

"People Serving
People"

CITY OF RIVERSIDE

October 20, 2004

Fidelity Homes, Inc.
1381 Warner Avenue, Ste. B
Tustin, CA 92780

SUBJECT: P04-0338/P04-1034/P04-0339, 4054 Strong Street

EFFECTIVE DATE: October 19, 2004

Dear Applicant:

The Riverside City Council, at its meeting of October 19, 2004, approved your development related application which is referenced by the above-noted case number. Attached are the final conditions of approval for your records.

In conjunction with this approval the City Council, in accordance with the California Environmental Quality Act (CEQA), determined that this project would not have a significant effect on the environment and adopted a Negative Declaration. The City Council also determined that the project's effects on wildlife are "de minimis", and you are, therefore, exempt from paying certain fees to the State Department of Fish and Game. The City Planning Department has prepared a Notice of Determination and a Certificate of Fee Exemption and enclosed both with this letter. You should either mail, or take in person, the original and two copies of the Notice of Determination and two copies of the Certificate of Fee Exemption, to the County Clerk. This Office's address and phone number are as follows:

County Clerk
P.O. Box 751
2720 Gateway Dr.
Riverside, CA 92501-0751
Contact: Cindy Kohler
(951) 486-7405

A fee is required by the County to file these documents. We recommend that you call the County Clerk to determine the fee amount.

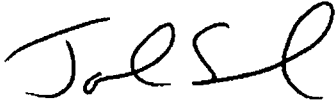
PLANNING DEPARTMENT

3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522 • (909) 826-5371
FAX: (909) 826-5981 • www.RiversideCa.gov

The Notice of Determination is filed with the County to formally announce approval of the project by the City Council. This filing starts a 30 day statute of limitations on court challenges to this approval under CEQA. If you do not file the Notice, the statute of limitation is extended to a total of 180 days.

Should you have any questions regarding this action, please contact your case planner, Mike Coyazo at (951) 826-5624.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Swiecki", with a stylized flourish at the end.

John Swiecki, AICP
Principal Planner

cc: Mike Naggar
1381 Warner Ave., Ste. B
Tustin, CA 92780

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

P04-0339 (TM-32292)

City Council Meeting Date: October 19, 2004

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

Case Specific

● **Planning**

1. The Commission makes the necessary findings in the applicant's favor to grant the following variances. The applicant and staff prepared written justifications attached to this report are referenced:
 - a. To allow lot sizes below the minimum set forth in the R-1-65 Zone. (Variance A)
 - b. To allow the lots under the tract map to be created as landlocked parcels on private streets. (Variance B)
 - c. To allow private streets with less than 28' curb separation with parking on one side as required in the City's private street standards. (Variance C)

Prior to Map Recordation:

2. The map shall be revised to incorporate the following changes:
 - a. The map shall be revised to comply with the conditions as recommended under the PRD case P04-0338.
3. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and other documents as necessary subject to the approval of the Planning and Legal Departments, including but not limited to the following:
 - a. Establishing a Homeowner's Association. The association shall be responsible for the maintenance of all common facilities including but not limited to open space, private streets roads and the landscaping within the reverse frontage areas along Strong Street;

- b. Prohibiting future homeowners from constructing accessory structures such as fences, patios, or second story decks except within the limits set forth by Planned Residential Development Case P04-0338;
 - c. Prohibiting future homeowners from constructing room additions, unless a revision to the PRD is approved by the Planning Commission at a public hearing;
 - d. Prohibiting RV parking within the tract except in private garages.
 - e. Incorporating the setbacks as established under the PRD.
 - f. Providing for the future inclusion of the Not a Part parcel along Strong Street, if acquired at a later date.
 - g. Limiting parking to one side of all 28-foot private streets.
- 4. This map shall be recorded after adoption of Zoning Case P03-1422 and concurrently with implementation of Zoning Case P04-0338.
 - 5. The lot line adjustment shall be recorded to exclude the remainder parcels from the map boundaries prior to map recordation.

Prior to Grading Permit issuance

- 6. The grading plan for the project shall be submitted for Planning and Public Works review and approval with specific attention given to edge treatments such that grading and drainage will not affect adjoining properties.
- 7. Provide a trail adjacent to the Springbrook wash to Park and Recreation and Planning Department's review and approval, along the easterly boundary.

Prior to building permit issuance:

- 8. All conditions of Zoning Case P04-0338 shall be met.
- 9. To protect, replace, and or remove the Alamo Water Company waterlines as may be necessary.

Standard Conditions

● Planning

10. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.
11. 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.
12. Within 30 days of the approval of the tentative map by the City the developer/subdivider shall execute an agreement, approved by the Legal Department, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

● Public Works

13. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
14. Deed for widening Strong Street to 33 feet from monument centerline to Public Works specifications.
15. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Strong Street to Public Works specifications.
16. Full improvement of interior streets based on private residential street standards. Minimum clear width=20', minimum curb return radii=20' on circulation streets, 10' on common drives and 35' on Strong Street.

17. Installation of sewers and sewer laterals to serve this project to Public Works specifications. On-site sewer main to be a public facility and designed and constructed as such.
18. Storm Drain construction will be contingent on engineer's drainage study.
19. Size, number and location of driveways to Public Works specifications.
20. Off-site improvement plans to be approved by Public Works prior to recordation of the map.
21. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to recordation of the map.
22. 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.
23. Prior to issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance.
24. Trash collection service will not be provided on common drives where turnaround capabilities have not been provided. Areas shall be provided along private circulation streets to accommodate placement of containers for automated collection. On-street parking shall be prohibited on collection days as required to ensure access to the trash containers. Keypad activation of security gates is required to allow access to the site for collection service.

● **Fire Department**

25. Parking shall be restricted to one side of the street only.
26. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
27. Construction plans shall be submitted and permitted prior to construction.
28. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
29. Fire Department access is required to be maintained during all phases of construction.

● **Public Utilities**

30. Advisory: Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.
31. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
32. Advisory: The provision of water facilities in accordance with the City of Riverside Water Rules.
33. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Water Rules.
34. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Water Rules.
35. Advisory: Special requirements are applicable for acceptance of public water system facilities within private streets.

● **Park and Recreation**

Prior to map recordation:

36. If a Master Property Owners Association (MPOA) or a Home Owners Association (HOA) is approved as a part of the tentative map process, developer shall prepare and provide all necessary legal documents as necessary to establish the association to the satisfaction of the Parks and Recreation, Planning and Legal Departments. The documents shall provide for the "in-perpetuity" maintenance of landscaping as designated for maintenance by the association per the conditions of approval on the map. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at 951/826-2018.
37. Wherever public street rights-of-way dedications are insufficient to provide a minimum 5-1/2 foot wide planting area, street tree easements shall be dedicated to accommodate required street tree plantings along all public streets per City standards. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at 951/826-2018.

Prior to Case Finalization

38. Revise all plans to remove the work "PARK" and insert some other descriptive term for the private recreational amenities, such as "COMMON OPEN SPACE" or "PRIVATE RECREATIONAL AREA".

Prior to issuance of either a Grading or Street Opening Permit:

39. Prior to issuance of a Grading Permit: Grading for all reverse frontage parkways shall be designed to City standards, and all grading plans for such areas shall be subject to the review and approval of the Park and Recreation Department. No areas designated for turf shall be graded at less than 2% sheet flow to a minimum 1% flowline, nor shall exceed a gradient of 5:1; no slopes shall exceed a gradient of 2:1. Grading work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at 909/826-2018.
40. Prior to issuance of either a Grading, Street Opening or Public Works Construction Permit: Remove, relocate or protect in place existing street trees to the specifications of the Park and Recreation Department (Note: This condition is to be implemented through the review and approval by the Park and Recreation Department of all plans for improvements within the street right of way (such as the grading plans, street improvement plans and/or plans submitted for the street opening permit application, as applicable).
41. Prior to issuance of either a Grading, Street Opening or Public Works Construction Permit: In the event any existing street trees require relocation, before any tree relocation work may commence, appropriate sureties to guarantee all such street tree relocation work shall be posted with the Park and Recreation Department per City standards.

Prior to Building Permit Issuance:

42. Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition contact Senior Administrative Analyst Patty Casillas at 951/826-2068.
43. Payment of Street Tree Plan Check and Inspection Fees as applicable. For questions or concerns regarding this condition contact the Tree Division Staff at 951/351-6126.

Prior to Occupancy

44. The installation (or posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of new street trees along all public street frontages per City standards. For questions or concerns regarding this condition contact the Tree Division Staff at 951/351-6126.
45. All City street trees shall be automatically irrigated.

General Conditions:

46. This tentative map as proposed includes landscape and common areas that exceed City standards for public landscape. Therefore, it shall be agreed that all improvements for all such public landscapes (e.g. reverse frontage on Strong Street, the open space lot and common areas) shall be installed by the developer per City standards and maintained by an MPOA and/or an HOA. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at 951/826-2018.
47. For landscape maintenance purposes, all parkways along public streets where adjacent to front or side yards of single family lots shall be privately maintained by the property owner(s) adjacent thereto, all per City standards, policies and ordinances. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at 909/826-2018.

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

P04-0338 (PRD)

City Council Meeting Date: October 19, 2004

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

Case Specific

● **Planning**

1. The property shall be developed substantially as depicted on the site plan except as modified by the Planning Commission and the approved conditions. The Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications as supplemented by staff are referenced:
 - a. To permit the common open space to total 62,975 square feet in lieu of the Code requirement of 90,000 square feet and to permit less than 50% of the required common area to be within a pooled areas. (Variance D)
 - b. To allow no recreational vehicle parking spaces within the project, where 5 such spaces are required. (Variance E)
 - c. To allow the maximum lot coverage for each lot to exceed 40% in the R-1-65 zone. (Variance F)
2. The site plan shall be revised to incorporate the following changes:
 - a. Move the reverse frontage wall an additional 5 feet to provide a total of 18 feet of reverse frontage landscaped area between the curb line and the wall.
 - b. Incorporate the narrow, southern end of the common open space area into the rear yards of the adjoining residential lots. Increase the common open space at its northerly end, where larger areas can be incorporated, through the elimination of Conventional Homes Lot 7 or other means to staff approval.
 - c. Provide a porch with a minimum depth of 6 feet into the design of the Conventional Homes Plan C model.
3. A four foot curb-side parkway shall be provided on the sidewalk side of all main interior streets.

4. A minimum 15 foot building setback shall be required for the Conventional Homes adjacent to Strong Street (Lots 1-5).
5. The minimum building setbacks and separations for the larger lot product shall be as follows:

Front: 10 feet for dwellings and 18 feet for garages.
Side: 4 feet and a minimum of 8 feet of separation between buildings
Rear: 10 feet excluding pop-outs and nooks.
6. The minimum building setbacks and separations for the patio home product shall be as follows:

Front: 7 feet and a minimum separation of 14 feet between buildings.
Side: 4 feet and a minimum separation of 8 feet between buildings.
Rear: 2 feet.
- *7. The specific method of solid waste collection shall be to the specifications of the Public Works Department.
- *8. The grading plan for the project shall be submitted for Planning and Public Works review and approval with specific attention given to edge treatments such that grading and drainage will not affect adjoining properties.
- *9. If during grading or construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
10. The perimeter wall of the project shall be decorative masonry block, six feet in height.

Prior to Issuance of Building Permits

11. Zoning Case P04-1422 shall be adopted prior to and Tract Map P04-0339/TM-32292 shall be recorded concurrently with implementation of this project.
12. Prior to receiving a Building Permit, the building elevations submitted for plan check shall substantially comply with the elevations presented to the Planning Commission and subject to the conditions of Design Review Case P04-1035.
13. Prior to receiving a Building Permit, the applicant shall present a comprehensive wall and fence plan for Planning Commission review and approval. This plan shall specify:

- a. Decorative block walls, 6 feet in height along the reverse frontage landscaping along Strong Street and along the project boundary. All wall heights shall be measured from within the project boundaries.
 - b. A hierarchy of interior fences appropriate to the project. The plan shall specify all fence and wall material and colors;
 - c. All walls and fences shall be constructed by the developer in conjunction with construction of the tract.
14. Prior to receiving a Building Permit the applicant shall present a comprehensive patio plan for Planning Commission review and approval. This plan shall specify:
- a. All covered patios shall be unenclosed on three sides and shall be to the standards established by the Design Review Board;
 - b. Patio covers shall maintain a 3 foot setback from side property lines and 8 feet from rear property lines;
 - c. Patio covers shall be constructed of materials and include architectural detailing consistent with the main dwellings;
 - d. The developer is encouraged to construct all patios in conjunction with construction of the dwelling units. Should any patios be constructed by the future property owner, the patio shall be in conformance with the approved patio plan and reviewed by staff prior to issuance of permits.
15. Landscape plans submitted for Planning Commission review and approval shall include the following elements:
- a. Creation of a project entry statement and decorative wall within the reverse frontage landscaping along Strong Street;
 - b. Full reverse frontage landscaping along Strong Street;
 - c. Landscaping of all front yards areas as visually defined under the project fencing plan;
 - d. Streetscape within the private street system;
 - e. Landscaping of all common open space areas. Special consideration will be given to amenities and activity centers.

- f. The location, design and color of all backflow preventers subject to Planning, Public Utilities, and Fire Department's review and approval. The visibility of such facilities shall be minimized to Planning Department's review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.

Standard Conditions

● **Planning**

16. There shall be a 30 month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
17. Prior to receiving a Building Permit, landscaping, irrigation and sign plans shall be submitted to the Design Review Board for review and approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required.
18. All open areas shall be landscaped and maintained.
19. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● **Public Works**

20. Recordation of TM 32292 or equivalent prior to implementation of this Planned Residential Development.

● **Fire Department**

21. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
22. Construction plans shall be submitted and permitted prior to construction.
23. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
24. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

25. 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.
26. 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.
27. Blanket public utility easements on private streets and possible additional public utility easements on lots shall be required.
28. Special requirements are applicable for acceptance of public water system within private streets.

- **Park and Recreation**

29. Prior to building permit issuance, 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.

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

P04-1034 (design review)

City Council Meeting Date: September 9, 2004

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

Case Specific

● **Planning**

GENERAL CONDITIONS

30. All conditions of approval of cases P04-0339/TM-32292 and P04-0338 shall remain in effect.
31. The project must be completed per the Design Review Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Design Review staff or Design Review Board. Upon completion of the project, a Design Review staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
32. There is a fifteen day appeal period that will lapse at **5:00 p.m. on September 24, 2004**. Appeals of the Board's action will not be accepted after this time.
33. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
34. There is a 30 month time limit on this approval, which expires on **March 9, 2007**.

Prior to Issuance of Building Permits

35. Landscaping and irrigation plans shall be submitted for Design Review Board approval. The plans shall include comprehensive wall and fence details. Design modifications may be required as deemed necessary. A separate application and filing fee is required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Plans shall include the following elements:
 - (a) Creation of a project entry statement and decorative wall within the reverse frontage landscaping along Strong Street;

- (b) Full reverse frontage landscaping along Strong Street;
 - (c) Landscaping of all front yards areas as visually defined under the project fencing plan;
 - (d) Streetscape within the private street system;
 - (e) Landscaping of all common open space areas. Special consideration will be given to amenities and activity centers.
 - (f) The location, design and color of all backflow preventers subject to Planning, Public Utilities, and Fire Department's review and approval. The visibility of such facilities shall be minimized to Planning Department's review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
36. Sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required.

Prior to Release of Utilities and/or Occupancy

37. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the designer/auditor responsible for the project. Call Mike Coyazo at (951) 826-5624 to schedule the landscape inspection at least a week prior to needing the release of utilities.
38. Street trees shall be installed and inspected. Contact Jim Davis, Street Tree Inspector, at (909) 351-6168, for full information regarding installation and inspection.

PLOT PLAN CONDITIONS:

Prior to Issuance of Building Permits

39. Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
- (a) Move the reverse frontage wall an additional 5 feet to provide a total of 18 feet of reverse frontage landscaped area between the curb line and the wall.

- (b) Incorporate the narrow, southern end of the common open space area into the rear yards of the adjoining residential lots. Increase the common open space at its northerly end, where larger areas can be incorporated, through the elimination of Conventional Homes Lot 7 or other means to staff approval.
- (c) Provide a porch with a minimum depth of 6 feet into the design of the Conventional Homes Plan C model.
- (d) Enhanced landscaping and hardscape elements shall be used within the entry areas, to the satisfaction of Design Review staff. Design elements could include, but are not limited to, trellises, water features, stem walls and planter pots.
- (e) Manufacturer's cut sheets of all exterior lighting on the private streets, parking areas and common open space areas shall be submitted for Design Review staff review and approval. The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized.

BUILDING ELEVATION CONDITIONS

Prior to Issuance of Building Permits

- 40. Amend the blueprints submitted for building permits so that they clearly specify all building materials and colors to match this approval.
- 41. Include details of mechanical equipment screening as follows:
 - (a) Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Design Review Board.
 - (b) Where exposed roof pitches are not proposed (i.e., "flat" roofs), specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened.
 - (c) Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface.
 - (d) Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicating materials and design complimentary to building architecture subject to Design Review staff approval. Wooden roof screens are generally not acceptable.

42. Revise the building elevations submitted for plan check to incorporate the following modifications:
- (a) The right side elevations of the Plan 1 and Plan 3 patio homes and the left side elevation of the Plan 4 patio home shall incorporate additional detailing, to the satisfaction of Design Review staff. Examples include a belt course, wall pop-outs that incorporate different colors or glass block with wood framed surrounds.
 - (b) Provide additional detailing on the Craftsman Style homes for Plans 1, 2, 3 and 4, such as shutters, exposed rafters, etc.
 - (c) Utilize real window panes where multi-pane windows are proposed to provide depth and dimension to the windows where utilized.
 - (d) Provide planter boxes where possible beneath some of the second story windows on all of the models proposed.
 - (e) Where utilized, wood siding and stone veneer shall wrap around the side elevations to a logical terminus and be utilized on side and rear elevations exposed to public view, to the satisfaction of Design Review staff.
 - (f) Provide full articulation for the front, rear and side building elevations adjacent to Strong Street to the satisfaction of Design Review staff.

CALIFORNIA DEPARTMENT OF FISH
AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (Riverside County)/Name and Address of Project Proponent:

P04-0338/P04-1034/P04-0339

Fidelity Homes, Inc.
1381 Warner Avenue, Ste. B
Tustin, CA 92780

Project Description: PLANNING CASE P04-0338 and P04-1034: Proposed Planned Residential Development and Design Review by Fidelity Family Holdings, LLP to establish a planned residential development consisting of 48 small lot single family residences together with parking, private and common open space on approximately 6 acres at 4054 Strong Street, situated on the south side of Strong Street, west of the Springbrook Storm Drain, in the RR-Rural Residential (tentative R-1-65 Single Family Residential) Zone. *(These cases were heard concurrently with P04-0339)*

PLANNING CASE P04-0339: Proposed Tract Map 32292 by Fidelity Family Holdings, LLP, to subdivide approximately 6 acres into 48 lots at 4054 Strong Street, situated on the south side of Strong Street, west of the Springbrook Storm Drain in the RR-Rural Residential (tentative R-1-65 Single Family Residential) Zone. *(This case is being heard concurrently with P04-0338 and P04-1034).*

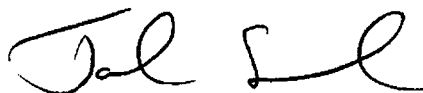
Findings of Exemption:

An initial study has been conducted by the City of Riverside so as to evaluate the potential for adverse environmental impacts. There is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources.

Certification:

I hereby certify that the lead agency has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ken Gutierrez
Planning Director
(Chief Planning Official)



John Swiecki, AICP
Principal Planner

Lead Agency: City of Riverside
Date: October 19, 2004

NOTICE OF DETERMINATION

CITY OF RIVERSIDE PLANNING DEPARTMENT



To: ☒ County of Riverside
County Clerk & Recorder
P.O. Box 751
2720 Gateway Drive
Riverside, CA 92501-0751
(909) 486-7405

☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: City of Riverside
Planning Department
3900 Main Street
Riverside, CA 92522
(909) 826-5371

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: n/a

Project Title: P04-0338/P04-1034/P04-0339

Contact Person: John Swiecki, AICP

Project Location: 4054 Strong Street

Project Description: **PLANNING CASE P04-0338 and P04-1034:** Proposed Planned Residential Development and Design Review by Fidelity Family Holdings, LLP to establish a planned residential development consisting of 48 small lot single family residences together with parking, private and common open space on approximately 6 acres at 4054 Strong Street, situated on the south side of Strong Street, west of the Springbrook Storm Drain, in the RR-Rural Residential (tentative R-1-65 Single Family Residential) Zone. *(These cases were heard concurrently with P04-0339)*

PLANNING CASE P04-0339: Proposed Tract Map 32292 by Fidelity Family Holdings, LLP, to subdivide approximately 6 acres into 48 lots at 4054 Strong Street, situated on the south side of Strong Street, west of the Springbrook Storm Drain in the RR-Rural Residential (tentative R-1-65 Single Family Residential) Zone. *(This case was heard concurrently with P04-0338 and P04-1034).*

Date of Action: October 19, 2004

This is to advise that the Riverside City Council has approved the above-described project and has made the following determinations which reflect the independent judgement of the city of Riverside regarding the above described project.

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The Negative Declaration and record of project approval may be examined at the Planning Department, City Hall, 3900 Main Street, Riverside, CA 92522.

3. Mitigation Measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.

Date Received for Filing:

A handwritten signature in black ink, appearing to read 'John Swiecki', with a stylized flourish at the end.

John Swiecki, AICP
Principal Planner