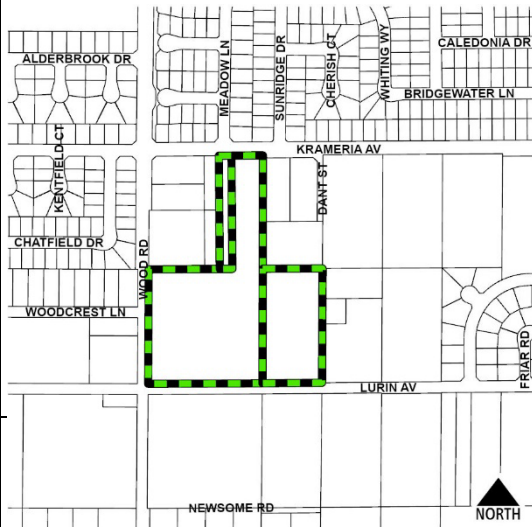




**PLANNING COMMISSION HEARING DATE: MARCH 30, 2023
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-001053 (Tract Map No. 38094, Planned Residential Development Permit, Design Review, Agricultural Preserve Diminishment and Environmental Impact Report)	
Request	To consider the following entitlements for a Planned Residential Development: 1) Tentative Tract Map (TM-38094) to subdivide 18.92 acres into 96 single-family residential lots and lettered lots for common open space and private streets; 2) Planned Residential Development Permit for the establishment of detached single-family dwellings, common open space, and private streets; 3) Design Review of project plans; 4) Agricultural Preserve Diminishment to diminish the Woodcrest Agricultural Preserve No. 7; and 5) Environmental Impact Report.	
Applicant	Brett Crowder of Coastal Commercial Properties	
Project Location	Northeast corner of Wood Road and Lurin Avenue.	
APN	266-130-016, 266-130-024, and 266-130-023	
Project Area	18.9 acres	
Ward	4	
Neighborhood	Orangecrest	
Specific Plan	Orangecrest	
General Plan Designation	MDR – Medium Density Residential and LDR – Low Density Residential	
Zoning Designation	R-1-13000-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zones	
Staff Planner	Judy Egüez, Senior Planner 951-826-3969 jequez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council FIND:**
 - a. The draft project Environmental Impact Report (SCH No. 2022070337) has been completed in compliance with the California Environmental Quality Act (CEQA); and
 - b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled
2. **RECOMMEND that the City Council APPROVE** Planning Cases PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve, and Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures. (Exhibits 1 and 2).

SITE BACKGROUND

The 18.92-acre project site consists of three contiguous parcels developed with a single-family residence on the southeast portion of the site. The remainder of the project site is vacant.

Surrounding land uses include single-family residences to the north, east and west and a residential development under construction to the south (Exhibit 3 and 4).

On May 13, 2008, the project site was annexed into the City under Annexation area 107 (Planning Case P06-0453). Upon incorporation, the site was included in the Orangecrest Specific Plan and the project sites easterly parcel was zoned R-1-13000. The sites two westerly parcels were zoned OSP-RA due to the parcel's designation as Agricultural Preserve No. 7.

In order to facilitate the development, the applicant requested a diminishment of Agricultural Preserve No. 7. The property has not been utilized for agricultural purposes since 1993. On April 10, 2023, the diminishment of Agricultural Preserve No. 7 is scheduled to be reviewed by the Land Use, Sustainability, and Resilience Committee (LUC), in accordance with the process established by Resolution No. 19740 (Exhibit 5). Please refer to the Draft LUC staff report attached as Exhibit 6 for additional information.

The Orangecrest Specific Plan indicates when the agricultural preserve designation is diminished on the two westerly parcels, the use of the land shall be reviewed consistent with the R-1-8500 and R-1-13000 development standards.

PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate the development of a Planned Residential Development (PRD):

- Tentative Tract Map (TM 38094) to subdivide 18.92 acres into 96 single-family residential lots and lettered lots for private streets and common open space;
- Planned Residential Development Permit for the establishment of detached single-family residential dwellings, common open and space private streets;
- Design Review of project plans for the site design and building elevations;
- Agricultural Preserve Diminishment to diminish the Woodcrest Agricultural Preserve No. 7; and

- Environmental Impact Report.

Individual residential lots range in size from 4,250 square feet to 5,995 square feet and the proposed single-family residences range in size from 2,651 square feet to 3,121 square feet. The proposed residences consist of two stories with a maximum building height of 28 feet, 6 inches. Residences would include four or five bedrooms, three and a half or four bathrooms, a two-car garage and an 18 foot, 6-inch driveway. Three architectural styles (Modern Agrarian, Coastal, and Santa Barbara) are proposed with varying building designs and rooflines for each of the plans.

Each unit will have 1,047 to 2,343 square feet of private open space in rear yards and porches ranging in size from 119 to 141 square feet. The proposed common open space consists of a 61,909 square foot, centrally located park. Proposed amenities include a tot lot and playground equipment, basketball courts, outdoor dining area, and a large multi-purpose event lawn area. The project also includes construction of a 10-foot-wide multi-purpose trail along Wood Road.

Vehicular access is provided from Lurin Avenue and Krameria Avenue and the project will contain 101 on-street guest parking spaces. The proposed project includes an internal pedestrian network of sidewalks with enhanced street crossings and corner curb bulb-outs.

Site perimeter walls consist of 6-foot-high, masonry walls. Vinyl fencing, 5 feet, 6 inches in height, is proposed along the interior property lines between the residential units and along the private streets.

The applicant is requesting diminishment of Agricultural Preserve No. 7 in conjunction with this project which encompasses APN 266-130-024, and 266-130-023.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The General Plan 2025 Land Use designation for the project site is MDR – Medium Density Residential and LDR – Low Density Residential (Exhibit 7). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <ul style="list-style-type: none"> • <u>Objective LU-75</u>: Manage continued growth of the Orangecrest neighborhood in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops. • <u>Objective H-1</u>: Contributes to a high-quality, livable neighborhood that includes maintained housing, public services, and open space. • <u>Objective LU-89</u>: Accommodates flexible design that results in superior development that goes beyond the required development standards. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Orangecrest Specific Plan</p> <p>The project site is in the Orangecrest Specific Plan. The site is located within Planning Areas 107-B and 107-C, which provide development standards for single-family residential uses (Exhibit 8). The Specific Plan does not provide development standards for Planned Residential Developments (PRD). In the event a use is not listed, the Specific Plan refers to the standards of the underlying zones. Staff has determined that the proposed development is consistent with the development patterns of the Orangecrest Specific Plan.</p> <p>The Orangecrest Specific Plan indicated that the two westerly parcels (APN 266-130-024, and 266-130-023) would be restricted to agricultural uses until such time Agricultural Preserve No. 7 is diminished, allowing the project site to be developed consistent with the parcels zoning designations.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned R-1-13000-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zones (Exhibit 9).</p> <p>The diminishment of Agricultural Preserve No. 7 on the westerly parcels (APN 266-130-024, and 266-130-023) would require the proposed use to be reviewed under the development standards of the R-1-8500 and R-1-13000 – Single Family Residential Zones.</p> <p>The east parcel (APN 266-130-016) is not within an Agricultural Preserve and can be developed in compliance with the development standards of the R-1-13000 - Single Family Residential Zone.</p> <p>The project has been reviewed against the standards of the R-1-8500 and R-1-13000 Zones for Planned Residential Developments and all applicable development standards and the project complies.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code Consistency (Title 18)</p> <p>The proposed tract map meets the development standards outlined in Chapter 18.210 of the Subdivision Code, including those for private streets and lot dimensions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Grading Code Consistency (Title 17)</p> <p>The proposed projects has been reviewed against the standards of the grading code, including those for manufactured slopes and retaining walls. The proposed project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project provides three primary floor plans in three distinct architectural styles (Modern Agrarian, Coastal, and Santa Barbara) with varied building shapes, roof lines, materials, and colors. Architectural details are provided on the front, side, and rear façades of the dwelling units such as decorative trim, wood siding, and shutters. Enhanced architecture is also provided on all building elevations visible from Lurin Avenue and Wood Road.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping in amenity areas. The proposed project meets the objectives of the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Riverside County Airport Land Use Compatibility Plan</p> <p>The project site is located within Zone E (Other Airport Environs) of the of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base (MARB). Zone E does not require residential density limits. The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.780.060 – Planned Residential Development Standards for R-1-8500 Zone and R-1-13000 Zone				
Standard		Proposed	Consistent	Inconsistent
Maximum Benchmark Density	R-1-8500 (north site) = 6.3 dwelling units/acre	6.3 dwelling units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	R-1-13000 (south site) = 4.8 dwelling units/acre	4.76 dwelling units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	Established by the Approving Authority	55 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	35 feet	28 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Stories	2 stories	2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Parking	2 garage spaces/ dwelling unit	2 garage spaces/ dwelling unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Guest Parking Spaces	1 guest space/ 3 dwelling units	101 guest spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Total Required: 32 guest spaces			

Chapter 19.780.060 – Planned Residential Development Standards for R-1-8500 Zone and R-1-13000 Zone					
Standard			Proposed	Consistent	Inconsistent
Open Space	Common: 500 square feet/unit		61,909 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Total Required: 20,500 square feet				
	Private: 200 square feet/unit		1,047 to 2,343 square feet/unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Individual Lot Setbacks	Front Yard	10 feet	13 to 14 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	5 feet	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard	10 feet	20 to 22 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Perimeter Landscape Setback	Adjacent to Public Street (Krameria Avenue, Wood Road and Lurin Avenue)	25 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Perimeter Building Setback	Adjacent to Public Street (Krameria Avenue, Wood Road and Lurin Avenue)	20 feet	45 to 47 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Adjacent to Perimeter Property Lines (North and East Line)	20 feet	20 to 22 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	No walls or fences		No walls or fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Planned Residential Development Permit (PRD)

The proposed project is compatible with the surrounding residential neighborhood. A Planned Residential Development at this location allows for flexibility and creativity in design, while allowing for residential amenities and gathering areas for residents. The proposed 55% lot coverage allows the lots to be appropriately sized while setting aside contiguous space for common open space, pedestrian amenities and required infrastructure to provide a high-quality site design.

The proposed project provides common area amenities, pedestrian and vehicular circulation and landscaping. The proposed project has also been designed to be consistent with and sensitive to the surrounding residential community and the development pattern of the immediate neighborhood and will contribute to the buildout of the Orangecrest Specific Plan area.

Agricultural Preserve

The westerly parcels of the project site are located within Agricultural Preserve No. 7 (Exhibit 10). The Orangecrest Specific Plan indicates those parcels would be restricted to agricultural uses until such time the Agricultural Preserve No. 7 is diminished, allowing the project site to be developed consistent with the standards of the R-1-8500 and R-1-13000 Zones.

Diminishment of the project parcels agricultural preserve would not significantly impact the preserve's viability as a protected area as the subject parcels have not been used for agricultural purposes since 1993. Further, the proposed project is consistent with the development pattern that has occurred in the surrounding area and within the Orangecrest Specific Plan.

ENVIRONMENTAL REVIEW

Pursuant to Section 15060(d) of the CEQA Guidelines, an Initial Study (IS) was prepared for the proposed project to determine if the proposed project would have a significant effect on the environment. The IS and Notice of Preparation (NOP) were circulated on July 19, 2022, with the review period ending August 18, 2022. The analysis in the IS concluded that no impacts would occur to Aesthetics, Agriculture & Forestry Resources, Air Quality, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities/Service Systems and Wildfire.

The remaining sections in the IS checklist were identified as having a potentially significant impact requiring the preparation of an Environmental Impact Report (EIR), consistent with Sections 15161 and 15126.6 of the CEQA Guidelines and City of Riverside Resolution No. 21106. The EIR included analysis of potential effects associated with Biological Resources, Cultural Resources, Noise, Transportation and Tribal Cultural Resources.

CEQA Guidelines indicate a Project EIR should focus primarily on the changes in the environment that would result from the project. The EIR should describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.

The Draft EIR includes three alternatives to the project:

- Alternative 1 – No Project Alternative;
- Alternative 2 – No Project/Existing Zoning; and
- Alternative 3 – Reduced Project Alternative.

The EIR concludes that none of the Alternatives would meet any or all of the Project objectives and that with the exception of Transportation, all impacts related to the proposed project have been identified as less than significant or have been reduced to below the level of significance with mitigation (Exhibit 12).

Notwithstanding the inclusion of Project Design Features and implementation of mitigation measures, Transportation impacts would remain significant and unavoidable, and a Statement of Overriding Consideration is required to be adopted by the City Council as follows:

- The proposed project will result in project-specific and cumulatively Significant unavoidable impacts to vehicles miles traveled as it relates to the proposed 96-unit planned residential development.

PUBLIC NOTICE AND COMMENTS

On August 3, 2023, staff held a virtual scoping meeting to inform the community that an Environmental Impact Report (EIR) was being prepared for the proposed project, solicit input on the Scope of the EIR, provide information on the CEQA/EIR process, share an overview of the proposed project, and inform the community of all future opportunities for input.

Pursuant to CEQA, a 45-day review and comment period was provided from February 3, 2023, to March 20, 2023. A Notice of Availability was mailed to property owners within 300 feet of the project's sites and to various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. The Notice of Availability was also published in the Press Enterprise.

During the 45-day comment period, staff received one comment letter (Exhibit 10):

1. Chad Bonnett – Inquired whether the proposed development includes improvements of Dant Street and expressed concern about traffic increase on Dant Street.

A Notice of Public Hearing was mailed to property owners within 300 feet of the project sites after the 45-day comment period. As of the writing of this report, no responses have been received by Planning Staff.

Clarification on concerns expressed in the letter is addressed in the Final EIR.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed planned residential development requires public hearings by the Planning Commission. Additionally, public comment is encouraged throughout the process through the EIR public review period and the 20-day public noticing period and at public hearings.
2. Equity: The proposed planned residential development provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed planned residential development meets the growing community's needs for increased housing opportunities.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed planned residential development is designed to meet the current and future needs of the community.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. Resolution No. 19740 – Agricultural Preserve Procedures
6. Draft Land Use, Sustainability and Resiliency Committee Report – April 10, 2023
7. General Plan Map
8. Specific Plan Planning Areas Map
9. Zoning and Specific Plan Map
10. Agricultural Preserve Map
11. Project Plans (Site Plan, Circulation/Parking Plan, Open Space, Conceptual Landscape Plan, Fence and Wall Plan, Tentative Tract Map, Preliminary Grading Plan, Building Elevations, Floor Plans, Color and Material Sample Board)
12. Public Comment Letter
13. Draft Environmental Impact Report – City's Website
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

Draft EIR – Also on File with the City's Community & Economic Development Department, 3900 Main Street, Riverside, CA 92522; Main Riverside Public Library, 3900 Mission Inn Avenue, Riverside, CA 92501 and Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508.

Prepared by: Judy Egüez, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – REQUIRED FINDINGS

Pursuant to Section 19.780.050 (Planned Residential Development Permit) – Density and Findings of the Zoning Code, the following required findings must be made in order to approve a Planned Residential Development Permit:

Planned Residential Development Findings pursuant to Section 19.780.050 of the Riverside Municipal Code:

- A. The property is well served by public infrastructure;
- B. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
- C. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard;
- D. The project complies with the purpose and standards of this chapter, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:
 1. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 2. Relatively level land is set aside for active recreational pursuits;
 3. Open space is distributed on the site and accessible to all units;
 4. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 5. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development;

Where front porches are consistent with the style of the development, a minimum of two-thirds (2/3) of the total units shall provide front porches.
 6. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity; and
 7. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.

A PRD project may qualify for a density bonus up to the maximum, provided that it meets the standards identified above, and satisfies the following criteria beyond those:

- A. Evidence that the project can be certified in LEED, California Green Builder or an equivalent standard; and

- B. Evidence shall be provided to document that the project includes a minimum of five of the following:
1. Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 2. Design the building orientation for solar design, including the following provisions:
 - i. The glazing area on the north- and south-facing walls of the building is at least 50 percent greater than the sum of the glazing area on the east- and west-facing walls.
 - ii. The east-west axis of the building is within 15 degrees of due east-west.
The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - iii. At least 90 percent of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
 3. Locate the project within quarter mile of 11 basic community resources (Table 19.780.050.A), within a one-half mile of 14 basic community resources (Table 19.780.050.A) and within a one-half mile of transit services that offer 30 or more transit rides per weekday (combined, bus and rail).
 4. Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.
 5. Install light-colored high-albedo materials or vegetation for at least 50 percent of sidewalks, patios and driveways.
 6. Design the lot such that at least 70 percent of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - i. Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - ii. Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a six-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.
 - iii. Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
 7. Design and install one of the following permanent erosion control measures:
 - i. If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.
 - ii. For every 500 feet of disturbed lot area (including the area under the roof), one tree, four 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
 8. Design and install one or more of the following runoff control measures:

- i. Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rain-water cistern, or equivalent designed to manage runoff from the homes.
 - ii. Install a vegetated roof to cover 50 percent or more of the roof area.
 - iii. Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.
9. Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a one-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50 percent of total roof area).
10. Design the plumbing with irrigation system water supplied with municipal recycled water.
11. Construct the project to exceed Title 24 requirements by 20 percent or more.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: PR-2021-001053 (TM, PRD, DR, AP, EIR)

Planning Division

1. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and plans, will be required prior to sign permit issuance.

Prior to Map Recordation:

4. A Resolution diminishing Agricultural Preserve No. 7 on the property shall be approved by the City Council.
5. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents creating a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs/HOA shall contain the following:
 - a. Establishment of a Homeowner's Association.
 - b. Each buyer shall sign an acknowledgement that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private street and private driveways;
 - c. The CC&Rs shall be irrevocably written and recorded so that the maintenance is the responsibility of the HOA for the life of the project. The CC&Rs shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking regulations and are personally liable for any penalties, including citations, for the failure to follow through with their responsibilities;
 - d. The By-Laws or other appropriate document of the Homeowners' Association shall include the obligations of the Association with respect to maintenance of the private streets;
 - e. Maintenance of private streets;
 - f. The HOA shall maintain the stormwater basins, parkway, and landscape along the street frontages, and open space areas;
 - g. Vehicles parked on a residential driveway shall not encroach onto the sidewalk or private street;

- h. Graffiti shall be removed within 24 hours of complaint; and
- i. All lettered lots shall be maintained by the HOA.

Prior to Grading Permit Issuance:

6. **Mitigation Measure BIO-1: Burrowing Owl** Prior to the commencement of construction activities (i.e., demolition, earthwork, clearing, and grubbing), a 30-day pre-construction survey for burrowing owls shall occur in accordance with the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan. The results of the single one-day survey shall be submitted to the City Planning Division, for review and acceptance, prior to obtaining a grading permit.

If burrowing owl are not detected during the pre-construction survey, no further mitigation is required. If burrowing owl are detected during the pre-construction survey, a Burrowing Owl Protection and Relocation Plan shall be prepared for and approved by the Regional Conservation Authority (RCA) and the Wildlife Agencies prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed and shall be submitted to the City Planning Division, for review and acceptance.

7. **Mitigation Measure BIO-2: Nesting Birds** To the extent possible, vegetation removal shall occur outside of the general bird nesting season, which is February 15 through September 15; and January 1 through August 31 for raptors. If vegetation removal, site clearing, and grubbing) must occur during the general bird nesting season or raptor nesting season, a qualified biologist shall perform a pre-construction survey of potential nesting habitat to confirm the absence of active nests belonging to migratory birds and raptors afforded protection under the Migratory Bird Treaty Act and Fish and Game Code. The pre-construction survey shall be performed no more than three days prior to the commencement of construction activities (i.e., demolition, earthwork, clearing, and grubbing). The results of the pre-construction survey shall be documented by the qualified biologist and shall be submitted to the City Planning Division, for review and acceptance. If construction is inactive for more than seven days, an additional survey shall be conducted.

If the qualified biologist determines that no active migratory bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements. If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until said qualified biologist determines that all young have fledged (i.e., no longer reliant upon the nest). If an active nest occurs on site a biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place around the active nests and no nesting birds are being impacted.

8. **Mitigation Measure CUL-1: Archaeological Monitoring.** Prior to the issuance of a grading permit and before any grading, excavation, and/or ground-disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards-qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

- a. Project grading and development scheduling;
 - b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
 - c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, on nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
 - d. In conjunction with the Archeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources;
 - e. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
 - f. The requirements (including scheduling and timing) of a preconstruction Cultural Sensitivity Training.
9. **Mitigation Measure CUL-2: Native American** Coordination Prior to grading permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of any identified cultural resources on the Project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place any cultural and paleontological resources that are identified on the Project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.
10. **Mitigation Measure CUL-3: Native American Monitor** Prior to issuance of grading permit, the developer/permit applicant shall engage each of the consulting tribe(s) regarding Native American Monitoring. The developer/permit applicant shall provide evidence to the City that they have reached an agreement with each of the consulting tribe(s) regarding the following:
- a. The treatment of known cultural resources;
 - b. The treatment and final disposition of any tribal cultural resources, sacred sites, human remains or archaeological and cultural resources inadvertently discovered on the Project site;

- c. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and
- d. The designation, responsibilities, and participation of professional Tribal Monitor(s) during grading, excavation and ground disturbing activities.

If the developer/permit applicant and the consulting tribe(s) are unable to reach an agreement regarding compensation, the mitigation measure shall be considered satisfied if the developer/permit applicant provides sufficient documented evidence that they have made a reasonable good faith effort to reach an agreement, as determined by the City with the consulting tribes with regards to items a-d, as listed above).

11. **Mitigation Measure NOI-1: Construction Vibration** Construction plans, and specifications, and permits for the Project shall specify that bulldozers (greater than 80,000 pounds) shall not be used within 68 feet of offsite residential structures and vibratory rollers shall not be used within 120 feet of offsite residential structures. The City will ensure plans and specifications include requirements during plan check prior to grading permit issuance. Construction activity that must occur within 120 feet of the offsite residential structures would need to be performed with small rubber-tired or alternative equipment that does not exceed the vibration threshold of 0.2 in/sec PPV at offsite residences. The site shall be staked (or other visible demarcation) to mark the limits for bulldozing and vibratory rolling activities while equipment is in use.
12. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following notes:
 - 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 type of work within pipeline easement.

During Grading and Construction Activities:

13. **Mitigation Measure CUL-4: Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:
 - a. **Consulting Tribes Notified:** within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
 - b. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
 - c. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological

artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:

- I. Preservation-in-place of the cultural resources, if feasible as determined through coordination between the project archeologist, developer/applicant, and consulting tribal monitor(s). Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity;
- II. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed, with an exception that sacred items, burial good and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains and grave goods. Any reburial process shall be culturally appropriate. List of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV report shall be prepared by the project archeologist and shall be filled with the City under a confidential cover and not subject to a Public Records Request. The Tribe(s) should be able to access these areas in the future through enforceable agreement;
- III. If reburial is not feasible, a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation; and
- IV. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and consulting tribes.

14. **Mitigation Measure CUL-5: Cultural Sensitivity Training** The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

15. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

16. 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.
17. 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.
18. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
19. 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.
20. To reduce construction related particulate matter air quality impacts of the project, 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. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
21. The applicant shall be responsible for erosion and dust control during construction phases of the project.
22. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance

23. Tract Map No. 38094 shall be recorded.
24. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary
25. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.
26. **Staff Required Fence and Wall Conditions:** A perimeter wall plan shall be submitted for review and approval. Plans shall include the following:
- a. Walls shall be constructed of a decorative material, with a decorative cap, consistent with the Citywide Design Guidelines;
 - b. Perimeter walls and returns visible from the public right-of-way shall consist of a solid decorative masonry wall with pilasters and a decorative cap.
 - c. Walls shall not exceed 6-feet in height, unless approved via a Grading Exception;
 - d. Termination of walls shall include a decorative column and cap.
27. Construction plans submitted for Plan Check review shall include a copy of these Conditions of Approval.

28. Construction plans submitted for Plan Check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

Prior to Release of Utilities and/or Occupancy:

29. 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/auditory responsible for the project. Contact the project planner to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

30. There is a 36-month time limit in which to satisfy the conditions and record Tentative Tract Map No. 38094. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director 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.
31. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENTS.

32. The Planned Residential Development and Design Review related to implementing the subdivision may be granted time extensions by the Community & Economic Development Director or their designee up to a total of six years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the project will be considered vested and time extensions are no longer needed.
33. The Project must be completed per the Plot Plan Review approved by the Community & Economic Development Director, 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.
34. 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.
35. 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.

36. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

Fire Department

37. A Residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Automatic residential fire sprinkler system shall be designed in accordance with 2019 California Residential Code, Section R313. Plans shall be submitted to and approved by the Fire Department prior to installation (2019 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080).
38. TRACT MAP shall identify the posting of required fire lanes on the plan submittal to verify parking conditions on the private street. (CFC, Sec. 503.3) (RMC, Sec. 16.32.280)
39. Public Fire Hydrant is required. Additional on-site hydrant is also required to ensure there is no building beyond 500 feet from the nearest fire-hydrant.

Parks, Recreation & Community Services

Prior to Map Recordation

40. Per the City General Plan, a multi-purpose recreational trail segment is designated within and/or adjacent to this project. Therefore, installation, or posting of appropriate sureties and execution of construction agreement, with the Parks and Recreation Department to guarantee the installation of full multi-purpose recreational trail improvements for the trail segments both within and/or adjacent to the project is required. Trail installation work shall be subject to the Parks and Recreation Department's public landscape permit and inspection process. Required trail segment is along the entire Wood Road frontage of this project.
41. Dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for public non-motorized use as required to implement the City's Multi-purpose Recreational Trails System Master Plan
42. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW.
43. Developer shall establish a Master Property Owners Association (MPOA), a Home Owners Association (HOA) or other approved mechanism.
- a. Mechanism shall ensure that maintenance of trail improvements is provided for "in-perpetuity".
 - b. Recorded map shall include the condition for trail maintenance by approved entity.
 - c. City Attorney and Planning Department Approval is required.
 - d. Provide a copy of CC&R to Parks Department for review.

Prior to Grading/Street Improvement Permit Issuance

44. Provide a copy of the Grading Plans and Street Improvement Plans to PRCSD for review and approval prior to permit issuance.

Include updated 2021 City standard trail specifications and details in construction plan set used to construct trail improvements.

Obtain Separate Public Park/Trail Improvement Permit and Inspection Card. Public Park/Trail Permit Requirements:

- a. Permit scope of work includes trail Improvements and other PRCSD conditioned improvements.
- b. All improvements shall be constructed per CBC, City Public Park Improvement Standard specifications and details and Standard Specifications for Public Works Construction.
- c. Trail shall be free and clear of all utility, irrigation and other equipment and appurtenances including but not limited to cabinets, poles, and other related equipment and appurtenances.
- d. Submit trail material cut sheets, shop drawings and installation details to City of Riverside Parks, Recreation, and Community Services Department for approval of fence, stabilized decomposed granite, reinforced mow curbs, and other trail related materials prior to start of trail work.

Contractor is responsible for scheduling a pre-construction job walk with the Parks Department Representative, and for scheduling all subsequent trail construction inspections

Prior to Grading/Street Improvement permit closeout

45. Demonstrate that all trail scope of work has been graded, improved, and approved in conformance with the approved plans, specifications and public park improvement permit

Prior to Building Permit Issuance

46. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.
47. Provide a copy of the site improvement plans to PRCSD for review and approval prior to permit issuance.

Prior to all Occupancy, certificate of use or building permit closeout

48. Construct recreational trail improvements per Trails Master Plan and Trails Standards for the trail segments along the entire Wood Street frontage of the project.
49. Demonstrate that all trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park/trail improvement permit.

Operational Conditions

50. Owner or occupant shall maintain dedicated trail improvements including at a minimum trail surfacing, fencing, landscape curbs/headers, and signage

Public Works – Land Development

51. Storm Drain construction will be contingent on engineer's drainage study. All on-site storm drains to be privately maintained.
52. Deed for widening Lurin Avenue along project frontage to 33' from monument centerline to Public Works specifications.
53. Deed for widening Wood Road along project frontage to 44' from monument centerline to Public Works specifications.

54. Deed for widening Krameria Avenue along project frontage to 44' from monument centerline to Public Works specifications.
55. Potential r/w corner cutback at intersection of Wood Road and Lurin Avenue to Public Works specifications.
56. Installation of curb and gutter at 20 feet from monument centerline, sidewalk, and matching paving on Lurin Avenue to Public Works specifications.
57. Installation of curb and gutter at 32 feet from monument centerline, sidewalk, and matching paving on Wood Road to Public Works specifications.
58. Installation of curb and gutter at 32 feet from monument centerline, sidewalk, and matching paving on Krameria Avenue along project frontage to Public Works specifications.
59. Full improvement of interior streets based on private residential street standards.
60. 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.
61. **Advisory:** Project to have sewer service provided by WMWD, will serve letter required.
62. Off-site improvement plans to be approved by Public Works prior to map recordation.
63. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
64. Size, number, and location of driveways to Public Works specifications.
65. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
66. PRIOR TO PERMIT ISSUANCE, add the following notes to the site/plot or landscape plans and email PDF to gtanaka@riversideca.gov for review and approval:

PLANT 24" box size Cercis canadensis 'Forest Pansy' in PUBLIC RIGHT-OF-WAY along KRAMERIA AVE & along LURIN AVE; and Handroanthus impetiginosus along WOOD ROAD. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
67. Trash collection service will not be provided on common drives. Areas shall be provided along private streets to accommodate the placement of containers for automated collection. On-street parking shall be prohibited (if allowed) on collection days as required to ensure access to the trash containers. Keypad activation of the security gates (if proposed) is required to allow access to the site for collection service
68. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

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

69. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
70. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
71. 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.
72. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.
73. Waiver of Access Easement required for new parcels which abut Dant Street.

Public Works – Traffic

74. **Mitigation Measure MM T-1 Implement Subsidized or Discounted Transit Program:** The Project will implement a subsidized transit pass program. The Project applicant shall establish an account in the amount of \$50,000, to be administered by the Homeowners Association (HOA) to provide free or reduced cost transit passes to Project residents for a period of at least 10 years from project occupancy. Implementation of the subsidized transit pass program by the HOA shall be included in the Project Covenants, Conditions and Restrictions (CC&R's), and the fund shall be established prior to occupancy of the first unit of the Project. The program shall provide up to \$60 for a Riverside Transit Agency monthly pass or up to \$100 for a Metrolink monthly pass to qualified residents who request transit reimbursement from the HOA. Residents who participate in the subsidized transit pass program would also be eligible to receive reimbursement for use of a ride sharing service (i.e., Uber or Lyft) for an emergency ride home.

The HOA shall provide an annual report of the transit pass program that includes the number of reimbursement requests, the amount disbursed to residents, and the remaining amount in the transit pass account. If the program experiences low participation, the City shall have the discretion to direct the HOA to redirect the funds for implementation of another measure intended to reduce VMT by Project residents. Such measures could include, but are not limited to, offsite or on-site pedestrian, bicycle or transit improvements, funding toward a bikeshare station on or near the site, implementation of further traffic calming measures, or other feasible and implementable TDM measures. The subsidized transit pass program will be administered by the Project Homeowners Association (HOA) and would rely on a fund, established by the Project applicant, to purchase transit passes for Project residents.

75. **Mitigation Measure MM T-2 Implement Commute Trip Reduction Marketing:** The Project will implement a CTR marketing program via information provided by the HOA and will educate residents about their travel choices beyond driving such as carpooling, transit, walking and bicycling. The Project HOA shall provide up to date travel information in a publicly accessible location, such as a website or on-site bulletin board. The CTR Marketing program shall provide information on the Subsidized Transit Pass program as well as other travel options such as transit routes and schedules, bikeway maps, and location of nearby bike and carshare stations. The information shall be reviewed and updated as needed and no less than every six months.

76. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the markings must conform to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B: <https://dot.ca.gov/programs/safety-programs/camutcd/camutcd-files>.

The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

Public Utilities – Electric

77. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along all property frontages.
78. Plot existing electrical distribution facilities on the original site plan.
79. Contact RPU to discuss PJC's & transformer locations.

80. If the streets within the tract are private the customer can install the streetlights of their choice. This will require the installation of a metered pedestal.
81. This tract will have two points of connection, one off Krameria & the other off Lurin.
82. Existing SCE power poles along Lurin & Wood please contact them for relocation/removal of existing facilities.
83. Streetlights will be required along Lurin, Krameria, & Wood.

Western Municipal Water District

84. Compliance with water efficient landscape requirements per the City of Riverside Ordinance No. 859.
85. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, Annexation Fees and Meter Installation Fees, must be paid prior to the installation of any water meter.
86. Proposed facilities for water and sewer service must be designed by a Registered Civil Engineer and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan check and Deposit for Inspection must be received prior to approval of the plans.
87. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.
88. Developer's landscape architect is required to consult with Western's Water Resources Department to review Western's conservation efforts.
89. The property is located within the 1837/1900 Pressure Zone. Currently, Western has existing pipelines located along Krameria Avenue, Wood Road, and Lurin Avenue connections to the proposed project. The available Fire Flow must be determined by a flow test of fire flow modeling.
90. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow.
91. Western has an existing 8" sewer pipeline at Wood Road for extension to connect to the proposed project.
92. Western has an existing 24" recycled water pipeline in Lurin Avenue for extension to the proposed project public and common landscape areas.
93. Developer to submit a 22" x 34" onsite and/or offsite Master Utility Plan of water, sewer and recycled water plan layout to Western for approval prior to formal submittal of plan review of Water, Sewer and Recycled Water Improvement Plans.
94. Master Utility Plan shall show the following items:
 - a. Provide basis of survey with date, surveyor information, datum and basis of bearing.
 - b. Delineate all easements within project boundaries with metes and bounds, width of easements (if needed), owners of interest and brief description of easement purposes. Clearly show easements meet Western width requirements.
 - c. Delineate all existing utility facilities (i.e.; water & recycled water pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, sewer, manholes,

- cleanouts, gas, communication, electrical, etc.) within project boundaries and along project boundaries and any off-site improvements. Show existing water and sewer facilities with reference to Western record documents.
- d. Show future (proposed) utilities of water, recycled water and sewer.
 - e. Delineate all proposed and existing lots, streets, and storm drains. Show clearly any proposed private streets.
 - f. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.
 - g. Show extension of sewer in Wood Road from Lurin Avenue to Woodcrest Lane, replacement of any 4" and 6" water pipeline on project boundary to meet Western standards. Show looping of water system from Lurin Avenue to Krameria Avenue through subdivision.
 - h. Show location of water meters, sizes and location and sizes of RPDA's (reduced pressure detector assemblies). The Master Utility Plan will be used for meter fees and meter drop requests.
95. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
96. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/Standard-Specifications-Drawings>
97. Developer to submit grading plans for Western's review and approval before grading permit is issued.
98. Water and/or Sewer Improvement Plans shall not be approved until all items mentioned above are received and approve by Western.
99. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water and/or sewer facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners.
100. Provide and/or pay all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and or pump stations (subject to the application of appropriate credits for additional facilities provided by the applicant).
101. For water and/or sewer service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.
102. Contact Western's Development Services Department at (951) 571-7100 for further information.