envelope marked "Labels", and each containing the following sets of information:
 - A. A typed set of gummed labels indicating the names and mailing addresses of all property owners and occupants different than the property owners, within a 300/1000 foot radius of the perimeter boundary of the parent parcel of the proposed project. This list shall be from the most recently available assessment rolls and include the Assessor's Parcel Number on each label. A minimum of 20 parcels shall be notified (this may require notification beyond a 300/1000-foot radius).
 - B. A dated list or photocopy of the aforementioned labels.
 - C. A copy of each General Application Form and a complete legal description of the subject property as required.
- II. Six (6) typed sets of gummed labels of the owner, applicant, engineer and/or representative with their mailing address inserted in a separate letter sized envelope and attached to one of the aforementioned manila envelopes.
- III. A single complete exhibit map, drawn to a common scale, showing all parcels within 300/1000 feet of the project site. Complete Assessor's Parcel Numbers need to be clearly printed on each parcel within the 300/1000-foot ring.
- IV. Certification by the title company, engineer, surveyor or other qualified firm that the mailing list is complete and accurate (see certification form below). NOTE: The County Assessor will not prepare or certify the property owner list. This information can be obtained by contacting a title insurance company.

PUBLIC NOTIFICATION MAILING LIST CERTIFICATION

_____, ROBERT A. BERNDT, certify that on 3/6/98, the _____, (Date)

attached public notification list was prepared by INVESTORS TITLE COMPANY

(Print Company or Individual's Name)

pursuant to the requirements of the City of Riverside Planning Department. This list is a complete and accurate compilation of all property owners and occupants, including the property in question, within a 300/1000 foot radius of the perimeter boundary of the parent parcel of the proposed project and is based on the most recently available assessment rolls. I further understand that incomplete, incorrect or erroneous information may be grounds for rejection or denial of the application.

Signature: _____ Printed Name: ROBERT A. BERNDT

Title/Registration: PROJECT MANAGER Date: 3/9/98

Address: 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504

Daytime Telephone: (909) 688-0241

TM. 28756

CITY OF RIVERSIDE PLANNING DEPARTMENT



General Application Form

PLEASE TYPE OR PRINT CLEARLY.

FAILURE TO FULLY COMPLETE THIS APPLICATION WILL CAUSE A PROCESSING DELAY OR ITS REJECTION

REQUEST: 1)Subdivide 3 existing parcels (37.2acres) into 18 lots (minimum 20,000 s.f.)
 2) Variance to allow landlocked parcels for lots 13-18 (private drive access)

You **must** state in detail what you want to do and attach separate sheets as necessary.

LEGAL OWNER INFORMATION:

I hereby certify that I am (we are) the record owner(s) [for tax assessment purposes] of the property described by this application. I further waive the right of a declaratory judgment by the City within the prescribed limits as set forth in the Municipal Code in the event an Environmental Impact Report is required to be prepared for the project. I also understand and agree that the submittal date of this application will be the filing deadline for receipt of my request.

Signature: _____

Printed Name: LANDFOLIO AND OSWALD & YAP RETIREMENT TRUST

Address: 2048 Orange Tree Ln., Suite 200 City: Redlands

State: CA Zip: 92374 Daytime Telephone:(909) 335-0088
 Fax Number:() _____

APPLICANT: (if other than Legal Owner) REPRESENTATIVE: (if other than Applicant)

Printed Name: REDEVCO, LLC Printed Name: Adkan Engineers - Robert Berndt

Address: 2048 Orange Tree Ln., Ste. 200 Address: 6820 Airport Drive

City: Redlands State: CA Zip: 92374 City: Riverside State: CA Zip: 92504

Daytime Telephone:(909) 335-0088 Daytime Telephone:(909) 688-0241
 Fax Number:() _____ Fax Number:(909) 688-0599

On a separate sheet, please add the name, address and telephone of any other person(s) that should also be notified with regard to this case.

ADDRESS OF SUBJECT PROPERTY: Vacant

ASSESSOR'S PARCEL NUMBER(S): 149-020-001, 149-030-001, 149-030-002

(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT VALID TAX ASSESSOR'S PARCEL NUMBER(S).)

SIZE OF SUBJECT PROPERTY: 37.2 Acres

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY: Attach on separate sheet(s) a copy of the most recent **Grant Deed**. If your request is not for the entire property described on the most recent Grant Deed, provide a **metes and bounds description**. Also attach a **plat map** of the property.

THIS SECTION TO BE COMPLETED BY STAFF

TYPE OF CASE _____ REC'D BY _____ HEARING DATE _____ CEQA/NON-CEQA _____
 FILING FEE _____ DATE REC'D _____ FOR FILING DEADLINE _____ TEAM (North/South/City-Wide)
 (Circle One)

PROOF OF PUBLICATION

(2010, 2013.5 CCF)

PROOF OF PUBLICATION OF

PUBLIC HPG

AM-002-989

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54448, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1955, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof or the following dates, to wit:

09/25/1998

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated September 25, 1998
at Riverside, California

CITY CLERK

CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARINGS
NOTICE OF PROPOSED ADDITION OF TITLE 17
TO CITY CODE (GRADING)

NOTICE IS HEREBY GIVEN that public hearings will be held before the City Council of the City of Riverside in the Council Chamber, City Hall, 3900 Main Street, Riverside, California, at 2 p.m. on Tuesday, October 6, 1998, relative to adding a new Title 17 (Grading) to the Code of the City of Riverside, the standards of Title 19 (Zoning Regulations), the Sycamore Highlands Specific Plan and/or determinations on subdivision maps as follows: to add ZONING CODE AMENDMENT CASE AM-002-989: Proposal of the City of Riverside to add a new Title 17 entitled "Grading" to the Riverside Municipal Code and to provide for enforcement of that new title.

GENERAL PLAN SP-002-989 AND ZONING CASE RZ-003-989: Proposal of Fairfield Development, LP, to amend the Sycamore Highlands Specific Plan and the General Plan as they pertain to approximately 38.54 vacant acres situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard by:

1. Amending the Sycamore Highlands Specific Plan by redesignating the property from the RHD-High Density Residential and CBO-Retail Business and Office land use designations to the RHD-High Density Residential and CBO-Retail Business and Office land use designations (adjusting the designation boundary line) or other designation(s) deemed more appropriate by the City Council; and
2. Placing the subject property in Zones R-3, C-1-A and SP (Multiple-Family Residential, Community Shopping Center and Specific Plan Combining Zones) or other zone(s) deemed more appropriate by the City Council, and removing same from Zones R-3, RQ, C-1-A and SP (Multiple-Family Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones), with the City Council to also consider supplementing the requested zoning with Zones S and X (Stories - Height of Buildings and Building Setback Combining Zones).

(These cases to be heard in conjunction with Zoning Case PD-001-989 and Parcel Map 28919.)

ZONING CASE PD-001-989: Proposal of Fairfield Development, LP, to establish a 528-unit planned residential development (approximately 256 one-bedroom and 272 two-bedroom units) together with parking, private and common open space on approximately 29.87 vacant acres situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard, in Zones R-3, RQ, C-1-A and SP (Multiple-Family Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones). (This case to be heard in conjunction with Zoning Cases SP-002-989, RZ-003-989 and Parcel Map 28919.)

PARCEL MAP 28919: Proposal of Fairfield Development, LP, to divide approximately 38.54 vacant acres into three parcels for residential and commercial purposes, situated on the southwesterly corner of Fair Isle Drive and Sycamore Canyon Boulevard, in Zones R-3, RQ, C-1-A and SP (Multiple-Family Residential, Restricted Office, Community Shopping Center and Specific Plan Combining Zones). (This case to be heard in conjunction with Zoning Cases SP-002-989, RZ-003-989 and PD-001-989.)

TRACT MAP 28864: Appeal of David T. Jeffers, filed on behalf of RBE Engineering Company, from the decision of the Planning Commission in approving, except as modified by conditions of approval, the proposal of Bastian Partners to divide approximately 5.2 vacant acres into approximately 19 lots for residential purposes, situated on the southeasterly corner of Wood Road and Van Buren Boulevard in Zone C-2 (Restricted Commercial Zone). (The Planning Commission tentatively approved Zone R-1-65 (Single-Family Residential Zone) under Zoning Case RZ-001-989.)

TRACT MAP 28756: Proposal of Adkan Engineers to divide approximately 37 vacant acres into 18 lots for residential purposes, situated on the northwesterly side of Alhambra Avenue and southeasterly of Catspaw Drive in Zones R-1-80 and RC (Single-Family Residential and Residential Conservation Zones). ZONING CASE MP-003-623 (REVISED): Appeal of William R. Johnson, Jr., President, Johnson Tractor Company, from the decision of the Planning Commission in approving, except as modified by conditions of approval, the proposal of Richard Anderson for review of a revised industrial plot plan consisting of previously established industrial buildings and ancillary uses and proposing the construction of a new 25,029-square-foot building with a 3,900-square-foot canopy building addition on an approximately 24-acre site developed with the Johnson Tractor facility at 800 East La Cadena Drive, situated easterly of La Cadena Drive between Palmira Avenue and Citrus Street in Zones MP, M-1, M-2 and SP (Manufacturing Park, Light Manufacturing, General Manufacturing and Specific Plan Combining Zones).

ZONING CASE RZ-006-978: Request of the City of Riverside Redevelopment Agency to place approximately .38 acre developed with a single-family residence at 3871 and 3881 Eucalyptus Avenue and 2315-2325 Ninth Street situated at the northwesterly corner of Eucalyptus Avenue and Ninth Street in Zone R-1-65 (Single-Family Residential-1 Zone) and remove same from Zones R-2 and P (Two-Family Residential and Parking Zones), with the City Council to also consider supplementing the requested zoning with Zones S and X (Stories - Height of Buildings and Building Setback Combining Zones).

In conjunction with the above cases, consideration will also be given the determination by the Planning Commission that the proposed projects will not have a significant effect on the environment, and that Negative Declarations be adopted.

ZONING CASE CU-038-834 (REVISED): Appeal of Nancy Burke, Land Use Manager, Kaiser Permanente, from the decision of the Planning Commission in approving, except as modified by conditions of approval, their proposal to allow continued use of temporary office and medical structures by Kaiser Hospital, situated at 10800 Magnolia Avenue, on the southerly side of Magnolia Avenue, between Park Sierra Drive and Polk Street in Zone C-2 (Restricted Commercial Zone). The Planning Commission approved use of the medical diagnostic building and trailer for three years, and the modular office and administrative buildings for one year. In conjunction with conditional use permits, the City Council is authorized to grant variances to the Zoning Ordinance as deemed appropriate.

ZONING CASES CU-009-978 & CU-012-978 (REVISED): Appeal of Craig Burns of Southland Venture LLC, from the decision of the Planning Commission in approving, in part, their proposal for sign variances for properties situated on the southeast corner of Fair Isle Drive and Sycamore Canyon Boulevard in Zone C-2-SP (Restricted Commercial and Specific Plan Combining Zones). Variances requested: A) to allow a pole sign identifying two uses where only the gasoline service station identification would be allowed; and B) to allow four building signs totaling 54 square feet for the service station/quick serve restaurant/food mart where only two building signs totaling 36 square feet would be allowed. The Planning Commission denied Variance A and approved Variance B in part. In conjunction with conditional use permits, the City Council is authorized to grant variances to the Zoning Ordinance as deemed appropriate.

All persons interested in the above matters are invited to appear at the time and place herein specified, either in support or opposition thereto. Persons unable to attend said hearings may submit a written statement of their grounds of opposition to, or support of, the matters to the City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed actions in court, you may be limited to raising only those issues you or someone else raised

at or prior to the public hearings. Please note that letters in support or opposition filed with the board or commission previously hearing these matters will not be forwarded to the City Council.
Dated: September 25, 1998
Colleen J. Nicol, City Clerk of the City of Riverside 9/25

PROOF OF PUBLICATION

(2010, 2015.5 CCP)

RECEIVED

OCT 23 1998

Colleen J. Nicol
City Clerk

PROOF OF PUBLICATION OF

PUBLIC HPG

28756

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1955, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/16/1998

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated October 16, 1998
at Riverside, California

CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN
that a public hearing will be
held before the City Council of
the City of Riverside in the
Council Chamber, City Hall,
3900 Main Street, Riverside.

day, October 27, 1998, relative
to the following standards of Ti-
tle 19 (Zoning Regulations) of
the Code of the City of River-
side, and/or determinations on
a subdivision map, as follows, to
wit:

TRACT MAP 28756: Propo-
sal of Adkan Engineers to di-
vide approximately 37 vacant
acres into 18 lots for residen-
tial purposes, situated on the
northwesterly side of Alham-
bra Avenue and southerly of
Catspaw Drive in Zones R-1-
80 and RC (Single-Family
Residential and Residential
Conservation Zones).

In conjunction with the
above case, consideration will
also be given the determina-
tion by the Planning Commis-
sion that the proposed project
will not have a significant ef-
fect on the environment; and
that a Negative Declaration
be adopted.

All persons interested in the
above matter are invited to ap-
pear at the time and place here-
in specified, either in support or
opposition thereto. Persons un-
able to attend said hearing may
forward a written statement of
their grounds of opposition to,
or support of, the matter to the
City Clerk, City Hall, 3900 Main
Street, Riverside, CA 92522.

If you challenge the above
proposed action in court, you
may be limited to raising only
those issues you or someone
else raised at the public hearing
described in this notice, or in
written correspondence deliv-
ered to the City Clerk of the City
of Riverside at, or prior to, the
public hearing.

Please note that letters in
support or opposition filed with
the board or commission previ-
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not be forwarded to the City
Council.

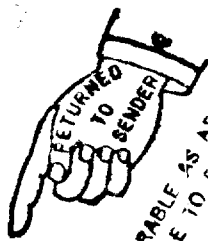
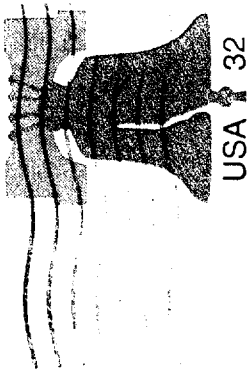
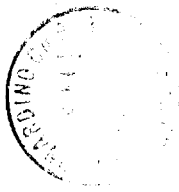
Dated: October 16, 1998
Colleen J. Nicol, City Clerk of
the City of Riverside 10/16/

CITY CLERK

CITY OF RSDE

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

cc: 10-6-98
Tract Map
28756



UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

APN#: 139-020-007
Arlington Cemetery Assn Inc
PO Box 3977
North Hollywood CA 91609-0977

SEP 11 1998

139-020-007



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

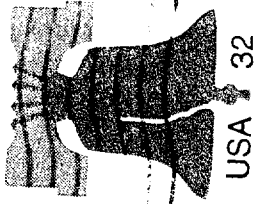
cc: 10-6-98

Tract Map

28756

#38

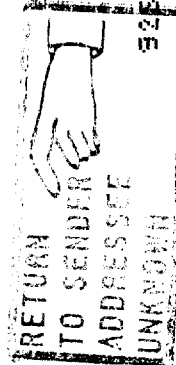
247-183-024
Olivia T Garcia
1653 Palmyrita Ave
Riverside CA 92507



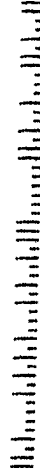
RECEIVED

OCT 08 1998

Handwritten signature
Clerk



32522-0111 2307+162

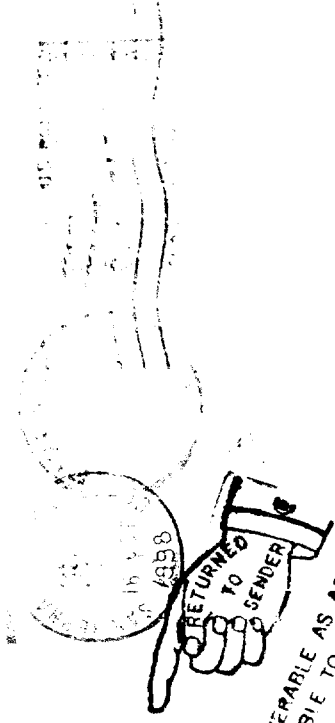


COLLEEN J. NICOL, CITY CLERK
CITY HALL, 3900 MAIN STREET
RIVERSIDE, CA 92522-0111

CC: 10-27-98
Tract Map
28756

#2

APN#: 159-020-001
Arlington Cemetery Assn Inc
PO Box 3977
North Hollywood CA 91609-0977



10-27-98
10/27/98

Page 3



COLLEEN J. NICOL, CITY CLERK
CITY HALL, 3900 MAIN STREET
RIVERSIDE, CA 92522-0111

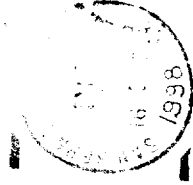
cc: 10-27-98

Tract map

28756

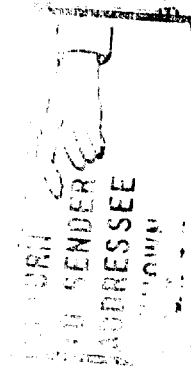
#2

APN#: 149-385-009
George & Mary Collazo
11210 Tabby Ct
Riverside CA 92505-2218



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Tract Map 28756

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APN#: 149-390-015
Brett L & Monique Anderson
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