



Community & Economic Development Department


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Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: JULY 25, 2019
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	P19-0380 (Tentative Tract Map) P19-0480 (Variance)		
Request	To consider the following entitlements for a residential subdivision: 1) Tentative Tract Map (TTM-37764) to subdivide 8.80 acres into fourteen single family residential lots, ranging in size from 21,780 to 30,797 square feet, for future development of single family residences; and 2) Variance to allow a reduced lot depth on Lot 5.		
Applicant	La Sierra Victoria Development, LLC		
Project Location	Situated on the southeast corner of La Sierra and Victoria Avenues		
APN	136-220-016		
Project area	8.80 Acres		
Ward	5		
Neighborhood	La Sierra South		
General Plan Designation	LDR – Low Density Residential		
Zoning Designation	R-1-1/2 Acre – Single Family Residential Zone		
Staff Planner	Brian Norton, Senior Planner 951-826-2308 bnorton@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Tract Map (TM-36713) and find that no further CEQA action is required; and
2. **APPROVE** Planning Case P19-0380 (Tentative Tract Map), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 & 2).

SITE BACKGROUND

The 8.80 acre project site has been used for agricultural purposes. Approximately 7 acres of the subject site contain orange groves and a modular field office. The remainder of the site is not developed and consists of grass area. The site is surrounded by single family residences to the north and west across Victoria Avenue and La Sierra Avenue respectively, as well as to the east and south (Exhibit 3).

On February, 24, 2015 City Council approved Planning Case P14-0176 (TM-36713) to subdivide the site into 14 residential lots. The subdivision included the construction of a new public cul-de-sac, improvements to Millsweet Place cul-de-sac and the construction of a decomposed granite trail along the Victoria Avenue frontage. However, TM-36713 was not recorded and expired on February 24, 2019.

PROPOSAL

The applicant is requesting approval of a Tentative Tract Map (TTM-37764) to subdivide the project site into fourteen lots for future development of single-family residences. A Variance is also requested to allow a reduced lot depth for Lot 5.

The subdivision includes lots ranging in size from 21,780 to 30,797 square feet. Access to Lots 1-9 will be provided from a proposed 60-foot wide cul-de-sac (Goldtree Court), and to Lots 10-14 from Millsweet Place. No access will be provided from Victoria or La Sierra Avenues. Existing orange trees are proposed to be removed, except for two rows along the Victoria Avenue frontage. A third row of shade trees is proposed along Victoria Avenue behind the two rows of orange trees. No development is proposed at this time.

As part of this project, Millsweet Place will be completely improved and a 10-foot wide decomposed granite path along Victoria Avenue will be provided.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The project is consistent with the General Plan Land Use Designation of LDR – Low Density Residential, which provides for the development of large single family homes at a typical density of 3.0 dwelling units per acre (Exhibit 4). The project, as designed, will have a density of 1.59 dwelling units per acre and will further the intent of development within the La Sierra South neighborhood through the following objective and policy of the General Plan:</p> <p>Objective LU-65: Improve the La Sierra South neighborhood, balancing the needs and interests of residents and businesses.</p> <p>Policy LU-65.2: Encourage appropriately scaled infill development for other vacant or underutilized sites in the La Sierra South neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The proposed project site is zoned R-1-1/2 Acre, which is consistent with the General Plan Land Use designation (Exhibit 5). The R-1-1/2 Acre Zone allows up to 2.0 dwelling units per acre. The proposed subdivision is designed to accommodate a density of 1.59 dwelling units per acre, consistent with the density allowed in the zone. As proposed the subdivision meets the standards of the R-1- 1/2 Acre Zone, except for the reduced lot depth for Lot 5. The Zoning Code allows for consideration of Variances to deviate from the development standards. The Applicant is requesting a Variance to facilitate implementation of this project (Exhibit 7).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Subdivision Code (Title 18)</i></p> <p>The proposed tract map meets the development standards outlined in Chapter 18.210 of the Subdivision Code including those for public streets, and lot dimensions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Grading Code (Title 17)</i></p> <p>The conceptual grading plan has been designed to comply with all development standards of the Grading Code, including those for manufactured slope heights and ratios, building pads, and bio swale areas.</p> <p>Grading plans show a 10-foot wide decomposed granite path along the Victoria Avenue frontage consistent with the City's Trails Master Plan and the <i>Victoria Avenue Ad HOC Committee Design and Development</i> Standards for Victoria Avenue.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<p><i>Chapter 19.100.040</i> <i>Residential Development Standards R-1-1/2 Acre</i> <i>Lots 1-14</i></p>					
Standard		Proposed		Consistent	Inconsistent
Lot Area	21,780 square feet	Lots 1-14	21,781 – 30,797 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	125 feet	Lots 1-14	125 – 140 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	150 feet	Lots 1-4	166 – 167 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Lot 5	136 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Lots 6-14	156-190 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density	2.0 du/ac		1.59 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Variance

Lot Depth

A Variance has been requested by the applicant to allow Lot 5 to have a substandard lot depth of 136 feet, where the Zoning Code requires 150 feet in depth for lots in the R-1-1/2 Acre Zone. The applicant has provided variance justification findings (Exhibit 7). Staff is in support of the requested Variance, as Lot 5 exceeds the minimum required lot size and allows a substantial amount of building setback area to construct a single family residence without the need for additional variances. In addition, the site is designed in a manner that will provide much needed housing in the area and be compatible with other developments in the vicinity.

ENVIRONMENTAL REVIEW

Planning Division Staff determined that the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Tract Map (TM-36713) and find that no further CEQA action is required (Exhibit 8).

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding this project.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten (10) calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor - City Hall.

EXHIBITS LIST

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

Prepared by: Brian Norton, Senior Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P19-0380** (Tract Map No.37764)
 P19-0480 (Variance)

Variances pursuant to Chapter 19.720.040

To allow a reduced lot depth for Lot 5.

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

The proposal **complies** with this finding. The Zoning Code requires a lot depth of a minimum of 150 feet. Strict application of the Code would trigger additional Variances, such as lot area, and lot width would be triggered if the cul-de-sac was reconfigured to allow a lot depth of 150 feet on lot 5. Although lot 5 does not meet the minimum lot depth, the lot has been designed to meet the minimum lot area and lot width. As a matter of information, lot 5 is the largest lot in area in the proposed subdivision. Overall the subdivision has been designed to allow for future residences to meet the setback requirements in compliance with the R-1-1/2 Acre Zone. Strict adherence to the Zoning Code would result in a practical difficulty and unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code.

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

The proposal **complies** with this finding. Due to the parcels size and existing surrounding development, the design of the subdivision necessitates the need for a new cul-de-sac street in order to access lots 1-9. The cul-de-sac terminates at the front of lot 5, with the required cul-de-sac 'bulb' reducing the depth of lot 5 to 136 feet. Reducing the length of the bulb triggers multiple variances on adjacent lots, such as lot width, lot depth and lot size. Additionally, eliminating the 'bulb' eliminates the ability of the emergency vehicles to properly access properties located along the cul-de-sac in a safe manner. In addition, the subdivision layout and density are similar to other residential developments in the vicinity. Therefore, there are special circumstances applicable to this property that prevent lot 5 from complying with the lot depth requirement.

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

The proposal **complies** with this finding. The granting of the variances will allow development of a subdivision with a public street on a vacant infill lot, consistent with

surround single family development patterns. Proposed lot sizes are consistent with the development patterns of surrounding neighborhood. Therefore, the granting of a variance for a reduced lot depth will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

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

The proposal complies with this finding. The project is consistent with the objectives and policies of the La Sierra South neighborhood. Granting of the variance request for lot depth is not contrary to the objectives of any part of the General Plan.



EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P19-0380 (Tentative Tract Map)
 P19-0480 (Variance)

• **Planning**

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

Prior to Map Recordation

2. Covenant, Conditions and Restrictions (CC&R's) shall be recorded and include the following subject to the satisfaction of the Planning Division, Parks and Recreation Division Public Works, and City Attorney's Office:
 - a. Home Owners Association (HOA) shall be created;
 - b. Maintenance of the trail along Victoria Avenue shall be provided for "in-perpetuity";
 - c. Recorded map shall include the condition for maintenance by approved entity;
 - d. Required landscaping along La Sierra Avenue shall be maintained and irrigated in perpetuity;
 - e. The three rows of citrus trees along the Victoria Avenue frontage shall be maintained and irrigated in perpetuity;
 - f. If trees are removed, die of disease or age, they shall be replaced with trees consistent with the Victoria Avenue AD HOC Committee Design and Development Standards; and
 - g. Lots fronting Victoria Avenue (Lots 1, 9 and 10) shall maintain in-perpetuity, three rows of trees, consistent with the Victoria Avenue AD HOC Committee Design and Development Standards.

Prior to Grading Permit Issuance

3. Tract Map 367764 shall be recorded.
4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;

- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
- e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
- f. The Project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - ii Wash off trucks and other equipment leaving the site;
 - iii Replace ground cover in disturbed areas immediately after construction;
 - iv Keep disturbed/loose soil moist at all times;
 - v Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - vi Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
 - vii Include details and specifics on how existing orange trees will be protected during grading.
 - viii Include details on how orange trees will continue to be irrigated during grading.
- 5. Plans shall reflect two rows of existing citrus trees to be protected in place along Victoria Avenue.
- 6. Existing grove shall not be removed prior to grading permits issuance.

During Grading and Construction

- 7. Two rows of existing citrus trees shall be protected along the Victoria Avenue frontage.
- 8. The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- 9. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior Standards can evaluate the nature and significance of the find. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98.

10. *Any earthmoving that exceeds the relative depth of five feet below the current surface be monitored for paleontological specimens. The paleontological monitoring program should be in concurrence with County guidelines and the Western Center, Hemet. Prior to any implementation, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.
11. *The following mitigation measures shall be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:
 - a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
 - b. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.
12. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.

Prior to Building Permit Issuance

13. **Staff Required Building Elevation Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following:
 - a. Residences on Lots 1, 9 and 10 shall be designed to have an architectural front-on treatment to Victoria Avenue with high quality architectural design and detail; and

- b. Those residences that reverse and side-on to La Sierra Avenue shall incorporate enhanced architecture for rear and side facing elevations visible from La Sierra Avenue.
14. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plans provided for building permit plan check incorporate the following:
- a. Advisory: Driveways for lots 1 and 9 shall take access from the proposed Cul-de-Sac (Goldtree Court) and Lot 10 shall take access from Millsweet Place. No driveways shall take access from Victoria or La Sierra Avenues; and
 - b. Plans shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning Division and Public Utilities review and approval. The visibility of such facilities shall be minimized from public view.
15. **Staff Required Landscape and Irrigation Conditions:** Landscaping and Irrigation plans shall be formally submitted to the Planning Division prior to the issuance of Building permits. Separate applications and filing fees are required. Plans shall incorporate the following:
- a. Landscape and irrigation shall be provided along the La Sierra Avenue frontage between the proposed block wall and the back side of sidewalk;
 - b. Typical front yard, side on, and slope landscaping and irrigation, including implementation of water quality management facilities on each lot, shall be submitted for staff review and approval.
 - c. Details regarding the permanent irrigation of the existing citrus trees shall be provided; and
 - d. A row of trees, consistent with the Victoria Avenue Ad HOC Committee Design and Development Standards, shall be planted behind the existing two rows of citrus trees along the Victoria Avenue frontage.
16. **Staff Required Fence and Wall Conditions:** A perimeter wall plan shall be submitted for review and approval. Plans shall include the following:
- a. Walls shall be constructed of a decorative material, consistent with the Citywide Design Guidelines;
 - b. Walls shall not exceed 6-feet in height;
 - c. Walls along La Sierra Avenue shall include decorative pilasters;
 - d. The wall segment and decorative pilasters along La Sierra Avenue shall be finished with a decorative overhanging cap;
 - e. Termination of walls shall include a decorative column and cap;
 - f. The placement of the decorative wall at the intersection of La Sierra and Victoria Avenues shall be placed at least 5 feet behind the existing subterranean electrical vault; and
 - g. Six-foot high walls or fences along Victoria Avenue shall not be closer to the property line than any wall of the future residences on lots 1, 9 and 10.

Standard Conditions

18. There is a thirty-six-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No

time extension may be granted for applications received after the expiration date of the map.

19. Within 30 days of the approval of the project by the City the developer shall execute an agreement, approved by the City Attorney's Office, to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the Developer/subdivider of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
20. 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.
21. 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 Prevention**

Prior to Issuance of Building Permits

22. 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.
23. Fire Hydrant required for new residential tract. Any required public fire hydrants shall be spaced a maximum of 350 feet. Private hydrants shall be spaced a maximum of 500 feet.

- **Parks and Recreation**

Prior to Map Recordation

24. 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.
25. Submit a copy of the tract map and plans showing the multi-purpose recreational trail dedication and improvements to PRCSD for review.
26. A surety shall be prepared by Public Works or PRCSD to be posted to guarantee the required trail improvements.
27. 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.

Prior to Grading/Street Improvement Permit Issuance

28. Submit a copy of the Grading Plans and Street Improvement Plans to PRCSD for review and approval prior to permit issuance.
Obtain Separate Public Trail Improvement Permit and Inspection Card.

Public Park Permit Requirements:

- a. Permit scope of work includes all Improvements constructed by Developer on public trail easements or other PRCSD conditioned improvements.
- b. Incidental park impacts shall be returned to as good or better condition than existing.
- c. Protect trail infrastructure and improvements from graffiti and remove graffiti within 72 hours of notification.
- d. Grade trails 2%-4% w/ ADA compliant cross slope. No trail slope shall exceed 7%.
- e. 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

29. Demonstrate that all public trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public trail improvement permit.

RMC Chapter 13.13 Section 13.18.020

Prior to Building Permit Issuance

30. 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.

31. Submit a copy of construction documents and specifications to PRCSD for review, approval prior to permit issuance.

Obtain a separate Public Trail Improvement Permit.

Public Park Permit Requirements:

- a. Permit scope of work includes all Improvements constructed by Developer on public trail easements.
- b. All improvements shall be constructed per CBC, City Public Park and Trail Improvement Standard specifications and details and Standard Specifications for Public Works Construction.
- c. Protect trail infrastructure from graffiti and remove graffiti within 72 hours of notification.

RMC Chapter 13.16, Section 13.16.010, Section 13.16.060

Prior to Occupancy, Certificate of Use or Building Permit Closeout

32. Construct recreational trail improvements per Trails Master Plan and Trails Standards for the trail segments along the project frontage on Victoria Avenue.

Public Trail Requirements:

- a. 4" thick stabilized decomposed granite trail, trail markers and concrete mow curb ea. side.
- b. Additional Min. 3' wide private landscaped bench is required adj. to engineered slopes.
- c. Refer to City adopted trail standard for additional information.

RMC Ch 18.210, Section 18.210.050.

33. Demonstrate that all public trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public trail improvement permit.

Operational Conditions

34. Owner or occupant shall maintain dedicated trail improvements including at a minimum all curb, signage and tread. RMC Chapter 13.06 and 13.10.

- **Public Utilities – Water**

35. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
36. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.

- **Public Utilities - Electric**

37. 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.
38. 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.
39. 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.
40. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
41. Plot existing electrical distribution facilities on the original site plan.
42. Please show proposed location of transformers, PJC's, and service panels
43. Developer is responsible for street resurfacing per PW requirements, in addition to install spare conduits, stub & cap along property frontage & install street lights.
44. Easements & fees will be acquired during the design process
45. Point of connection intersection of La Sierra X Victoria. Electric conduit to be installed in the street, night work will be required.
46. Developer to maintain proper clearance within the trail

- **Public Works – Land Development**

47. 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.
48. Deed for widening Victoria to 90 feet from monument centerline to Public Works specifications.
49. Waiver of access to La Sierra Avenue from Lots 1-4.
50. Waiver of access to Victoria Avenue from Lots 1, 9, and 10.

51. Dedication of a public landscape easement on La Sierra Avenue as required to accommodate required landscaping to Public Works specifications.
52. Rehabilitation of existing improvements on Millsweet Place to Public Works specifications.
53. Full half-street improvements on Millsweet Place total R/W = 60 feet, curb and gutter at 18 feet from monument centerline to Public Works specifications, installation of sidewalk is not required.
54. Full improvement of Goldtree Court based on 60 foot residential street standards, installation of sidewalk is not required.
55. Installation of sewer and sewer laterals to serve this project to Public Works specifications.
56. A sewer extension approximately 200 feet long will be required to serve this project.
57. Modification of existing irrigation facilities on La Sierra Avenue as required to accommodate additional landscaping adjacent to proposed reverse frontage wall. All parkway modifications shall be subject to approval and inspection by Public Works Landscape Maintenance Division.
58. This project is within the Southwest Riverside Drainage Area. Drainage fees to be paid prior to map recordation.
59. Off-site improvement plans to be approved by Public Works prior to map recordation.
60. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
61. Storm Drain construction will be contingent on engineer's drainage study.
62. 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.

63. 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:

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;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

64. 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.
65. 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.
66. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
67. On all plans, provide linear footage labels along all parcel lines. PLANT 24" box size Pistacia atlantica 'Red Push' along GOLDTREE CT & MILLSWEET PL in PUBLIC RIGHT-OF-WAY. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications. Provide landscape plan for tree planting in the PUBLIC RIGHT-OF-WAY to Tree Inspector for review and approval. No planting to occur prior to site inspection after fine grading and hardscape installation is complete for Tree Inspector to make final determination of precise locations and quantities of Street Trees.