



**PLANNING COMMISSION HEARING DATE: APRIL 11, 2024
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2022-001411 (Tract Map No. 38192)		
Request	To consider a Tentative Tract Map (TM-38192) to subdivide a single 4.50-acre parcel into five parcels for future development of single-family residences.		
Applicant	Rod Deluhery and Betty Jimenez		
Project Location	18870 Lurin Avenue, situated on the north side of Lurin Avenue, west of Wood Road and south of Woodcrest Lane.		
APN	266-090-019		
Project Area	4.50-acres		
Ward	4		
Neighborhood	Orangecrest		
Specific Plan	Orangecrest		
General Plan Designation	LDR – Low Density Residential		
Zoning Designation	R-1-13000-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones		
Staff Planner	Sarah Zughayer, Assistant Planner 951-826-5932 szughayer@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment.
2. **APPROVE** Planning Case PR-2022-001411 (Tentative Tract Map) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibit 1).

SITE BACKGROUND

The 4.50-acre project site is currently developed with a 3,500-square-foot single-family residence located on the southeast portion of the site, which was constructed in 1978. Surrounding land uses include single-family residences to the north, west and south and an assembly of people, non-entertainment use (Bethesda Revival Center) to the east.

On May 18, 2008, the City Council approved Annexation 107 (Planning Case P06-0453), annexing 290-acres of the Alta Cresta area into the City. Annexation 107 included Annexation Areas 107-A through 107-E. The project site is located within Annexation Area 107-C. Upon incorporation, the site was zoned R-1-13000-SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones.

PROPOSAL

The applicant is requesting approval of a Tentative Tract Map (TM 38192) which will subdivide the existing 4.50-acre parcel into five lots for future development of single-family residences.

Individual lots range in size from 14,127 square feet to 128,466 square feet. The existing single-family residence on Parcel 1 will remain. No residences are proposed to be constructed on Parcels 2 through 5 at this time however, the applicant has demonstrated that each lot provides adequate developable area for future residences which will be able to meet the standards of the R-1-13000-SP Zone.

Existing vehicular access to Parcel 1 from Lurin Avenue will remain; upon development of Parcels 2 through 5 vehicular access will be provided via Woodcrest Lane.

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 LDR – Low Density Residential (Exhibit 5) which provides for the development of single-family residences at a typical density of 4.1 dwelling units per acre. The proposed project, as designed, will yield a density of 0.93 dwelling units per acre and will further the intent of development within the Orangecrest neighborhood through the following objective of the General Plan:</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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Orangecrest Specific Plan</p> <p>The project site is in the Orangecrest Specific Plan (Exhibit 7). The site is located within Planning Area 107-C, which provides development standards for single-family residential uses. Staff has determined that the proposed development is consistent with the development standards and patterns of the Orangecrest Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned R-1-13000-SP – Single Family Residential (Orangecrest) Zone, which is consistent with the General Plan Land Use Designation of LDR – Low Density Residential (Exhibit 6). The R-1-13000 Zone allows for a maximum density of 3.4 dwelling units per acre. The proposed subdivision is designed to accommodate a density of 0.93 dwelling units per acre, consistent with the density allowed in the zone. The applicant has demonstrated that each lot provides adequate developable area for future residences which will be able to meet the development standards of the R-1-13000 Single Family Residential zone.</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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Grading Code Consistency (Title 17)</p> <p>The proposed project has been reviewed against the standards of the grading code, including those for manufactured slopes. Staff has determined that the project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Riverside County Airport Land Use Compatibility Plan</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base (MARB). Zone E does not require residential density limits. Therefore, 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 19.100.040				
Residential Development Standards R-1-13000				
Standard		Proposed	Consistent	Inconsistent
Lot Area	13,000 square feet	14,127 to 128,466 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	100 feet	128 to 513 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	110 feet	110 to 250 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density	3.4 du/ac (maximum)	0.93 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

This proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines as the project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

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 tentative tract map 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 tentative tract map provides additional 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 tentative tract map 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.

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 Conditions of Approval
2. Existing Site Photos
3. Location Map
4. General Plan Map
5. Zoning Map
6. Specific Plan Map
7. Project Plans

Prepared by: Sarah Zughayer, Assistant Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2022-001411 (TENTATIVE TRACT MAP)

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.

Prior to Grading Permit Issuance:

3. 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.
4. A 30-day burrowing owl preconstruction survey shall be required to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Riverside for review and approval prior to any permit or ground disturbing activities. If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.
5. Construction outside the nesting season (between September 1st and February 15th) does not require preconstruction nesting bird surveys. However, if construction is proposed between February 16th and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the

presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

The survey(s) would focus on identifying any bird or raptor nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of Riverside for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

6. **On Call Project Archeologist:** The property owner/developer shall provide a letter from a County certified Archeologist stating that the property owner/developer has retained these individuals, and that the Archeologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.

During Grading and Construction Activities:

7. **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 property owner(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.

8. **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)).

9. 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.
10. 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.
11. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
12. 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.
13. The applicant shall be responsible for erosion and dust control during construction phases of the project.
14. 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.
15. The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to:
 - a. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
 - b. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three

times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- c. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.

Prior to Building Permit Issuance

16. Tract Map No. 38192 shall be recorded.
17. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
18. Construction plans submitted for Plan Check review shall include a copy of these Conditions of Approval.
19. 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:

20. 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:

21. There is a **36-month time limit** in which to satisfy the conditions and record Tentative Tract Map No. 38192. 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.

Time extension requests shall include a letter stating the reasons for the extension of time and associated fees, 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.

22. 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.
23. 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.

24. 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

Prior to Issuance of Building Permits

25. 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. The 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).
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. Fire Department access shall be maintained during all phases of construction.
29. A new public fire hydrant required on Woodcrest Lane shall be spaced a maximum of 500 feet apart. Onsite fire hydrants are based on the required fire flow for the buildings. Contact Western Municipal Water at (951) 571-7276 for the requirements for the dedicated fire service and backflow requirements.
30. All public and/or private fire hydrants shall be installed and in service prior to full release of the building permits.
31. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
32. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).

Parks, Recreation & Community Services

Prior to Map Recordation:

33. The developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded right of way.

Prior to Building Permit Issuance:

34. The developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Public Works – Land Development

Prior to Map Recordation

35. 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.

36. Storm Drain construction will be contingent on engineer's drainage study.
37. A deed will be required for widening Woodcrest Lane along project frontage to 33' from monument centerline to Public Works specifications.
38. A deed will be required for widening Lurin Avenue along project frontage to 33' from monument centerline to Public Works specifications.
39. Construction of 24' wide pavement is required along the project frontage on Woodcrest Lane to connect to Wood Road to public works specifications.
40. Installation of curb and gutter is required at 20 feet from monument centerline, sidewalk and matching paving on Lurin Avenue to Public Works specifications.
41. Off-site improvement plans shall be approved by Public Works prior to map recordation.
42. A surety prepared by Public Works is to be posted to guarantee the required off-site improvements prior to map recordation.
43. Size, number, and location of driveways shall be designed to Public Works specifications.
44. Closure of unused driveway(s) shall be designed to Public Works specifications.
45. REMOVE existing pine tree and ficus located in PUBLIC RIGHT-OF-WAY along LURIN AVE. PLANT 24" box size Styphnolobium japonicum in PUBLIC RIGHT-OF-WAY along LURIN AVE. 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, trunk protectors, to Landscape & Forestry specifications.

Prior to Final Inspection

46. 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.

Riverside Public Utilities – Electric Division

Prior to Final Inspection

47. 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.

48. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
49. Easements and any associated fees will be acquired during the design process.
50. 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.
51. The 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 property frontage.
52. Site plans submitted for review shall plot existing electrical distribution facilities and provide PJC and transformer locations.