

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

CASE NO. P03-1485

City Council Meeting Date: April 11, 2006

ADDITIONAL STAFF RECOMMENDED CONDITIONS

CONDITIONS

All mitigation measures are noted by an asterisk ().*

1. *Tract Map 31542 shall be revised to eliminate all of the residential lots and related local streets, excluding Jurupa Avenue, and this acreage shall be incorporated subject to Planning Division staff approval into the park/open space lots.
2. *All specific commercial buildings shall be subject to ALUC review.

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Case Specific

● **Planning**

Prior to Map Recordation

1. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, staff prepared written justifications are referenced:
 - a. To allow Lots 10, 11 and 12 to have a substandard lot width, where the zoning code requires the front property line dimension of at least 45 feet.
2. Specify a 6-foot high tubular steel fence along the rear of the residential lots abutting Lot 3, the open space/future golf course lot.
3. Revise Lot 17 to fully incorporate the Riverside Municipal Airport beacon site. No residential development is to occur on this lot.
4. Improvements for the establishment of the trail head on the site for the Santa Ana River Trail will be subject to the requirements as specified under the Exchange, Disposition and Development Agreement for this site.
5. Prior to the adoption of the commercial rezoning on the Jurupa Avenue/ Van Buren Boulevard intersection, and prior to the recordation of the map the Planning Commission shall approve the site plan for the commercial area. The final configuration for Lots 4-7 will be contingent upon the final approval of the site plan.
6. The portions of the site designated for open space shall be placed under an open space easement and shall be maintained by the golf course management when the golf course is expanded into that area.
7. The map shall be recorded after the adoption of General Plan Amendment Case P03-1465.
8. The Tract Map and General Plan Amendment are to be sent to the City Council for final approval.
9. * The City Council must override the determination of the Riverside County Airport Land Use Commission (ALUC) and approve the proposed project. The applicant must file an appeal of the ALUC determination that the proposed map is inconsistent with the Airport Land Use Plan. A separate application and filing fee is required.

Should the City Council override the ALUC decision, the following ALUC conditions shall apply:

- a. Provide Avigation Easements to the operator of the Riverside Municipal Airport.
- b. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.
- c. Incorporate noise attenuation measures into the office portions of the building construction to ensure interior noise levels are at or below 45-decibel levels and a noise reduction level (SRL) of 25.
- d. The following uses shall be prohibited:
 - (1) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (2) Any use, which would cause sunlight to be reflected towards an aircraft, engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (3) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (4) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.
- e. The following notice shall be given to all prospective buyers and tenants: "Notice of Airport in Vicinity. The property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Profession Code 11010 12(A)."
- f. The Federal Aviation Administration shall conduct a Form 7460 review, unless that agency determines in writing that such a review is not required or not applicable.

- g. Subsequent permits for uses within the site shall be reviewed by the ALUC prior to approval by the city. Any noise sensitive use within the site shall have an acoustical noise study completed prior to that review.
- h. Structures and uses in the Outer Safety Zone shall be restricted as outlined in the matrix from the County Land Use Compatibility Plan (CLUP).

Prior to Grading Permit Issuance

- 10. A grading plan shall be submitted to Planning and Public Works Department review and approval to:
 - a) *Clearly indicate lot drainage with specific attention given to edge treatments such that grading and drainage will not affect adjoining properties.
 - b) *Indicate an interim erosion control program to be certified by the project engineer subject to Public Works Department review and approval.
 - c) *Indicate that grading and construction operations will be restricted 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.
- 11. *The applicant shall be responsible for erosion and dust control during the grading of the project.
- 12. *If during grading or construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- 13. Advisory: The Regional Water Quality Control Board requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

Prior to Building Permit Issuance

- 14. Advisory: Payment of Multi-Species Habitat Conservation Plan (MSHCP) fees in effect.

Standard Conditions

- **Planning**

- 15. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.
- 16. There is a thirty-month time limit in which to satisfy the conditions and record this map. Five subsequent one-year time extensions may be granted by the City Planning Commission 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.

17. Within 30 days of the approval of the tentative map by the City the developer/subdivider 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.

● **Public Works**

18. 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.
19. Off-site improvement plans to be approved by Public Works and a surety prepared by Public Works to be posted to guarantee construction of the following off-site improvements prior to recordation of the map.

VAN BUREN BOULEVARD:

20. Deed for widening Van Buren Boulevard to 52 feet from monument centerline of the southbound lanes to Public Works specifications based on a 120 foot arterial street modified to accommodate dual left turn lanes and a right turn lane on southbound Van Buren Boulevard at the intersection of Jurupa Avenue.
21. Installation of curb and gutter at 40 feet from monument centerline of the southbound lanes, sidewalk and matching paving on Van Buren Boulevard to Public Works specifications.
22. Installation of storm drain facilities along Van Buren Boulevard to provide proper drainage at the intersection of Van Buren Boulevard and Jurupa Avenue to Public Works specifications and as conceptually shown on improvement plan R-3076.
23. Relocation and/or installation of traffic signal facilities on Van Buren Boulevard at Jurupa Avenue to Public Works specifications.
24. Cash payment for ½ the cost of future median construction in Van Buren Boulevard at Jurupa Avenue to Public Works specifications.

JURUPA AVENUE:

25. Full improvement of Jurupa Avenue, including landscaped medians, between Van Buren Boulevard and Bradford Street based on 110-foot arterial street standards.

Additional right-of-way shall be dedicated as required to accommodate the multi-purpose trail to Park and Recreation Department specifications. Reconstruction of existing raised median on Jurupa Avenue easterly of Van Buren Boulevard to align with the proposed improvements westerly of Van Buren Boulevard.

26. Main driveways serving the parcels adjacent to Jurupa Avenue shall be located a minimum of 500 feet from monument centerline of Van Buren Boulevard. The driveway serving the parcels northerly of Jurupa shall align with the driveway serving the parcels southerly of Jurupa. The driveways shall be curb return-type (radius = 35 feet), minimum 30 feet wide, all to Public Works specifications.
27. Installation of the culvert crossing in Jurupa Avenue to RCFCFCD specifications and Public Works acceptance.
28. Completion of Parker Way and Palos Drive with a standard knuckle based on 66 foot residential street standards, including dedication of the necessary right of way to Public Works specifications.
29. Deed for widening Mallard Road to accommodate a residential cul-de-sac to Public Works specifications.
30. Termination of Mallard Road with a residential cul-de-sac to Public Works specifications.
31. Deed for widening Geranium Place to accommodate a residential cul-de-sac to Public Works specifications.
32. Deed for widening Bradford Street to 33 feet from monument centerline to Public Works specifications.
33. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
34. Storm Drain construction will be contingent on engineer's drainage study as accepted by Public Works.
35. Prior to issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance.

- **Fire Department**

No Comments

- **Public Utilities**

Contact Marty McLeod at (951) 826-5438 with any water questions regarding this project.

36. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.

37. Advisory: Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.
38. Advisory: The provision of water facilities in accordance with the City of Riverside Water Rules.
39. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Water Rules.
40. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Water Rules.

- **Park and Recreation**

Prior to Recordation

41. Wherever public street rights-of-way dedications are insufficient to provide a minimum 5-1/2 foot wide planting area, street tree easements shall be dedicated to accommodate required street tree plantings along all public streets per City standards. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at (951) 826-2018.
42. 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 Senior Park Planner Bob Johnson at 951/826-2018.
43. Per the City General Plan, a multi-purpose recreational trail segment is designated within and/or adjacent to this project. Therefore, installation (or posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of full multi-purpose recreational trail improvements for the trail segments both within and/or adjacent to the project is required. Trail installation work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Principal Park Planner Bob Johnson at (951) 826-2018.
44. For all projects conditioned by Public Works to provide raised landscape medians, design and install (or post appropriate sureties with the Park and Recreation Department to guarantee the design and installation of) all landscape improvements for medians within the public rights-of-way. The landscape design shall conform to the standards and specifications of the Park and Recreation Department. Such public landscape plans shall be subject to the Public Landscape Plan Check process. Median landscape installation work shall be subject to the Public Landscape Permit and Inspection process. For questions or concerns regarding this condition contact Principal Park Planner Bob Johnson at (951) 826-2018.

Prior to Grading Permit Issuance

45. Grading for all public landscape areas (reverse frontage parkways and medians) shall be designed to City standards, and all grading plans for such areas shall be subject to the review and approval of the Park and Recreation Department. No areas designated for turf shall be graded at less than 2% sheet flow to a minimum 1% flowline, nor shall exceed a gradient of 5:1; no slopes shall exceed a gradient of 2:1. Grading work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at (951) 826-2018.
46. All grading plans for the proposed public park site shall be subject to the review and approval of the Park and Recreation Department and shall provide line-of-sight views into the site from each of the surrounding public streets, to the specifications of the Department. Grading work shall be subject to the Park and Recreation Department's public landscape permit and inspection process. For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at (951) 826-2018.

Prior to Building Permit Issuance

47. Payment of all applicable park development fees (local and regional/reserve) 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 Senior Administrative Analyst Patti Casillas at (951) 826-2068.
48. Payment of Street Tree Plan Check and Inspection Fees as applicable. For questions or concerns regarding this condition contact the Tree Division Staff at (951) 351-6126.

Prior to Occupancy

49. The installation (or posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of new street trees along all public street frontages per City standards. For questions or concerns regarding this condition contact the Tree Division Staff at (951) 351-6126.
50. All City street trees shall be automatically irrigated.

General Conditions

51. For landscape maintenance purposes, all parkways along public streets where adjacent to front or side yards of single family lots, and all parkways and tree wells along public streets abutting non-residential land uses, shall be privately maintained by the property owner(s) adjacent thereto, all per City standards, policies and ordinances (see also City standards for provision and maintenance of City street trees). For questions or concerns regarding this condition contact Senior Park Planner Bob Johnson at (951) 826-2018.