



**Community & Economic Development Department**

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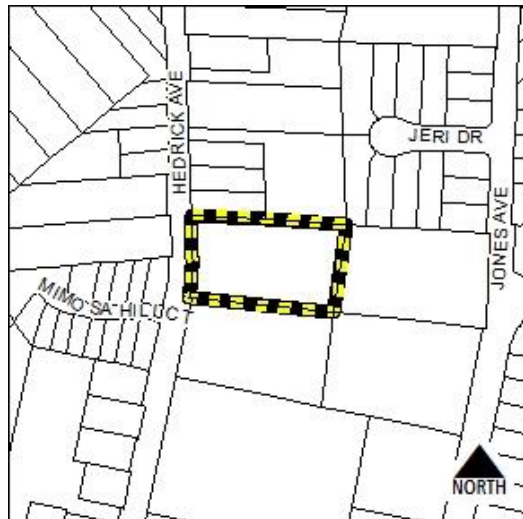
**Planning Division**

**RiversideCA.gov**

**PLANNING COMMISSION HEARING DATE: JANUARY 25, 2018**

**AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<b>Case Numbers</b>	<b>P16-0454</b> (Tract Map No.37394), <b>P17-0266</b> (Variance) and <b>P17-0267</b> (Modification)	
<b>Request</b>	To consider the following entitlements: 1) a Tract Map for the subdivision of one lot into eight lots for the future development of single-family residences and a private street; and 2) Variances and Subdivision Code Modifications to allow reduced lot depths for Lots 1 through 3 and 5 through 8.	
<b>Applicant</b>	Nadim Ariqat	
<b>Project Location</b>	4663 Hedrick Avenue, situated on the east side of Hedrick Avenue between Hole Avenue and Wells Avenue	
<b>APN</b>	143-040-011	
<b>Project area</b>	1.72 acres	
<b>Ward</b>	6	
<b>Neighborhood</b>	La Sierra	
<b>General Plan Designation</b>	MDR – Medium Density Residential	
<b>Zoning Designation</b>	R-1-7000- Single-Family Residential Zone	
<b>Staff Planner</b>	Judy Egüez, Associate Planner; 951-826-3969; jeguez@riversideca.gov	

## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects); and
2. **APPROVE** Planning Cases P16-0454 (Tract Map), P17-0266 (Variance), and P17-0482 (Modification), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

## SITE BACKGROUND

The 1.72-acre site is developed with a single-family residence, constructed in 1973. The project site is rectangular in shape and generally flat with native grasses. Surrounding land uses include residential development to the north, east and west and multiple-family to the south.

## PROPOSAL

The applicant is requesting approval of a Tract Map to subdivide the 1.72 acre site into eight lots for future development of single-family residences, a lot for storm drainage, and a lot for a private street. In addition, Variances to the Zoning Code and Modifications from the Subdivision Code are requested to allow reduced lot depths for Lots 1 through 3 and 5 through 8.

The proposed single-family residential lots will range in size from 7,068 square feet to 8,178 square feet. Lot 1, developed with an existing single-family residence, will continue to take access from Hedrick Avenue. Lots 2 through 8 will take access from the proposed private street (Lot A), which is proposed to have an ultimate street width of 32 feet. Curb and gutter are proposed on both sides of the street and parking will only be permitted on one side of the street, in compliance with the Subdivision Code. An infiltration basin is proposed on Lot B, at the southwest corner of the site.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<b>General Plan 2025</b>  The proposed project is consistent with the underlying General Plan 2025 land use designation of MDR – Medium Density Residential by facilitating in-fill development, while addressing the City's housing needs and complying with the allowable maximum density of 6.2 dwelling units per acre. Further, the project is consistent with Policy LU-58.6: "Allow for increased residential and commercial development to bring more people to the neighborhood, support transit and complement the scale of the Kaiser facility".	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Zoning Code Land Use Consistency (Title 19)</b>  The underlying base zone R-1-7000–Single-Family Residential Zone is consistent with the MDR- Medium Density Residential Land Use designation. The proposed Tract Map meets the development standards of the R-1-7000 Single Family Residential Zone with the exception of the variances requested to allow a reduced lot depth as discussed below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Subdivision Code (Title 18)</b>  The proposed Tract Map meets the development standards outlined in Chapter 18.210 of the Subdivision Code with the exception of the modifications requested to allow a reduced lot depth discussed below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Compliance with Citywide Design Guidelines &amp; Sign Guidelines</b>  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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b>R-1-7000 Zone (Title 19)</b> <b>Subdivision Code (Title 18)</b>											
Code Standard		Proposed								Consistent	Inconsistent
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8		
<b>Lot Area</b>	7,000 sf Minimum	7,511 sf	7,454 sf	7,068 sf	7,370 sf	8,178 sf	7,951 sf	7,439 sf	7,632 sf	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	Zoning: 100 feet Subdivision: 60 feet *45 knuckle	64 feet	82 feet	67 feet	64 feet *45 feet at knuckle	86 feet *45 at knuckle	75 feet *45 at knuckle	83 feet	75 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	Zoning: 100 feet Subdivision: 100 feet	<b>85 feet</b>	<b>85 feet</b>	<b>80 feet</b>	130 feet	<b>85 feet</b>	<b>90 feet</b>	<b>91 feet</b>	<b>85 feet</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Density</b>	Maximum 6.2 du/ac	Density is 4.65 du/ac								<input checked="" type="checkbox"/>	<input type="checkbox"/>

## VARIANCES

### Lot Depth

Variances to the Zoning Code have been requested by the applicant to allow reduced lot depths for Lots 1 through 3 and Lots 5 through 8. The applicant has provided variance justification findings in support of the variance requests. Staff has also prepared supplemental justification findings in support of the variances, as each lot will exceed the minimum required lot size and allow for future residences to meet the minimum setback requirements. In addition, the site is designed in a manner that will provide much needed housing in the area and be compatible with other subdivisions in the vicinity.

## MODIFICATION FROM THE SUBDIVISION CODE

### Lot Depth

Section 18.210.080.B of the City's Subdivision Code (Title 18) requires the minimum area and dimensions of all lots to conform to the requirements of the Zoning Code. It also requires subdivisions to provide a lot depth of no less than 100 feet and lot width of no less than 60 feet. This subdivision proposes substandard lot depths for Lots 1 through 3 and Lots 5 through 8; therefore Modifications are requested for reduced lot depths. The applicant has provided findings in support of the modification requests. Staff has also prepared supplemental findings in support of the modifications, as lot areas exceed the minimum required lot size and the tract map meets the purpose of the Subdivision Code.

## **TRACT MAP**

The proposed map is in compliance with Zoning Code and the Subdivision Code, with the exception of the substandard lot depths. The proposed map design can be supported as it will allow development of this small infill lot subdivision with a density generally consistent with existing subdivisions in the vicinity. Further, the proposed lots are compatible in size with other single family residential lots in the immediate area; thus, allowing for the future construction of single family residences of comparable size to those found throughout the surrounding neighborhood.

No development is proposed at this time. Once development on individual lots is proposed, plans will be reviewed to ensure compliance with the Citywide Design & Sign Guidelines. Therefore, Staff supports the design of the map, subject to the recommended conditions of approval.

## **NEIGHBORHOOD COMPATIBILITY**

The subject site is located within an established neighborhood consisting of a variety of housing types, from large single-family residential lots to multiple-family residential development. The single-family residential lots to the north and west vary in size. The subdivision allows for a logical subdivision of the subject site in a manner consistent with the La Sierra Neighborhood development patterns. The proposed residential subdivision and future development of eight single family residences will be consistent with the intent of the development standards of the R-1-7000 Zone and the Subdivision Code.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects).

## **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 staff.

## **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 Department Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Tract Map and Preliminary Grading)
7. Existing Site Photos
8. Applicant Variance Justifications
9. Applicant Modification Findings

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Prepared by: Judy Egüez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Director of Community & Economic Development



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

**PLANNING CASES:**    **P16-0454** (Tract Map No.37394)  
                                 **P17-0266** (Variances)  
                                 **P17-0267** (Modifications)

### ***Variances pursuant to Chapter 19.720.040***

To allow a reduced lot depth for Lots 1 through 3 and Lots 5 through 8.

1. *The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.*

The proposal **complies** with this finding. The Zoning Code requires a lot depth of a minimum of 100 feet. Strict application of the Code would eliminate the private street and result in fewer lots with an area far greater than required by the underlying zone. Although proposed Lots 1 through 3 and Lots 5 through 8 do not meet the minimum lot depth, each lot has been designed to meet the minimum lot area and lot width. Overall the subdivision has been designed to allow for future residences to meet the setback requirements in compliance with the R-1-7-000 Zone. In addition, the proposed private street will allow for easy access to each lot and sidewalk for safe pedestrian access. Strict adherence to the Zoning Code would result in a practical difficulty and unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code.

2. *There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification;*

The proposal **complies** with this finding. This property is surrounded by residential development to the north and south, which has resulted in a relatively narrow and deep parcel; thereby preventing the parcel to be subdivided in a manner consistent with development standards of the R-1-7000 zone without a variance request. In addition, the subdivision layout and density are similar to other residential developments in the vicinity. Therefore, there are special circumstances applicable to this property that prevent from complying with the lot depth requirement for Lots 1 through 3 and Lots 5 through 8.

3. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located;*

The proposal **complies** with this finding. The granting of the variances will allow development of a subdivision with a private street on a vacant infill lot, while improving the surrounding neighborhood. Proposed lot sizes are consistent with the development patterns of surrounding neighborhood. Therefore, granting the variances for a reduced lot depth for Lots 1 through 3 and Lots 5 through 8 will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

4. *The granting of the variance will not be contrary to the objectives of any part of the General Plan.*

The proposal **complies** with this finding. The project is consistent with Policy LU-58.6, "Allow for increased residential and commercial development to bring more people to the neighborhood, support transit and complement the scale of the Kaiser facility". In addition, this subdivision will support the role of La Sierra neighborhood as a major employment center. Granting of the variance requests for lot depth for Lots 1 through 3 and Lots 5 through 8 is not contrary to the objectives of any part of the General Plan.

#### **Modification pursuant to Chapter 18.230.030**

To allow a reduced lot depth for Lots 1 through 3 and Lots 5 through 8.

- A. That the property is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable for the petitioner to fully conform with the regulations prescribed by this Title, and required conformance would result in undue hardship;

The proposal **complies** with this finding. The infill site is a deep and narrow lot without the ability to expand to the north or south which causes a special circumstance that makes it impractical to conform to the lot depth and develop the site to its full potential. With the addition of a private street, the lots cannot adequately accommodate a 100 foot lot depth as required by the Subdivision Code and Zoning Code. Lots 1 through 3 and Lots 5 through 8, as proposed, comply with the required lot area and setbacks.

- B. That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

The proposal **complies** with this finding. Due to unique circumstances of the existing condition of a narrow and deep lot plus the requirement for street access, the project has limitations in how it can be designed. The modification is necessary to develop a subdivision compatible with the surrounding neighborhood.

- C. That the modification will not be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity;

The proposal **complies** with this finding. The granting of a modification will allow development of a subdivision with a private street on a vacant infill lot, while improving the surrounding neighborhood. Proposed lot sizes are consistent with the development patterns of surrounding neighborhood. Therefore, granting the modification for a reduced lot depth for Lots 1 through 3 and Lots 5 through 8 will not be materially



detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

- D. That granting the modification is in accordance with the purposes set forth in Title 18 of the Riverside Municipal code; and

The proposal **complies** with this finding. Granting of the modification for lot depth allows for development of an infill lot in character with the surrounding neighborhood while allowing future residences to meet the setbacks of the R-1-7000 Zone. As noted in the 2025 General Plan, which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item B) the project has a land use designation of medium density residential (MDR). MDR allows for up to 6.2 dwelling units per acre and the R-1-7000 Zone allows a density of 6.2. Additionally, the proposed project is designed with lots fronting a private street, maximizing safety for both vehicles and pedestrians which is in keeping with the objective of the Subdivision Code (Chapter 18.020.01 item C). This project clearly implements the applicable objectives of the Subdivision Code (Chapter 18.020.01 item A-J).

- E. That granting the modification is not contrary to the objectives of the Zoning Code set forth in Title 19 of this Code and the General Plan.

The proposal **complies** with this finding. Title 19 endeavors to regulate, restrict and segregate the highest and best use of buildings, residences, etc. This project is in keeping with the objectives of the Zoning Code and provides the appropriate design measures to ensure neighborhood compatibility and safety. This project is appropriate in mass and density to the neighborhood and is appropriate in lot size and density with respect to the Zoning Code, thus meeting the objectives set forth by Title 19- Zoning Code of the Municipal Code and of the General Plan.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

**PLANNING CASES:**     **P16-0454** (Tract Map No.37394)  
                                 **P17-0266** (Variances)  
                                 **P17-0267** (Modifications)

**Case Specific**

**Planning**

1. 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.
2. Future development shall comply with all development standards of the R-1-7000 Zone.

*During Construction Activities:*

3. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
4. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
5. To reduce construction related particulate matter air quality impacts of projects, the following measures shall be required:
  - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
  - b. Construction activities shall cease during period 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;
  - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - e. Wash off trucks and other equipment leaving the site;
  - f. Keep disturbed/loose soil moist at all times.
6. The applicant shall be responsible for erosion and dust control during construction phases of the project.

*Prior to Grading and/or Building Permit Issuance:*

7. A Final Map for Tract Map No. 37394 shall be recorded.
8. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
  - d. 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. Suspend all grading activities when wind speeds exceed 25 miles per hour.
    - iii. 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;
    - iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
    - v. Wash off trucks and other equipment leaving the site;
    - vi. Replace ground cover in disturbed areas immediately after construction; and
    - vii. Keep disturbed/loose soil moist at all times.
9. The applicant shall prepare and record a 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. 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 streets.
  - b. The CC&Rs shall be irrevocably written and recorded so that the maintenance and enforcement of the on-street parking prohibition is the responsibility of the HOA for the life of the project. The CC&R shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking prohibition and are

personally liable for any penalties, including citations, for the failure to follow through with their responsibilities.

- c. On-street parking shall only be permitted on one side of the private street. No parking signs or red curbing shall be maintained along one side.
- 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 street.
- e. Graffiti shall be removed within 24 hours of complaint.
- f. The HOA shall maintain the basins, parkway and landscape along the project's frontage, private street, curbs, gutters, and sidewalk.

*During Grading and Construction:*

- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.

**Standard Conditions:**

15. 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 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.
16. 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.
17. 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.
18. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

**Public Works**

*Prior to Grading and/or Building Permit Issuance:*

19. 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.
20. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Hedrick Avenue to Public Works specifications.
21. Deed for widening Hedrick Avenue to 33 feet from monument centerline to Public Works specifications.
22. Off-site improvement plans to be approved by Public Works prior to map recordation.
23. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
24. Storm Drain construction will be contingent on engineer's drainage study.

25. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be public facilities. A minimum 20 foot wide sewer easement is required for the length of the onsite sewer mains.
26. Full improvement of interior streets based on private residential street standards and be inclusive of sidewalk per Public Works specifications. On-site parking to be restricted to one side only.
27. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
28. Lot A (Private Street) and Lot B (Storm Drain) shall be maintained in perpetuity by Home Owners Association.
29. 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.

30. 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
31. 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.

32. 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.
33. 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.
34. 24" Box Size Street Trees Required, Typical Spacing is 35 feet, final spacing to be determined by an onsite inspection by Street Tree Inspector after final grading has been completed.
35. Installation of automatic irrigation system to provide deep-root watering to trees is required.

#### **Fire Department**

36. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
37. Construction plans shall be submitted and permitted prior to construction.
38. Fire Department access shall be maintained during all phases of construction.
39. This project may require new public fire hydrants. If the cul de sac is 400 feet or greater a fire hydrant will be required.
40. Identification and posting of required fire lanes shall be provided as directed by the assigned Fire Inspector.
41. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent.

42. Access roadways in excess of one hundred and fifty (150) feet in length shall be provided with a provision for turn around. Such provisions shall be of a design approved by the Fire Department.
43. 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. Plans shall be submitted to and approved by the Fire Department prior to installation. 2013 California Residential Code, Section R313, 2013 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080

#### **Public Utilities – Electric**

*Prior to Grading and/or Building Permit Issuance:*

44. 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.
45. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
46. 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.
47. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
48. Plot existing electrical distribution facilities on the original site plan.
49. Curb and gutter will need to be installed and we will need an additional easement for transformers to serve the lots.

#### **Public Utilities – Electric**

50. Prior to installation of water main, curb and gutter shall be installed in the private street.