



**PLANNING COMMISSION HEARING DATE: JUNE 27, 2019  
AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

|                                 |   |  |
|---------------------------------|---|--|
| <i>Case Numbers</i>             | <b>P18-0836</b> (Planned Residential Development Permit)<br><b>P18-0840</b> (Tentative Tract Map No. 37593)<br><b>P18-0841</b> (Design Review)<br><b>P18-0842</b> (Variance)  |  |
| <i>Request</i>                  | To consider the following entitlements for a residential subdivision:<br>1) A Planned Residential Development consisting of detached single-family dwellings, private streets, common open space amenities and water quality facilities;<br>2) A Tentative Tract Map (TM-37593) to subdivide 18.38 acres into 90 single-family residential lots, open space and private streets;<br>3) Design Review of project plans; and<br>4) A Variance to allow walls within a reduced project perimeter landscape setback along public streets. |  |
| <i>Applicant</i>                | Brett Crowder, of Coastal Commercial Properties   |  |
| <i>Project Location</i>         | Both sides of Wood Road south of Lurin Avenue and north of Newsome Road and Doving Lane.  |  |
| <i>APN</i>                      | 266-100-010, 266-100-011, 266-140-001   |  |
| <i>Project area</i>             | 18.38 Acres   |  |
| <i>Ward</i>                     | 4   |  |
| <i>Neighborhood</i>             | Orangecrest   |  |
| <i>Specific Plan</i>            | Orangecrest Specific Plan, Planning Area 107-C  |  |
| <i>General Plan Designation</i> | LDR – Low-Density Residential   |  |
| <i>Zoning Designation</i>       | R-1-13000-SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones  |  |
| <i>Staff Planner</i>            | Matthew Taylor, Associate Planner<br>951-826-5944<br>mtaylor@riversideca.gov  |  |

## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Section 21081.6 of CEQA; and
2. **APPROVE** Planning Cases P18-0836 (Planned Residential Development Permit), P18-0840 (Tentative Tract Map No. 37593), P18-0841 (Design Review), and P18-0842 (Variance), based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).

## SITE BACKGROUND

The proposed project site consists of three parcels located on both the east and west sides of Wood Road and totals 18.38 net acres. Existing development on the site includes partially constructed streets, utility and storm water infrastructure and a masonry perimeter wall on the west side of Wood Road and vacant land on the east side of Wood Road. The vacant eastern parcel drains from west to east and has an average natural slope of 2.76 percent. Surrounding land uses include single-family residences and vacant land (Exhibit 3).

In 2007, City Council approved two separate Tentative Tract Maps on the proposed project site (Planning Cases P06-0899 and P06-0900). Tentative Tract Map No. (TM) 32301 was planned for the west side of Wood Road and consisted of 16 lots; TM 32302 was planned for the east side of Wood Road and consisted of 17 lots. Rough grading and partial improvements for TM 32301 were completed in 2012; however, the maps were not recorded and the project approvals have since expired.

## PROPOSAL

The Applicant requests approval of a Planned Residential Development Permit and Tract Map to develop the site with a 90-lot planned residential development (PRD) consisting of detached single-family dwelling units, private streets and common open space amenities. Design Review is requested for site design and building elevations. In addition, a Variance is requested to allow walls within a reduced project perimeter landscape setback along Lurin Avenue and Wood Road. The Applicant proposes to remove the existing improvements, constructed as part of the unfinished tract, on the west side of the proposed project site.

Individual lots range in size from 4,040 to 6,372 square feet with dwelling units ranging from 2,805 to 3,209 square feet. Three architectural styles (Spanish, Farmhouse, and French Country) are proposed with varying building designs and rooflines for each of the three floor plans. The proposed dwelling units are two stories with a maximum building height of 28 feet and include up to four bedrooms, four bathrooms, kitchen, living/dining room, bonus room, laundry room, and a two- or three-car garage.

The proposed project includes 60,009 square feet of common open space located in two central recreation areas, one on each side of Wood Road. The west recreation area is 32,404 square feet and includes a swimming pool complex, containing a pool, spa, cabanas, restrooms and changing rooms, a multi-purpose lawn, and a basketball court. The east recreation area is 27,605

square feet and includes an open recreation area/volleyball court, barbeque picnic area, community garden plots and a bocce ball court. A portion of each recreation area is configured as a shared-use alley, identified as Promenade East and Promenade West, providing both vehicular access to the adjacent lots and recreational open space. These shared-use alleys feature decorative stone paving, rolled curbs, park benches, landscaping and street furniture. Each residential lot includes at least 696 square feet of private open space.

Vehicular access to the proposed project is provided from Wood Road and Lurin Avenue. The internal streets provide 96 on-street guest parking spaces and minimum clear width for emergency vehicles. The proposed project includes an internal pedestrian network of sidewalks with enhanced street crossings and corner curb bulb-outs for safety. A pedestrian crosswalk on Wood Road will provide safe crossing to residents wishing to use the common open space amenities located on either side of the PRD. As part of this project, a 10-foot-wide City recreational trail is proposed along the east side of Wood Road to connect to the existing trail system.

## PROJECT ANALYSIS

### AUTHORIZATION AND COMPLIANCE SUMMARY

|  | Consistent                          | Inconsistent             |
|--|-------------------------------------|--------------------------|
| <p><b><i>General Plan 2025</i></b></p> <p>The proposed project site has a General Plan land use designation of LDR – Low Density Residential (Exhibit 4). The proposed project has a density of 4.89 dwelling units per acre where the General Plan anticipates up to 6.00 dwelling units per acre in this land use designation. The proposed project is consistent with the General Plan land use designation.</p> <p>The proposed project will help implement the General Plan by providing orderly growth in the Orangecrest neighborhood consistent with the Orangecrest Specific Plan, while directly addressing the City's housing needs consistent with Objectives H-2 and LU-75 and Policy LU-8.1.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b><i>Orangecrest Specific Plan (OSP)</i></b></p> <p>The proposed project is located in Planning Area 107-C of the Orangecrest Specific Plan (OSP) (Exhibit 5). The proposed project is consistent with the permitted land uses and development standards established for this Planning Area.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b><i>Subdivision Code (Title 18)</i></b></p> <p>The proposed project meets the development standards outlined in Chapter 18.210 of the Subdivision Code including private street and guest parking standards. Lot dimensions within a PRD are flexible and established on a case-by-case basis. Staff have determined the proposed lot dimensions of each residential lot are appropriate for this PRD.</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Consistent                          | Inconsistent             |
|--|-------------------------------------|--------------------------|
| <p><b><i>Zoning Code (Title 19)</i></b></p> <p>The proposed project site is zoned R-1-13000, which is consistent with the General Plan land use designation (Exhibit 5). The R-1-13000 Zone allows up to 3.40 dwelling units per acre. This density may be increased with a PRD permit up to 5.30 dwelling units per acre if the PRD meets certain design standards. This PRD proposes a density of 4.89 dwelling units per acre, which is consistent with the maximum PRD density allowed in this zone.</p> <p>The proposed project meets the standards for a PRD and the R-1-13000 Zone, with the exception of a Variance requested to allow fences and walls within a reduced project perimeter landscape setback. Staff support the Variance request as the project design is consistent with the surrounding development.</p> <p>Additional discussion of the proposed project's compliance with the PRD standards is found in the Findings Summary below. Staff support the proposed density and PRD permit.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b><i>Grading Code (Title 17)</i></b></p> <p>The conceptual grading plan collects and drains stormwater and runoff to on-site treatment areas as required by the Santa Ana Regional Water Quality Control Board. Retaining walls, proposed throughout the site, create level building pads and yard areas. Except for the retaining walls adjacent to Lot 23, facing Wood Road, and Lots 77 and 78, facing Lurin Avenue, they comply with the standards of the Grading Code. A recommended Condition of Approval requires retaining walls on Lots 23, 77 and 78 to comply with the maximum height requirements.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b><i>Compliance with Citywide Design &amp; Sign Guidelines</i></b></p> <p>The proposed project provides a variety of floor plans in three distinct architectural styles with varied building shapes, materials and colors. Enhanced architecture is provided on the front, side, and rear façades of the dwelling units such as shutters, trim and decorative brackets.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping in amenity areas. Conditions of Approval are recommended to ensure project entry driveways, corners and stormwater basins along Wood Road are enhanced appropriately. With the recommended conditions of approval, the proposed project meets the objectives of the Citywide Design &amp; Sign Guidelines.</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|   | Consistent                          | Inconsistent             |
|---|-------------------------------------|--------------------------|
| <b><i>Riverside County Airport Land Use Compatibility Plan</i></b><br><br>The proposed project is located within Zone E of the March Air Reserve Base/March Inland Port Land Use Compatibility Plan (MARB LUCP). Zone E, "Other Airport Environs," is subject to relatively low noise impacts and low aviation-related safety risks. There are no limits on development intensity in Zone E except for development that poses a direct hazard to airport operations. The proposed project is consistent with Zone E of the MARB LUCP. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

| <b><i>Chapter 19.780.050 – Planned Residential Development for R-1-13000 Zone</i></b> |  |  |                                     |                                     |                                     |
|---|--|--|-------------------------------------|-------------------------------------|-------------------------------------|
|   | Standard                               | Proposed                                   | Consistent                          | In-consistent                       | Modified                            |
| <b><i>Maximum Density with Bonus</i></b>  | 5.30 dwelling units /acre              | 4.89 dwelling units per acre (0.90% Bonus) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b><i>Maximum Lot Coverage</i></b>  | Established by the Approving Authority | 65 percent                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b><i>Individual Lot Setbacks</i></b>   | Front Yard – 10 feet                   | 9 feet                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Side Yard – 5 feet                     | 5 feet                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|   | Rear Yard – 10 feet                    | 15 feet                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b><i>Project Perimeter Building Setbacks</i></b>                                     | Wood Road – 25 feet                    | 35 feet                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|   | Lurin Avenue – 15 feet                 | 15 feet                                    |                                     |                                     |                                     |
|   | Interior Perimeter – 20 feet           | 20 feet                                    |                                     |                                     |                                     |
| <b><i>Project Perimeter Landscape Setback</i></b>                                     | Wood Road – 25 feet                    | 11 feet (east side)                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   |  | 31 feet (west side)                        |                                     |                                     |                                     |
|   | Lurin Avenue – 15 feet                 | 5 feet                                     |                                     |                                     |                                     |
|   | No fences or walls                     | Fences and walls                           |                                     |                                     |                                     |
| <b><i>Minimum Parking</i></b>   | 2 garage spaces/ dwelling unit         | 2 garage spaces/ dwelling unit             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b><i>Minimum Guest Parking Spaces</i></b>  | 1 guest space/3 units                  | 96 guest spaces                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|   | Total Required: 30 guest spaces        |  |                                     |                                     |                                     |
| <b><i>Open Space</i></b>  | Common:<br>500 square feet/unit        | 60,009 square feet                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|   | Total Required: 45,000 square feet     |  |                                     |                                     |                                     |
|   | Private:<br>200 square feet/unit       | 696 to 2,269 square feet/unit              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

| <i>R-1-13000 – Single-Family Residential Standards</i><br><i>Chapter 19.100 – Residential Zones</i> |           |           |                                     |                          |
|---|-----------|-----------|-------------------------------------|--------------------------|
| Standard  |           | Proposed  | Consistent                          | Inconsistent             |
| <i>Maximum Building Height</i>  | 35 feet   | 28 feet   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Number of Stories</i>  | 2 stories | 2 stories | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### *Modifications to Setbacks – Planned Residential Development*

The Zoning Code recommends minimum front, side and rear yard setback for individual lots within a PRD, but also allows these setbacks to be modified as part of the PRD permit. The recommended front yard setback for an individual lot is 10 feet, and the project proposes front yard setbacks ranging from 9 to 17 feet (Exhibit 6). The reduced front yard setback occurs on lots plotted with dwelling units that include front porches. Staff supports the proposed setback modification as it constitutes only a 10 percent reduction of the required setback. Further, the inclusion of front porches will enhance to the neighborhood character and serve as transitional indoor-outdoor spaces to activate the streetscape.

## FINDINGS SUMMARY

### *Planned Residential Development Permit (PRD)*

The proposed 90 lot PRD on 18.38 acres results in a density of 4.89 dwelling units per gross acre. In the R-1 -13000 Zone, a PRD qualifies for a Benchmark Density of 4.80 dwelling units per gross acre if the project meets all the requirements of Section 19.780.050(A) of the Zoning Code (*Benchmark Density and Findings for Approval*). A PRD in this zone may also qualify for a Bonus Density up to 10 percent higher than the Benchmark Density, or 5.30 dwelling units per acre, if the project meets a minimum of five of the additional requirements in Section 19.780.050(E) (*Density Bonus for Superior Design*). If the project can only partially meet these five criteria to qualify for the maximum Bonus Density, the Planning Commission can grant a lower Bonus Density (for example, 5 percent above the Benchmark Density). The Applicant has requested a Bonus Density of two percent, or 4.89 dwelling units per acre.

The proposed project meets the criteria required to qualify for the Benchmark Density of 4.80 dwelling units per gross acre. It also meets the criteria required to qualify for a Bonus Density of 2 percent, or a maximum of 4.89 dwelling units per gross acre, based on the following:

1. All streets, sidewalks, trails and recreation areas within the proposed project are not gated or fenced and, while privately owned and maintained, will be accessible to the public (19.780.050[E][1][b][1]).
2. The proposed project site is located within:
  - a. One-half mile of three Basic Community Resources listed in Table 19.780.050 A (elementary school, middle school, daycare center and place of worship) (19.780.050[E][1][b][3]); and
  - b. One half-mile of transit services offering more than 30 rides per weekday calculated pursuant to 19.780.050(E)(1)(b)(3)(a)(i-iii).
3. The proposed project incorporates light-colored, high-albedo paving materials for all sidewalks and driveways (19.780.050[E][1][b][5]);
4. 100 percent of the proposed project's built environment is permeable or designed to capture water runoff for infiltration on-site (19.780.050[E][1][b][6]); and

5. Trees for shading are provided for at least 50% of all sidewalks, driveways and recreational open space areas (19.780.050[E][1][b][4]).

Overall, the proposed project is well designed with adequate common area amenities, pedestrian and vehicular circulation and landscaping. The implementation of shared-use alleys as a common amenity feature is unique in the City and promotes through PRDs. The proposed project is designed to be consistent with and sensitive to the surrounding development patterns and will contribute to the buildout of the Orangecrest Specific Plan Area. Based on the above, staff can support the proposed PRD with the requested Bonus Density.

### *Variance*

In the R-1-13000 Zone, the Zoning Code requires a project perimeter landscape setback of 25 feet adjacent to all public streets for PRDs. The same Code provision also does not allow any fences or walls within the project perimeter landscape setback. The Applicant requests a Variance to walls within a reduced project perimeter landscaped setback of 5 feet along Lurin Avenue and 11 feet on the east side Wood Road. The Applicant has provided Variance Justification findings in support of this request (Exhibit 7).

The request for a reduced project perimeter landscape setback with walls and fences is consistent with the reverse frontage conditions further north on Wood Road where perimeter landscape setbacks with fences and walls range from zero to 12 feet. In addition to the proposed five- and 11-foot project perimeter landscape setbacks, there will be eight feet of landscaped parkway in the Lurin Avenue right-of-way and seven feet of landscaped parkway within the Wood Road right-of-way. This helps reduce the visual effect of the reduced project perimeter landscape setbacks and allows the combined landscaped areas to soften the perimeter walls. For these reasons, Staff supports the requested Variance and are able to make the required Variance Justification findings.

## **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration (MND) and Mitigation and Monitoring Reporting Program (MMRP) have been prepared for this project in accordance with Sections 15074 of the California Environmental Quality Act (CEQA) Guidelines and Section 21081.6 of CEQA (Exhibit 8). The CEQA documentation states the proposed project will not have a significant effect on the environment, subject to implementation of the MMRP.

## **PUBLIC NOTICE AND COMMENTS**

Public hearing notices were mailed to property owners within 300 feet of the project site. Pursuant to CEQA, a 20-day review and comment period for the MND was provided from May 31 to June 20, 2019. Additionally, notice was published in the Press Enterprise. During this period, Staff received no comments regarding the proposed project.

## **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 Community & Economic Development Department, Public Information Section, 3<sup>rd</sup> Floor, City Hall.



## EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial /Location Map
4. General Plan Map
5. Specific Plan / Zoning Map
6. Project Plans (Site Plans, Floor Plans, Building Elevations, Open Space Exhibit, Parking Exhibit, Conceptual Landscape Plans, Tentative Tract Map, Conceptual Grading Plan, Conceptual Composite Utility Plan, Fire Apparatus Turning Exhibit, Conceptual Lane and Striping Exhibit, Conceptual Site Lighting Plan)
7. Applicant Prepared Variance Justifications
8. CEQA Document (Initial Study/Mitigated Negative Declaration)
9. Existing Site Photos

(Material and Color Sample Board available for viewing at the Planning Division upon request.)

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Prepared by: Matthew Taylor, Associate Planner  
Reviewed by: Patricia Brenes, Principal Planner  
Approved by: Mary Kopaskie-Brown, City Planner



**EXHIBIT 1 – FINDINGS****PLANNING CASES: P18-0836** (Planned Residential Development Permit)

P18-0840 (TM-37593)

P18-0841 (Design Review)

P18-0842 (Variance)

***Variance Findings pursuant to 19.720.040:***

Variance Request: To allow walls within a reduced project perimeter landscape setback along public streets (19.780.060[B][2]).

- a. *The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.*

The proposal complies with this finding. Strict application of the Planned Residential Development Permit standards for the R-1-13000 Zone would require 15- to 25-foot landscaped setback, free of any structures including walls and fences, adjacent to public streets. The intent of the required setback is to ensure a uniform, well-designed project appearance from the public realm, and to balance the flexible development standards allowed by a PRD with compatibility with surrounding development. Compliance the Zoning Code would result in wide, reverse-frontage landscaped areas on Wood Road and Lurin Avenue that are substantially larger than those of the surrounding development. Compliance would further require the proposed project to reduce usable private and common open space areas in exchange for creating unusable, passive landscaped areas on the perimeter; or to reduce internal private street widths, resulting in the elimination of required guest parking. Either of these actions would result in a practical difficulty and an unnecessary hardship contrary to the intent and purpose of the Zoning Code, and more specifically the purpose of the Planned Residential Development Permit ordinance.

- b. *There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.*

The proposal complies with this finding. The proposed project design situates the residential lots surrounding and facing onto central common open space amenity areas. This design results in a reverse frontage condition along both Wood Road and Lurin Avenue, which is common throughout the surrounding neighborhood. However, a majority of the surrounding development consists of conventional subdivisions which are not subject to the same common usable open space or perimeter setback requirements applicable to PRDs. In conventional subdivisions in the R-1 Zones, reverse and side frontage lots are not subject to any perimeter landscaped setback requirement. Fence and wall setbacks, observed at existing developments in the immediate project area, range from zero to twelve feet. Compliance with the required landscaped setback provision would create a landscaped setback area that would be inconsistent with the surrounding pattern of development, and thus constitute an exceptional circumstance that does not apply to other property in the same zone or neighborhood.

- c. *The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.*

The proposal complies with this finding. In addition to the proposed five- and 11-foot project perimeter landscape setbacks, the proposed project design includes eight feet of parkway landscaping in the Lurin Avenue right-of-way and seven feet of parkway landscaping in the Wood Road right-of-way. The proposed project will provide sufficient area for enhanced landscape planting along the public street frontages. It includes construction of sidewalks, curbs and gutters, utility relocation, stormwater treatment facilities and new RTA bus stops. These improvements will benefit the Orangecrest neighborhood. Therefore, the granting of the Variance request will not be materially detrimental to the public welfare and surrounding property improvements.

- d. *The granting of this request will not be contrary to the objectives of the General Plan.*

The proposal complies with this finding. Granting the request to allow walls within a reduced project perimeter landscape setback along public streets is be consistent the objectives and policies of the General Plan 2025. Specifically, the proposal will provide a diversity of single-family residential housing and product types within an existing single-family neighborhood consistent with General Plan 2025 Goal H-2, Policy LU-8.1, Objective LU-35, Policy LU-35.2, Policy LU-36.1, and Policy LU-36.5.



**EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL**

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

**PLANNING CASES:** P18-0836 (Planned Residential Development Permit)

P18-0840 (TM-37593)

P18-0841 (Design Review)

P18-0842 (Variance)

**Case-Specific**

• **Planning Division**

1. Plans shall conform to the Exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised Exhibits and a narrative description of any proposed modifications. The Applicant is advised that an additional application and fee may be required.
2. The proposed project shall be developed and operated substantially as described in the text of this Staff Report and as shown on the plot plan on file with this case, except for any specific modifications that may be required by these conditions of approval.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Map Recordation:*

4. The applicant shall prepare and record 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 and private drives.
  - 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&Rs shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking regulations and are personally liable for any penalties, including citations, for the failure to follow through with their responsibilities.
  - c) Mechanical maintenance and "knock-down" repair of fire hydrants and street lights which meet the specifications of the Public Utilities Department along private streets shall be accomplished by either the City Public Utilities Department or applicable serving utility company, at the expense of the HOA.
  - 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 streets.

- e) The CC&R's shall provide the City with authority to repair and/or maintain the private streets and/or appurtenances in the event the HOA fails to maintain said streets and/or appurtenances in a manner that provides adequate access at all times so that emergency and utility vehicles can service the properties contiguous or adjacent thereto. Provision shall be made in the CC&R's to enable the City to recover costs of work performed by the City in these streets. The CC&R's shall provide that the HOA grants the City the authority to enter and repair and maintain the private street in the event the HOA defaults in its maintenance responsibilities and the preservation of the public health, safety, and welfare necessitates City maintenance of the private street. Repair costs incurred by the City shall be shared, pro rata, by all parcels and collected as assessments along with County property taxes.
- f) Vehicles parked on a residential driveway shall not encroach onto the sidewalk or private street.
- g) Graffiti shall be removed within 24 hours of complaint.
- h) The HOA shall maintain the stormwater basins, parkway and landscape along the project's frontage, common open space, private street, curbs, gutters, and sidewalk.
- i) Should the City of Riverside enact an ordinance to regulate vehicle traffic on privately owned and maintained roads within the City boundaries, the homeowners association shall grant the City access to install signage to regulate vehicle traffic.

*Prior to Rough Grading Permit Issuance:*

- 5. **Mitigation Measure BIO-1:** A pre-construction survey for burrowing owls shall be conducted by a qualified biologist within 30 days prior to the start of construction/ground-breaking activities. If no active burrows are detected, then no further action will be required. If an occupied burrow is detected during the burrowing owl breeding season (March 1 to August 31), a protective buffer of 500 feet shall be designated around the active burrow by a qualified biologist to avoid impacting a breeding owl. No work shall occur within 500 feet of the burrow unless a reduced buffer area is determined to be acceptable by a qualified biologist's notification to the City of Riverside. If an occupied burrow is detected during the non-breeding season (September 1 to February 28), the burrowing owl may be passively excluded based on California Department of Fish and Wildlife-approved methods and the burrow can be excavated prior to construction.
- 6. **Mitigation Measure BIO-2:** Mitigation Measure BIO-2: In order to avoid impacts on nesting birds and raptors (common or special status), construction activities should be scheduled during the non-breeding season (generally between July 1 and February 28/29 for nesting birds; between July 1 and January 31 for nesting raptors), to the extent practicable. If project timing requires that construction activities be conducted during the breeding season (generally between March 1 and June 30 for birds; between February 1 and June 30 for raptors); prior to issuance of a grading permit, a pre-construction survey or multiple surveys shall be conducted by a qualified biologist no more than 72 hours prior to disturbance to confirm the absence of active nests. If no active nests are found, no further measures would be necessary.

If the biologist finds an active nest in or adjacent to the construction area and determines that the nest may be impacted, the biologist would identify an appropriate buffer zone around the nest, depending on the sensitivity of the species and the nature of the construction activity. The active site would be protected until nesting activity has ended to ensure compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.

To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified biologist:

- a) Clearing limits shall be established within a buffer around any occupied nest (the buffer shall be 300–500 feet for raptors), unless otherwise determined by a qualified biologist; and
- b) Access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified biologist. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants.

7. **Mitigation Measure CUL-1:** Prior to the issuance of the first grading permit, evidence shall be provided to the City Building and Safety Division and Planning Division that a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology is retained and shall conduct a pre-grading archaeology sensitivity training for construction personnel completing grubbing, grading and trenching. This meeting shall include discussion of the types of cultural resources that may be encountered and the proper procedures to enact should an inadvertent discovery be encountered.

The qualified archaeologist shall also provide full-time monitoring of project excavations in the eastern half of the project site to a depth of 5-feet below the ground surface. Monitoring in the western half of the site shall occur on an on-call/spot-check basis. In the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 100 feet of the find until the qualified archaeologist has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g)

8. **Mitigation Measure CUL-2:** Prior to the issuance of the first Grading permit, Prior to the issuance of the first grading permit, evidence shall be provided to the City Building and Safety Division and Planning Division that a qualified paleontologist has been retained. In the event that potential paleontological resources are inadvertently discovered during ground-disturbing activities, work shall be halted within 50 feet of the find until it can be evaluated by the qualified paleontologist. Construction activities may continue in the other areas of the project site. Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society for Vertebrate Paleontology professional standards. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils would be prepared and submitted to the appropriate City personnel.
9. 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; and
  - d) Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

- e) 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.
- f) Grading Plans for Plan Check review shall be revised to show the exposed height of retaining walls facing Wood Road and Lurin Avenue does not exceed three feet.
- g) Grading Plans shall incorporate a band of decorative paving at the intersection of each main project driveway with Wood Road.

*Prior to Precise Grading Permit Issuance:*

- 10. Tract Map No. 37593 shall be recorded.

*During Grading and Construction Activities:*

- 11. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
- 12. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 13. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 14. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 15. 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 SCAQMD Rule 403;
    - i) 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;
    - ii) The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;

- iii) Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - iv) Wash off trucks and other equipment leaving the site;
  - 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.
16. The applicant shall be responsible for erosion and dust control during construction phases of the project.
17. 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.

*Prior to Building Permit Issuance*

18. Construction plans submitted for Plan Check review shall include a copy of these Conditions of Approval.
19. Construction plans submitted for Plan Check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
20. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Revise the submitted Landscape Plan and irrigation plans to incorporate the following changes:
- a) Provide benches and/or decorative potted plants to preclude vehicular through traffic on the East and West Promenades;
  - b) Provide enhanced landscape treatment at the corners of Street A and Wood Road and Lurin Avenue and Wood Road. Enhancements may include signage monumentation, enhanced wall or pilaster materials, large specimen plantings or container groupings; water features or public art;
  - c) Landscaping throughout the bioretention basins on both sides of Wood Road shall provide a tiered effect and consist of a mix of plant materials for full coverage; and
  - d) Landscaping along Lurin Avenue shall provide a tiered effect and consist of a mix of plant materials to soften the view of the wall from the street.
21. **Fence and Wall Plan:** Revise the submitted fence and wall plan such that the plan provided incorporates the following changes:
- a) Retaining walls shall match the materials of the block walls along the sides and front of the project site.



*Prior to Release of Utilities and/or Occupancy:*

22. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditory responsible for the project. Contact Matthew Taylor, Associate Planner at (951) 826-5944 or [mtaylor@riversideca.gov](mailto:mtaylor@riversideca.gov) to schedule the final inspection at least one week prior to needing the release of utilities.

*Standard Conditions:*

23. There is a 36-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.
24. Planned Residential Development permits and Design Review, related to an implementing subdivision, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of six years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case in addition to a time extension fee.
25. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
26. 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.
27. 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.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 or [malbanese@riversideca.gov](mailto:malbanese@riversideca.gov) with questions regarding the following Fire Department conditions:

28. 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.

29. Public fire hydrants shall be spaced a maximum of 350 feet apart on Wood Road and Lurin Avenue.
30. All private fire hydrants shall be spaced a maximum of 500 feet apart.
31. Minimum of a 1 inch water meter for the fire sprinkler systems.
32. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.  
  
An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information
33. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
34. Construction plans shall be submitted and permitted prior to construction.
35. Fire Department access shall be maintained during all phases of construction.
36. All required hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
37. 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. Fire access turning radius shall comply with fire department bulletin number B-16-001.

- **Parks, Recreation & Community Services Department**

Contact Randy McDaniel at 951-826-2000 or Alisa Sramala at 951-826-2021 with questions regarding the following PRCSD Conditions:

38. Developer shall supply Parks and Recreation with a full set of plans for plan check for Rough Grading, Precise Grading, Street Improvement, Utilities, and Building Permit.

*Prior to Map Recordation*

39. Dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for non-motorized use as required to implement the City's Multi-purpose Recreational Trails System Master Plan. (RMC Chapter 13.13 Section 13.18.020)
40. A copy of the tract map plans showing the multi-purpose trail easement dedication shall be provided to the PRCSD for review and approval.
41. A surety and construction agreement shall be prepared by Public Works or PRCSD to be executed/posted to guarantee the required trail improvements.
42. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW, private landscape or private street lots.
43. Developer shall establish a Master Property Owners Association (MPOA), a Home Owners Association (HOA) or other approved mechanism.
  - a) Mechanism shall ensure that maintenance of multi-purpose trail is provided for in-perpetuity.
  - b) Recorded tract map shall include the condition for maintenance by approved entity.
  - c) City Attorney and Planning Division Approval is required.

*Prior to Grading/Street Improvement Permit Issuance*

44. Submit a copy of the Grading and Street Improvement Plans to PRCSD for review, approval and permit issuance. The plans that will be used to grade and construct the trail improvements shall include the Parks, Recreation, and Community Services Department Trail Grading and Construction Specifications Section 02211, as well as project specification information from the PRCSD standard trail details. Obtain Separate Public Park Improvement Permit and Inspection Card. Public Park Permit Requirements:
- a) Permit scope of work includes all Improvements constructed by Developer on trail easements or other PRCSD conditioned improvements.
  - b) Protect trail infrastructure from graffiti and remove graffiti within 72 hours of notification.
  - c) Grade trails 2%-4% w/ ADA compliant cross slope. No trail slope shall exceed 7%.
  - d) All improvements shall be constructed per CBC, City Public Park Improvement Standard specifications and details and Standard Specifications for Public Works Construction. (RMC Chapter 13.13 Section 13.18.020).

*Prior to Grading/Street Improvement permit closeout*

45. Demonstrate that all trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park improvement permit. (RMC Chapter 13.13 Section 13.18.020)

*Prior to Building Permit Issuance*

46. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas. (RMC Chapters 16.60, 16.44 and 16.76.).
47. Submit a copy of the Site Improvements Plans to PRCSD for review and approval prior to permit issuance. The plans that will be used to grade and construct the trail improvements shall include the Parks, Recreation, and Community Services Department Trail Grading and Construction Specifications Section 02211, as well as project specification information from the PRCSD standard trail details. Obtain Separate Public Park Improvement Permit and Inspection Card. Public Park Permit Requirements:
- a) Permit scope of work includes all Improvements constructed by Developer on trail easements or other PRCSD conditioned improvements.
  - b) Protect trail infrastructure from graffiti and remove graffiti within 72 hours of notification.
  - c) All improvements shall be constructed per CBC, City Public Park Improvement Standard specifications and details and Standard Specifications for Public Works Construction. (RMC Chapter 13.13 Section 13.18.020).
48. Construct recreational trail improvements per Trails Master Plan and Trails Standards for the trail segments along the Wood Road frontage through entire project. (RMC Ch 18.210, Section 18.210.050). Public Trail Requirements:
- a) 4' high, 2-rail ranch style PVC fence or City approved equal. The Riverside County standard trail fence detail on sheet L5, dated 4/15/2019, needs to be changed to the City of Riverside standard trail fence.
  - b) 4" thick stabilized decomposed granite trail with concrete mow curb on each side, and trail markers.
  - c) Additional Min. 3' wide private landscaped bench is required adj. to engineered slopes.
  - d) Refer to City adopted trail standard for additional information.

- e) At-grade or above-grade utility fixtures such as utility boxes, cabinets, valves, vaults, and similar, shall not be located within the multipurpose trail. Surface utility fixtures shall be set back from the trail and shall not be located so as to impair sight distance or create a physical obstacle or hazard. The CAD base information provided by the applicant to the utility providers to use in developing their designs shall show the trail location with a clear label and a note indicating these requirements.
- f) Any utility or irrigation lines run under the trail shall be sleeved as approved by the City of Riverside Parks, Recreation, and Community Services Department

- **Public Works Land Development**

Contact Chris Scully at 951-826-5345 or [cscully@riversideca.gov](mailto:cscully@riversideca.gov) with questions regarding the following Land Development/Engineering conditions:

- 49. 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.
- 50. Deed for widening Wood Road to 88 feet total width, based on a 44 foot from centerline half street to Public Works specifications.
- 51. Installation of curb and gutter at 32 feet from monument centerline, sidewalk and matching paving on both sides to provide for a total paved width of 64 feet on Wood Road to Public Works specifications.
- 52. *Advisory* – Project to have sewer service provided by WMWD.
- 53. Off-site improvement plans to be approved by Public Works prior to map recordation.
- 54. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
- 55. Deed for widening Lurin Avenue to 33 feet from monument centerline to Public Works specifications.
- 56. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Lurin Avenue to Public Works specifications.
- 57. Removal of pre-existing on-site improvements required.
- 58. Size, number and location of driveways to Public Works specifications.
- 59. Full improvement of interior streets based on private residential street standards.
- 60. *Advisory* - No security gates shall be allowed now, or in the future.
- 61. 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.

62. 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.
63. 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.
64. 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.
65. 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.

- **Public Works Street Trees**

Contact Guy Tanaka at 951-826-2310 or [gtanaka@riversideca.gov](mailto:gtanaka@riversideca.gov) with questions regarding the following Street Trees conditions:

66. Planting of 24" Box Size (species to be determined) required along Wood Road with root barrier along hardscapes. Typical spacing is approximately 35 feet, Street Tree Inspector will spot for planting when final grading and construction is completed.

67. Planting of 24" Box Size trees (species to be determined) required along Lurin Avenue with root barrier along hardscapes. Typical spacing is approximately 35 feet, Street Tree Inspector will spot for planting when final grading and construction is completed.

68. Installation of automatic irrigation system to provide deep-root watering to trees is required.

- **Public Works Solid Waste**

Contact Archie Washington at 951-351-6125 or [awashington@riversideca.gov](mailto:awashington@riversideca.gov) with questions regarding the following Street Trees conditions:

69. Trash collection service will not be provided on common drives. Areas shall be provided along private streets to accommodate the placement of containers for automated collection. On-street parking shall be prohibited (if allowed) on collection days as required to ensure access to the trash containers. Keypad activation of the security gates is required to allow access to the site for collection service.

- **Public Utilities Electric Division**

Contact Addie Revuelta at 951-351-6125 or [awashington@riversideca.gov](mailto:awashington@riversideca.gov) with questions regarding the following Street Trees conditions:

70. 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.

71. Blanket Public Utility Easement required on all parcels.

72. 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.

73. 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.

74. Developer is responsible for all street lights, trenching, installation of conduit and sub-structures required to provide power to the site.

75. The point of connection for this site is at Cole Avenue or at Obsidian Drive. Typical line extension will be required.

76. Plot existing electrical distribution facilities on the original site plan.

77. Blanket PUE required on all parcels.

78. Provide utility composite plan showing all proposed services.

79. Vaults will not be used within the tract (PJC will be required)– Vault will be required in the street.

80. Existing overhead poles to be relocated by Southern California Edison.

- **Western Municipal Water District**

Contact the Development Services Department at 951-571-7100 with questions regarding the following WMWD conditions:

81. Applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities.

82. Applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users, and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules and Regulations"), including without limitation:
- a) Provide and/or pay for connection facilities, as well as certain additional facilities that will be necessary to accommodate Applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;
  - b) Provide and/or pay for connection facilities, as well as certain additional facilities that will be necessary to accommodate Applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;
  - c) Payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by the Applicant); and
  - d) Agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.
83. Western is the water and sewer service agency. Facilities sufficient to serve the project will need to be planned and installed, or other arrangements made in collaboration with Western.

- **Riverside Transit Agency**

Contact the Joe Forgiarini at 951-565-5166 or [jforgiarini@riversidetransit.com](mailto:jforgiarini@riversidetransit.com) with questions regarding the following RTA conditions:

84. RTA requires the bus stops at Wood Road adjacent to Proposed Project to be maintained and brought up to ADA-compliant condition, with 20' x 8' pads available at each location to facilitate future installation of bus stop amenities (bench, shelter, trash receptacle). The stops should be located between the estate entrance and Lurin Avenue. RTA also requires a pedestrian crossing facility to be provided to allow residents and transit riders safe passage across Wood Road.