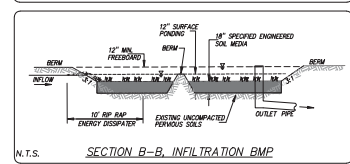
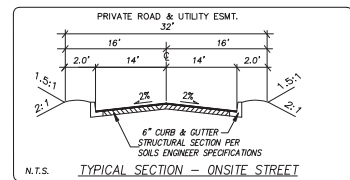
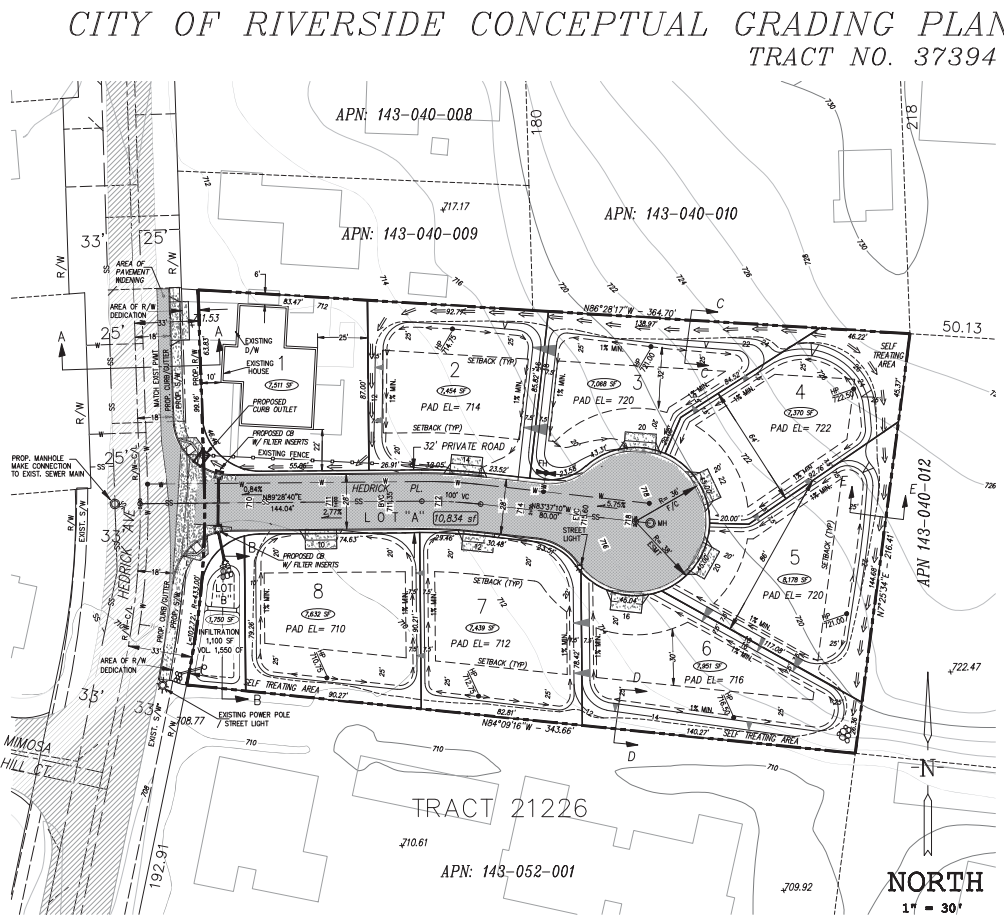
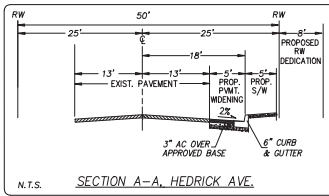
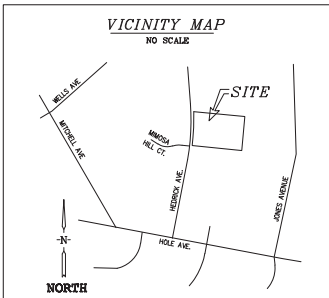
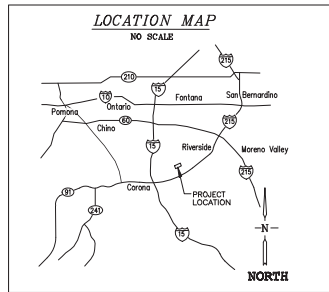
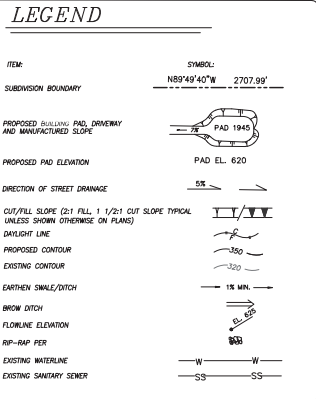


SCALE: 1" = 30'  
DECEMBER, 2017  
SHEET  
1 OF 2  
SHEETS



# HEDRICK PARK CITY OF RIVERSIDE CONCEPTUAL GRADING PLAN TRACT NO. 37394



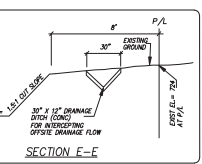
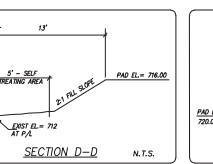
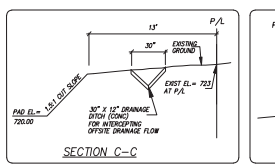
### NOTES

THE CENTERLINE INTERSECTION DISTANCE BETWEEN THE PROPOSED HEDRICK PLACE INTERSECTIONS AND THE EXISTING MIMOSA HILL COURT INTERSECTION = 145 FT

PURSUANT TO TITLE 19 SECTION 19.100.060 C.2.C. PORTIONS OF THE DRINKING MAY ENDOUR UP TO 10-FEET INTO THE REQUIRED REAR YARD SETBACK PROVIDED THAT THE ENDOURMENT DOES NOT EXCEED 500 SQUARE FEET IN TOTAL AREA.

### GRADING NOTE:

CUT: 1,225 CY MAX. HEIGHT: 4'  
FILL: 1,225 CY MAX. HEIGHT: 6'  
IMPORT / EXPORT: 0 CY



**OWNER / CONTACT:** NADIM ARIQAT  
4663 HEDRICK AVENUE  
RIVERSIDE, CA 92505

**SITE ADDRESS:** 4663 HEDRICK AVENUE  
RIVERSIDE, CA 92505

**LEGAL DESCRIPTION:**  
LOT 23 OF EL RINCON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 85 AND 86, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 143-040-011-8

**GENERAL NOTES**

ASSESSOR PARCEL NUMBERS: 143-040-011-8  
TAX RATE AREA: 009-175  
GENERAL LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL  
COMMUNITY: 1A SIERRA  
WARD AREA: SIX  
ZONING (EXISTING & PROPOSED): R-1-7000  
DENSITY: 6.2 DU / ACRE  
EXISTING LAND USE: LOW DENSITY RESIDENTIAL  
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL  
PROJECT AREA: 1.72 ACRES  
MINIMUM LOT AREA: 7,000 SF  
MINIMUM LOT DEPTH: 100 FT  
MINIMUM LOT WIDTH: 60 FT  
AREA IN STREET: 9,234 SF / 0.21 ACRES  
TOPOGRAPHY: CITY OF RIVERSIDE "GIS" SYSTEM

**NOTES:**

CONCEPTUAL GRADING PLAN: SEE CONCEPTUAL GRADING PLAN BY JONES ENGINEERS, INC.

DRAINAGE: SITE DEVELOPMENT WILL PERPETUATE EXISTING DRAINAGE PATTERNS. SEE THE P-WUMP REPORT SUBMITTED WITH THE PRO CASE BEING PROCESSED CONCURRENT WITH THIS TRACT MAP CASE. ALL ON-SITE STORMWATER RUNOFF WILL BE TREATED AND MITIGATED, AS IDENTIFIED IN THE PROJECT SPECIFIC P-WUMP PRIOR TO LEAVING THE PROJECT SITE.

LOT B: LOT B TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

CONTIGUOUS OWNERSHIP: NO CONTIGUOUS OWNERSHIP EXISTS.

ON-SITE STREETS: ALL ON-SITE STREETS ARE PRIVATE.

PREPARED: OCTOBER 2016

**SERVICE DISTRICTS:**

SEWER: CITY OF RIVERSIDE  
WATER: CITY OF RIVERSIDE  
FIRE: CITY OF RIVERSIDE  
GAS: SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC: CITY OF RIVERSIDE  
TELEPHONE: PACIFIC BELL  
CABLE: CROWN CABLE TELEVISION  
SCHOOLS: ALVORD UNIFIED SCHOOL DISTRICT

**STREET NOTES:**

- ALL STREETS SHALL BE PRIVATE, TO BE MAINTAINED THROUGH A PRIVATE ROAD MAINTENANCE AGREEMENT.
- ALL CUL-DE-SACS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 40 FEET, AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL CUL-DE-SAC CURB RETURNS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 36 FEET AND A MINIMUM IMPROVED RADIUS OF 30 FEET.
- ALL STREET INTERSECTIONS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED RADIUS OF 25 FEET.
- ALL VEHICLE TURNAROUNDS SHALL MEET CITY OF RIVERSIDE FIRE DEPT. CODE STANDARDS.

**EASEMENT NOTES**

AN EASEMENT FOR RIGHTS OF WAY, WATER RIGHTS, PURPOSE OF LAYING, MAINTAINING, CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES, CONDUITS FOR CONVEYING, DISTRIBUTING WATER FOR IRRIGATION, DOMESTIC PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1919 IN BOOK 508 OF DEEDS, PAGE 101.

IN FAVOR OF: TWIN BUTTES WATER COMPANY, A CORPORATION

AN EASEMENT FOR PERPETUAL EASEMENT FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS, OTHER MEANS OF CONVEYING ELECTRICITY, POWER, WATER, PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATING OF PUMPING PLANTS, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY, POWER FOR ALL OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1925 IN BOOK 629 OF DEEDS, PAGE 218.

IN FAVOR OF: THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION

AN EASEMENT FOR PERMANENT EASEMENT, RIGHT OF WAY TO EXCAVATE FOR, LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE, REMOVE A LINE OF PIPE OR PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OF ALL FITTINGS APPURTENANT THEREOF, FOR THE CONVEYANCE OF WATER IN, OVER, ACROSS AND INCIDENTAL PURPOSES, RECORDED MARCH 18, 1908 IN BOOK 683 OF DEEDS, PAGE 591.

IN FAVOR OF: CITIZENS DOMESTIC WATER COMPANY

AN EASEMENT FOR PIPE LINES, CANALS, DITCHES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 15, 1908 AS BOOK 756, PAGE 100 OF DEEDS.

IN FAVOR OF: SECURITY TRUST AND SAVINGS BANK

THE LOCATION OF THE ABOVE EASEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION.

**OWNERS STATEMENT:**

I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT # \_\_\_\_\_

**JONES ENGINEERS, INCORPORATED**  
535 NORTH HIGHWAY 101  
SUNLAND, CALIF. 91769  
(909) 847-0511

SCALE: 1" = 30'  
DECEMBER, 2017

SHEET 2 OF 2 SHEETS



View of the site looking east from Hedrick Avenue.



View of the existing home looking east from Hedrick Avenue.





View looking south on Hedrick Avenue.



View of the west side of Hedrick Avenue.

**VARIANCE REQUESTED: Request is for a reduction in the minimum lot depth dimensions for all lots**

1. Yes, because the existing parcel width cannot accommodate the minimum lot depth and proposed fire department access with any design that meets minimum lot size. The property is zoned R-7000 and we must be able to subdivide with a lot depth under 100 feet.
2. Yes, this parcel is an infill property with no room to widen it. The lot is existing and surrounded by already developed lots so there is no way to widen it. The surrounding neighborhood is categorized as single family residences.
3. No, because the other lot dimensions and minimum lot size complies with the zone and public improvements will be added. The integrity of the surrounding neighborhood wouldn't be compromised. The residential subdivision will yield sidewalks which will be a huge upgrade for the neighborhood.
4. No, because the overall development conforms with the neighborhood character and meets the General Plan Objectives. In the La Sierra neighborhood, Policy LU58:6 encourages for increased residential density as it enhances the role of la sierra as a major employment center in the city.



## Applicant Supplied Modification Findings – Lot Depth

### PROJECT DESCRIPTION

Tentative Tract Map No. 37394 is a proposal to divide 1.72 acres into 8 lots ranging from 7068 sf to 8178 sf in size. The project will be served by a private street that connects to Hedrick Ave near the intersection of Mimosa Hill Ct.

### MODIFICATIONS

Lots 1-3 and 5-8 Modification to the Lot Standards under the Subdivision Code for lot depth. Lots have a depth of between 80 and 90 feet where the subdivision code requirements indicate lots to have a depth of at least 100 feet.

### REQUIRED FINDINGS

*That the property of such size or shape, or affected by such topographic conditions, or are there 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, or requested conformance would result in undue hardship?*

- a. The project design and lot layout was dictated in many ways by the shape of the parent parcel. Street designs, lot layouts and street widths all needed to be considered due to this constraining land feature that is not present in much of the area.

*That the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner?*

- 1. Yes., because the existing parcel width cannot accommodate the minimum lot depth and proposed fire department access with any design that meets minimum lot size. The property is zoned R-7000 and we must be able to subdivide with a lot depth under 100 feet.

*That the modification be detrimental to public health, safety of welfare, or be injurious to other properties in the vicinity?*

- 2. No. The granting of the modification will provide for safe circulation and lots that are similar in character to the existing neighborhood. With lots 2-8 access to Hedrick Avenue being avoided due to safety the proposed tentative map design takes advantage of the shape of the parent parcel and existing topography by providing lot sizes and shapes that will minimize the amount of grading being proposed which will likely minimize the amount of retaining wall construction needed. Further, the shape of the lots will promote the use of building footprints that are in keeping with the surrounding

neighborhood, keeping the style and identity of the neighborhood consistent, thus minimizing the physical impacts of extensive grading as well as the visual impact of houses that do not blend with the existing neighborhood character.

*That granting of the modification in accordance with the purposes set forth in Title 18- Subdivision Code (Chapter 18.020- Purpose and Scope) of the Riverside Municipal Code?*

3. No. The modifications requested for individual lot shape will allow the lots to have a size and shape that are appropriate for the proposed houses as well as being similar to the very established surrounding area and will provide for the design of house footprints that are in the same character as the existing neighborhood while maintaining the minimum 13,000 square foot minimum lot size. 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 6.0 dwelling units per acre, however the R-1-7000 zoning designation requires a minimum lot size of 7000 square feet. The proposed project is designed to 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)

*That granting of the modification contrary to the objectives of the Zoning Code set forth in Title 19- Zoning Code of the Municipal Code of the General Plan?*

4. No. 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 of the General Plan.