



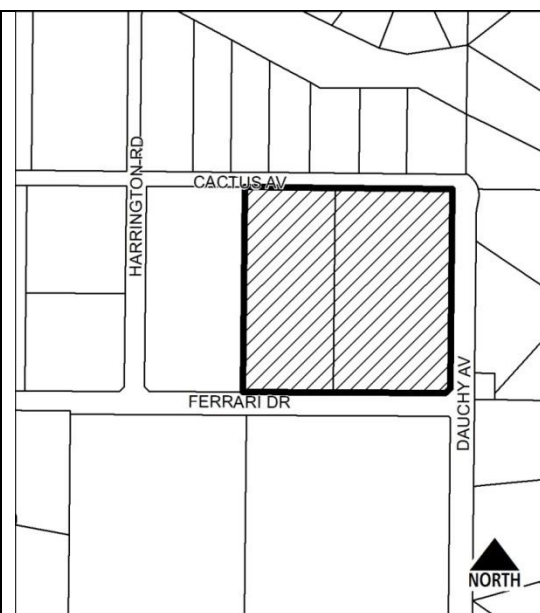
Community Development Department

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

Planning Division

**PLANNING COMMISSION HEARING DATE: MARCH 03, 2016
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Numbers	P12-0601 (Tentative Tract Map), P12-0697 (Rezoning) & P12-0698 (General Plan Amendment)		
Request	The applicant requests approval of the following to permit the future development of a 10-lot single-family residential subdivision: 1) amend the General Plan land use designation for approximately 0.27-acre portion of the property from VLDR - Very Low Density Residential to HR - Hillside Residential; 2) amend the zoning designation of approximately 0.27 acres of the property from the R-1-1/2 Acre – Single-family Residential Zone to the RC – Residential Conservation Zone; and, 3) establish a 10-lot, single-family residential subdivision.		
Applicant	Hank Jong, EGL Associates		
Project Location	Southwesterly corner of the intersection of Cactus and Dauchy Avenues.		
APN	276-040-009, 276-040-010		
Project area	Approximately 8.97 acres		
Ward	4		
Neighborhood	Alessandro Heights		
Specific Plan	None		
General Plan Designation	HR– Hillside Residential & VLDR – Very Low Density Residential		
Zoning Designation	RC – Residential Conservation & R-1-1/2 acre – Single Family Residential		
Staff Planner	Brian Norton, Senior Planner; 951-826-2308; bnorton@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed cases would not have a significant effect on the environment based on the findings set forth in the case record, and recommend the City Council ADOPT a Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); and
2. **RECOMMEND APPROVAL** of Planning Cases: P12-0601 (Tentative Tract Map T36370), P12-0697 (Rezone) & P12-0698 (General Plan Amendment), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The project site consists of two parcels, located at the southwest corner of Cactus and Dauchy Avenues totaling approximately 8.97 acres. The easterly parcel is approximately 5.03 acres, has a General Plan land use designation of VLDR - Very Low Density Residential and is zoned R-1-1/2 Acre – Single-family Residential. The westerly parcel is approximately 3.94 acres and has a General Plan land use designation of HR - Hillside Residential and is zoned RC – Residential Conservation. The two parcels have a combined average existing slope of 15.8 percent. Topography consists of hilly terrain with a gradual grade towards the northeast portion of the site. In 2009, a building permit was secured to demolish an approximately 800 square foot single family residence and an 800 square foot detached structure.

This item was continued from the Friends of Riverside Hills on July 22, 2015 Planning Commission hearing at the request of the applicant in order to address comments received regarding the proposed grading plan.

PROPOSAL

The following applications have been submitted:

- General Plan Amendment (Portion of VLDR to HR)
- Rezone (Portion of R-1-1/2 acre to RC)
- Tentative Tract Map (T36370)

The 10-lot tract map subdivides the subject site into lots ranging in size from 21,789 square feet (0.50 acres) to 89,174 square feet (2.05 acres), for future development of single family residences. Lots 1 and 2 will be zoned RC – Residential Conservation and lots 3 through 10 will be zoned R-1-1/2 Acre. Lots 1, 3 and 4 will take access from Cactus Avenue, lots 2, 9 and 10 will take access from Ferrari Drive and lots 5, 6, 7 and 8 will take access from a new 60-foot wide cul-de-sac street.

A General Plan Amendment and Rezone of approximately 0.27 acres, to be amended from VLDR-Very Low Density Residential to HR-Hillside Residential and rezoned from R-1-1/2 acre to RC-Residential Conservation has been submitted so that Lots within the RC – Residential Conservation Zone meet the minimum lot size.

PROJECT ANALYSIS

Authorization and Compliance Summary			
	Consistent	Inconsistent	N/A
General Plan 2025 The proposed project is consistent with the underlying General Plan 2025 land use designation of HR- Hillside Residential and VLDR – Very Low Density Residential, which will further the intent of the General Plan, while directly addressing the City's housing needs. Further, the project as proposed, will continue the development pattern of high quality single-family residential uses in the Alessandro Heights area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Code Land Use Consistency (Title 19) The underlying RC – Residential Conservation Zone and R-1-1/2 acre – Single Family Residential Zone is consistent with the HR- Hillside Residential and VLDR – Very Low Density Residential General Plan land use designation. Development standards pertaining to development in the RC and R-1-1/2 zones are consistent with the proposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subdivision Code (Title 18) The proposed Tentative Tract Map is consistent with the lot and cul-de-sac development standards of the Subdivision Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compliance with Citywide Design & Sign Guidelines No development is proposed at this time. Once development on individual lots is proposed, plans will be reviewed to ensure compliance with the City's design guidance document. A Design Review submittal will be required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Tentative Tract Map – R-1-1/2 Acre Zone											
Standard		Proposed								Consistent	Inconsistent
Lot No.		3	4	5	6	7	8	9	10		
Lot Area (net)	½ ac.	0.62	0.58	0.50	0.52	0.50	0.52	0.55	0.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	125 ft.	171	143	130	136	160	128	160	126	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	150 ft.	150	170	168	170	152	181	150	181	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Max. Density	2.0 du/ac	8 dwelling units/4.78 gross acres ¹ = 1.67 du/ac.								<input checked="" type="checkbox"/>	<input type="checkbox"/>
Avg. Natural Slope (%)		12.81	15.95	15.10	11.93	16.59	13.61	16.41	16.29		
Max. Pad Size (square feet)		27,000	21,000	21,000	27,000	21,000	27,000	21,000	21,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Pad Size		7,865	8,222	11,592	8,892	12,125	11,454	11,540	12,455	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ Residential densities are based on gross acreage, including streets

Tentative Tract Map – RC Zone					
Standard		Proposed		Consistent	Inconsistent
Lot		1	2		
Lot Area (net)	2.0 ac.	2.05	2.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width (ft.)	130 feet	293	293	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth (ft.)	100 feet	297	297	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density		2 dwelling units/ 4.19 gross acres ² = 0.47du/ac		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Avg. Natural Slope (%)		18.19	16.07		
Max. Pad Size		21,000	21,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Pad Size		17,158	16,478	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NEIGHBORHOOD COMPATIBILITY

The proposed residential subdivision and future development of 10 single family residences is consistent with the zoning code, the subdivision and the grading standards and will be consistent with residential development in the area. The subject site is located within an established residential neighborhood. The surrounding properties to the east, north, and west are developed with single family residences on single family residential parcels of similar size as the proposed subdivision.

The proposed map design can be supported as proposed. The subdivision is in compliance with the lot requirements of the underlying RC and R-1-1/2 acre zones and allows for a logical subdivision of the subject lots in a manner consistent with the Alessandro Heights and Mission Grove neighborhood development patterns. This proposal will allow for residential density and lot sizes consistent with surrounding developments in the Alessandro Heights and Mission Grove neighborhoods.

Design Review

No development of the newly created lots is proposed at this time. A Design Review application will be required to be submitted for consideration prior to the issuance of building permits, to ensure compliance with Citywide Design Guidelines and zoning standards. A complete wall and fencing plan will be required to be submitted and approved by staff prior to grading permit issuance.

² Residential densities are based on gross acreage, including streets

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. Two responses were received by Planning Staff. Staff received a letter from the adjacent property owner, to the west, indicating support of the project. A second letter, dated July 22, 2015, was received from the Friends of Riversides Hills. The opposition letter indicates that the proposed grading does not meet the intent of the Hillside Grading Ordinance. Specific comments and staff responses are provided, as follows:

Comment: "17.28.020(A) Grading requirements. Where grading is proposed on any parcel having an average natural slope of ten percent or greater, or which is zoned Residential Conservation (RC), or which is located within or adjacent to the Mockingbird Canyon, Woodcrest, Prenda, Alessandro, Tequesquite, or Springbrook Arroyos, or a blue line stream identified on USGS Maps, or other significant arroyo, the grading must be confined per this Chapter and limited to the minimum grading necessary to provide for a house, driveway, garage and limited level yard. The ungraded terrain must be left in its natural form for the remainder of the site".

Staff Response: In response to concerns, the applicant has revised the proposed grading, reducing the overall graded areas and pad sizes. All pads have been designed to provide grading for a house, driveway, garage and limited level yard.

Comment: "17.28.020(A)(1) The overall shape, height or grade of any cut or fill slopes shall be developed utilizing contour grading in concert with existing natural contours and the scale of the natural terrain of the site".

Staff Response: In response to concerns, the applicant has revised the grading, to include contour grading in concert with existing natural contours.

Comment: "17.28.020(A)(5) Where any cut or fill slope exceeds one hundred feet in horizontal length, the horizontal contours of the slope shall be developed in concert with existing natural contours".

Staff Response: In response to concerns, the applicant revised grading plans to contour slopes that exceeded one hundred feet in horizontal length to match natural contours. Graded slopes between lots 3, 4, 5 and 6 were reconfigured to the extent possible in order to match natural contours and graded slopes on Lots 1 and 2 were reconfigured to match natural contours.

Comment: "For the present project, while the pad sizes for the two RC zone lots, Lot 1 (pad size 20,881 sq. ft.) and lot 2 (pad size 20,606 sq. ft.) of 17.28.020 sub paragraph 9, the area of proposed grading, especially for lot 1 where most of the proposed graded area is outside the pad area, is grossly excessive, far beyond anything necessary, and fails to fit into the natural terrain. One need only look at "Proposed Grading Plan", to confirm this. One sees there numerous straight lines indicating (at 5 foot contour intervals) grading cutting across slopes, with many of the lines representing horizontal contours far in excess of 100 ft. and not "in concert with existing natural contours". In general much of the area proposed to be graded outside the pads is not necessary, does not fit into the natural terrain and does not minimize the amount of grading and therefore violates the provisions of the Grading Code. This grading area needs to be reduced and the open space easement area concomitantly increased".

Staff Response: In response to concerns, the applicant has revised the grading plans to reflect contoured grading along the westerly graded area for the pads on both Lot 1 and 2. Revised

grading plans reflect smaller pads and reduced grading. Grading has been reconfigured to meet the contours of the natural terrain. The Open Space Easement area has increased for both lots with the reconfiguration of the contoured grading.

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 Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Findings
2. Staff Conditions of Approval
3. Aerial Photo/Location
4. Existing General Plan Map
5. Existing Zoning Map
6. Proposed General Plan Map
7. Proposed Zoning Map
8. Proposed Subdivision Map
9. Proposed Grading Plan
10. Existing Site Photos
11. Public Response Letters
12. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

Brian Norton, Senior Planner
Kyle Smith, AICP, Interim Principal Planner
Ted White, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – FINDINGS

PLANNING CASES: **P12-0601** (Tentative Tract Map)
 P12-0697 (ReZone)
 P12-0698 (General Plan Amendment)

- A. The proposed subdivision, with the recommended conditions of approval, will facilitate future in-fill development, which is consistent with the goals, policies, and objectives of the General Plan, the Zoning Code and the Arlington Heights Neighborhood;
- B. The proposed subdivision will facilitate future development which is consistent with the goals, policies, and objectives of the General Plan, the HR-Hillside Residential land use designation, the VLDR-Very Low Density Residential land use designation and the Zoning Code with implementation of the recommended conditions of approval;
- C. With the recommended conditions of approval, the proposed subdivision will result in future development that will be consistent with surrounding development in this area, not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; resulting in no land use compatibility impacts;
- D. The proposed Zoning Code amendment will not adversely affect surrounding properties; and
- E. The project is consistent with and promotes the following General Plan policies:

Policy LU-3.1: Pursue methods to preserve hillside open space and natural habitat.

Policy LU-4.1: Adhere to the protections for hillside development set forth in Proposition R and Measure C.

Policy LU-4.2: Enforce the hillside grading provisions of the City's Grading Code (Title 17) to minimize ground disturbance associated with hillside development; respect existing land contours to maximum feasible extent.

Policy LU-7.3: Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.



CITY OF RIVERSIDE

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PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P12-0601 (Tentative Tract Map)
P12-0697 (Rezone)
P12-0698 (General Plan Amendment)

CONDITIONS

Case Specific

- **Planning**

1. All conditions approved by the Riverside County Airport Land Use Commission development review case ZAP1092MA13 shall apply.
2. Proposed sewer lift stations shall not be located within front yard areas. Sewer lift station shall be located along Dauchy Avenue and adequately screened from the public right-of-way.

Prior to Map Recordation

3. The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority.
4. The applicant shall record an open space easement, as reflected on the tentative tract map over the undisturbed and ungraded portion of Lots 1 and 2, located in the RC – Residential Conservation Zone.

Prior to Grading Permit Issuance:

5. The Rezoning and General Plan Amendment shall be finalized and adopted.
6. Tract Map 36370 shall be recorded.
7. * During grading of the property, the bedrock milling features associated with CA-RIV-10255 and CA-RIV-10256 shall be moved to an open space location, as identified in Lot 1 and Lot 2 of Tentative Tract Map No. 36370 where they can be preserved in perpetuity in an undisturbed state. The Pechanga Tribe shall work with the project archaeologist and the grading contractor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site. Before construction activities are allowed

to resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. Should subsurface resources or features be identified during or as a result of the removal process, current archaeological protocols will be conducted, in consultation with the Pechanga Tribe, including but not limited to photo documentation, sketches, excavation, specialized testing if appropriate and artifact collection. The current Department of Parks and Recreation (DPR) forms for CA-RIV-10255 and CA-RIV-10256 shall be updated by the project archaeologist, detailing which features were or were not relocated, the process taken and the feature's new location. The site records should clearly indicate that the features are not in their original location and why they were relocated.

8. * Prior to beginning project construction, the project applicant shall retain a qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
9. * At least 30 days prior to beginning project construction, the project applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Developer and Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for monitors; and treatment and final disposition of any cultural resources, sacred sites and human remains discovered on the site.
10. * Prior to beginning project construction, the project archaeologist shall file a pre-grading report with the City of Riverside Planning Division to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Cultural 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with Pechanga Tribe in order to evaluate the significance of resources found on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities and shall have the authority to stop and redirect grading activities.
11. * All tree felling, brushing, grading or other habitat-removal activities during the avian breeding season (February 1st through August 31st) shall be avoided. However, should it be necessary to conduct tree felling, brushing, grading or other habitat-removal activities during the avian breeding season, a preconstruction nesting "sweep" of all areas within 300 feet of the proposed activity shall be required. The result of the survey shall be provided in a report to the City and Wildlife Agencies staff for concurrence with the conclusions and recommendations.
12. A detailed slope planting plan shall be included with grading plans. Slope planting plans shall only include native vegetation.
13. A detailed wall and fencing plan shall be submitted for review and approval by Planning Staff.

14. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
- a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - f. The Project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii Wash off trucks and other equipment leaving the site;
 - iv Replace ground cover in disturbed areas immediately after construction;
 - v Keep disturbed/loose soil moist at all times;
 - vi Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - vii Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction

15. 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.
16. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:

- a. The generation of dust shall be controlled as required by the AQMD;
 - b. Grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. 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; and
 - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
17. * The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:
- a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.
 - b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.

In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized

representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

18. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
19. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.
20. Erosion Control/Landscaping. The faces of cut and fill slopes which measure five feet or greater in vertical height shall be treated and maintained to control against erosion and protect the public health, safety, and welfare. This control shall consist of effective planting, and/or, check dams, cribbing, riprap other devices. Erosion controls shall be installed as soon as practical and prior to the final approval. Where cut slopes are not subject to erosion due to the erosion resistant character of the materials, such protection may be omitted.
 - a. Landscape materials on graded slopes shall be designed to be compatible with adjacent natural vegetation and shall be suitable for the climatic, soil and ecological characteristics of the area. Plant materials that require excessive water after becoming established should be avoided. Fire resistant and drought tolerant materials shall be selected wherever feasible.

Prior to Building Permit Issuance

21. Property Owner(s) shall submit Administrative Design Review applications for the development of new residences on each lot. The site plan and building elevations will be subject to review and approval of Planning Staff.
22. Plans showing typical front yard landscape and irrigation design, including implementation of water quality management facilities on each lot, shall be submitted for Design Review staff approval. Landscaping and irrigation plans must be submitted prior to building permit issuance and landscaping must be installed prior to occupancy of each residence. No non-native vegetation shall be introduced on slopes or within the open space easement areas.

• **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

Prior to Map Recordation:

23. 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.

24. Deed for widening Cactus Avenue to 40 feet from monument centerline to Public Works specifications.
25. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Cactus Avenue to Public Works specifications.
26. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Dauchy Avenue to Public Works specifications.
27. Deed for widening Ferrari Drive to 33 feet from monument centerline to Public Works specifications.
28. Full half-street improvements on Ferrari Drive, sidewalk, curb and gutter at 18 feet northerly of monument centerline with roadway paving to 10 feet southerly of centerline to Public Works specifications. The proposed retaining walls along the southerly and westerly portions of the street are not allowed. A six foot wide graded shoulder with 2% maximum cross-slope will be provided along the southerly edge of the roadway along with 2:1 maximum cut and fill slopes to match existing ground line.
29. Full improvement of interior street based on residential cul-de-sac street standards.
30. Installation of sewers and sewer laterals to serve this project. Septic systems are not allowed for this subdivision pursuant to RMC 18.210.110. The nearest gravity line is in John F Kennedy at Wood Road, which is approximately 5,000 feet away. The elevation of the existing sewer pump station along the easterly side of Dauchy Avenue is too high to allow gravity service into it. Additionally, the existing pump station may not be adequately sized to accommodate flows from the proposed subdivision, and any improvements to increase the capacity will be the responsibility of the Developer.
31. Design and Construction of sewage lift station to serve lots which do not gravity flow into existing sewage lift station at the intersection of Ferrari Drive and Dauchy Avenue to Public Works specifications.
32. Installation of offsite drainage facilities near the corner of Cactus and Dauchy Avenues may be required to accommodate the proposed development. Storm drain design and construction will be contingent on engineer's drainage study as accepted by Public Works.
33. Off-site improvement plans to be approved by Public Works prior to map recordation.
34. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
35. Size, number and location of driveways to Public Works specifications.
36. 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.

37. 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.
38. 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 (C,C&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.
39. 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.
40. 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.

- **Fire Prevention**

Contact Margaret Albanese at 951-826-5825 for questions regarding fire conditions or corrections.

The following to be met prior to construction permit issuance:

41. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
42. Construction plans shall be submitted and permitted prior to construction.
43. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
44. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

Contact Matt Bates for questions regarding water conditions or corrections:

45. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
46. Advisory: Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.
47. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
48. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

Contact Summer Delgado at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below:

49. 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.

50. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation**

Prior to Map Recordation:

51. Dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for non-motorized use, along alignments as acceptable to the Park and Recreation Department and as necessary for implementation of the City's Multi-purpose Recreational Trails System. For questions or concerns regarding this condition, contact Trails Coordinator, 951-826-2000.

Prior to issuance of grading permit:

52. Grading for trail easement/rights of way areas, shall be subject to the review and approval of the Park, Recreation & Community Services Department. Grade trails 2%-4% with maximum 2% cross slope. No trail slope shall exceed 7%. Slopes/grades of driveway segments passing through trail easements shall match cross-slope of trail easement (usually 2%). Concrete driveways passing through trail easements shall have a rough broom finish to provide better traction for trail users. For questions or concerns regarding this condition, contact Trails Coordinator, 951/826-2000.

Prior to Building Permit Issuance:

53. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951-826-2000.

Standard Conditions

- **Planning**

54. There is a thirty-six-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Zoning Administrator 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.
55. When all of the conditions of approval have been completed, the applicant shall apply for a request for processing through the Public Works Department to initiate finalization of this rezoning and general plan amendment.
56. All necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
57. Within 30 days of the approval of the project 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 subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

