



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

PARCEL MAP

Development Review Committee Date: November 14, 2018

Approval Date: July 24, 2019

PROJECT DETAILS

CASE NUMBER: P18-0777 (Parcel Map)

CONTACT PLANNER: Jack Cartledge, Planning Technician

APPLICANT: Miguel Estevez

PROPERTY ADDRESS: 12200 Knoefler Drive

ZONE: R-1-10500

WARD: Ward 7

SITE BACKGROUND/PROJECT DESCRIPTION

The subject property is a 1.62-acre parcel located at 12200 Knoefler Drive, situated on the east side of Gilchrist Drive between Raley Drive and Macfar Lane, and includes a single-family home built in 1948. The property was annexed into the City in 1964 as part of Annexation 24, and the area was semi-rural until the early 2000's. Since then, the surrounding land has developed with residential subdivisions.

The applicant is requesting approval of a Parcel Map to subdivide one parcel into four parcels ranging in size from 15,173 square feet to 16,440 square feet in the R-1-10500 – Single Family Residential Zone. The owner intends to demolish the existing home and construct four single-family residences on the site following the subdivision approval. All lots will take vehicular access from Gilchrist Drive, and the project is conditioned for both street widening and the installation of curb, gutter, and sidewalks to Public Works specifications.

ANALYSIS

The proposed subdivision complies with all development standards of the City's Zoning Code (Title 19), Subdivision Code (Title 18), and Grading Code (Title 17); no variances, modifications, or exceptions are required or requested with this project. The table below shows each parcel's dimensions and area:

	Lot Area – Minimum (Net)		Lot Width		Lot Depth	
	Required	Proposed	Required	Proposed	Required	Proposed
Parcel 1	10,500 SF	16,006 ft. ²	90 ft.	90 ft.	110 ft.	178
Parcel 2	10,500 SF	16,223 ft. ²	90 ft.	90 ft.	110 ft.	180
Parcel 3	10,500 SF	16,440 ft. ²	90 ft.	90 ft.	110 ft.	183
Parcel 4	10,500 SF	15,173 ft. ²	90 ft.	90 ft.	110 ft.	184

NEIGHBORHOOD COMPATIBILITY

The proposed project would allow for the construction of four single-family residences at a scale and character consistent with the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

APPEAL INFORMATION

Actions by the Development Review Committee, including any environmental finding, may be appealed to the Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

DEVELOPMENT REVIEW COMMITTEE DECISION

The Development Review Committee **APPROVES** this proposal, subject to the conditions of approval.



CONDITIONS OF APPROVAL

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Planning

Prior to Grading Permit Issuance

3. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays, and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any digging.

During Grading and Construction Activities:

4. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
5. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
6. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
7. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

8. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
9. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Public Utilities Electric

10. 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.
11. 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 surveyor.
12. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
13. Developer is responsible for all trenching, installation of street lights, conduit, and sub-structures required to provide power to the site.
14. Plot existing electrical distribution facilities on the original site plan.
15. Street crossing will be required to serve the new homes & upgrade existing transformer.

Public Utilities Water

16. Existing service fronting parcel 1 will need to be relocated to Knoefler Drive to front the property it serves.
17. Provide new services to the 4 new parcels.
18. Water fees due to provide the 4 new services are due prior to the recordation of the map.

Public Works

19. Size, number and location of driveways to Public Works specifications.
20. Installation of sewer laterals to serve this project to Public Works specifications.
21. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
22. Off-site improvement plans to be approved by Public Works prior to map recordation.
23. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Gilcrest Drive to Public Works specifications.
24. Deed for widening Gilcrest Drive to 33 feet from monument centerline to Public Works specifications.
25. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
26. 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.
27. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.
28. The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying

improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

29. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
30. On all plans, provide linear footage labels along all parcel lines; plant 24" box size *Celtis sinensis* along Gilchrist Drive in right-of-way, planting, staking, irrigation, root barriers, to Landscape & Forestry specifications. Tree Inspector to determine precise locations and quantity at time of inspection for planting after fine grading and hardscape installation is complete. Provide proposed PUBLIC RIGHT-OF-WAY TREE PLANTING PLAN to Tree Inspector at time of building permit application for review and approval specifically by STREET TREES. Typical spacing 30' O.C.
31. Storm Drain construction will be contingent on engineer's drainage study.

Standard Conditions

32. There is a 36-month time limit in which to satisfy the conditions and finalize this action.
33. Any future development shall comply with the development and design standards and entitlement processes at the time such development is submitted for permitting.
34. The Project must be completed per the Plot Plan Review approved by the Development Review Committee, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Development Review Committee or by Planning Staff. Upon completion of the Project, a 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.
35. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
36. This approval is for design concept only, and does not confirm 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.
37. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised

and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.