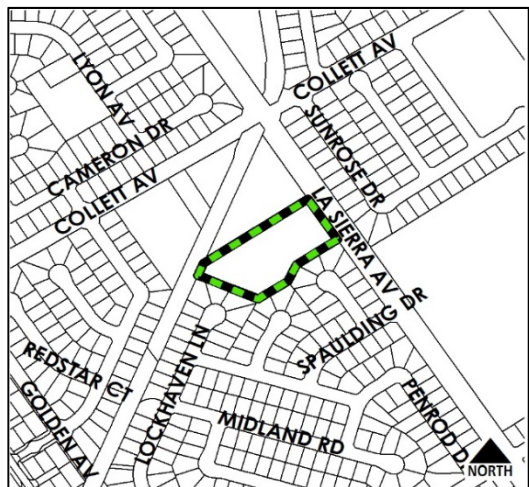




PLANNING COMMISSION HEARING DATE: NOVEMBER 14, 2019
AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0410 (Planned Residential Development) P19-0411 (Tentative Tract Map) P19-0412 (Design Review)	
<i>Request</i>	To consider the following entitlements for a planned residential subdivision: 1) Planned Residential Development Permit consisting of detached single-family dwellings, common open space amenities, private streets, and water quality treatment facilities; 2) Tentative Tract Map (TM-37754) to subdivide a vacant 3.73-acre parcel into 34 residential lots, open space and private streets; and 3) Design Review of project plans.	
<i>Applicant</i>	Zoe Kranneman for National Community Renaissance	
<i>Project Location</i>	4350 La Sierra Avenue, situated on the west side of La Sierra Avenue, between Collett Avenue and Spaulding Drive	
<i>APN</i>	142-480-005	
<i>Project Area</i>	3.73 Acres	
<i>Ward</i>	6	
<i>Neighborhood</i>	La Sierra	
<i>General Plan Designation</i>	MDR – Medium-Density Residential	
<i>Zoning Designation</i>	R-1-7000 – Single-Family Residential Zone	
<i>Staff Planner</i>	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P19-0410 (Planned Residential Development Permit), P19-0411 (Tentative Tract Map No. 37754), and P19-0412 (Design Review), based on the findings and subject to the recommended conditions included in the staff report (Exhibit 1).

SITE BACKGROUND

The proposed project site consists of a 3.73-acre parcel located on the west side of La Sierra Avenue, between Collett Avenue and Spaulding Drive. The site has previously been used for parking by the GoodNews Church, contiguous to the site. Approximately half of the site has been paved and finger planters have been added. Surrounding land uses include single-family residences to the south, east, and west, and the GoodNews Church to the north (Exhibit 2).

As a matter of information, on March 13, 1985, the Design Review Board approved a Design Review (DR-12-845) request for the construction of a 58-unit apartment complex. The applicant did not proceed with the project, and the Design Review expired.

PROPOSAL

The applicant is requesting approval of a Planned Residential Development Permit (PRD) and Tract Map to develop the site with a 34-lot residential subdivision consisting of detached single-family dwelling units, private streets, and common open space amenities. Design Review is requested for site design and building elevations.

Individual lots range in size from 2,572 square feet to 5,477 square feet, with dwelling units ranging from 1,827 square feet to 2,173 square feet. Two architectural styles (Spanish and Bungalow) and four floor plans are proposed with varying building designs and rooflines for each of the plans. The proposed dwelling units are one and two stories with a maximum building height of 24 feet, 5 inches, and include up to five bedrooms and three bathrooms. Each dwelling includes a two-car garage.

The proposed project includes 17,459 square feet of common open space located throughout the development. Amenities include BBQ areas with an overhead trellis along the south and west property lines, an outdoor gym area, and a tot lot. Each residential lot includes a minimum of 300 square feet of private open space.

Vehicular access to the project site is provided via one driveway on La Sierra Avenue. The internal private street provides 17 guest parking spaces. The proposed project includes an internal pedestrian network of sidewalks with enhanced street crossings and corner curb bulb-outs for safety.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project site has a General Plan land use designation of MDR – Medium Density Residential (Exhibit 3), which provides for the development of single-family residences, town homes and row houses. The proposed project consists of detached single-family residences, consistent with the General Plan. Additionally, the proposed project will be consisted with the following Objective to further the intent of the General Plan 2025:</p> <p><u>Objective LU-59:</u> Maintain and enhance the quality of life in the La Sierra Neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code (Title 19)</i></p> <p>The proposed project site is zoned R-1-7000, which is consistent with the MDR – Medium Density Residential land use designation (Exhibit 4). The R-1-7000 Zone permits up to 6.2 dwelling units per acre. A benchmark density of up to 7.3 dwellings units per acre is permitted with a PRD Permit, if the development meets the applicable design criteria. In addition, a density bonus of up to 35 percent may be granted, if a project includes affordable units in accordance with the State’s Density Bonus Law (California Government Code Sections 65915 – 65918). The request of a density bonus for this project would result in an allowable density of 9.855 dwelling units per acre.</p> <p>The project has been designed to comply with the applicable PRD requirements. In addition, plans show that 7 of the 34 residences will be affordable, which equates to 20 percent of the total number of residences. Thus, as part of this project, the applicant is requesting a density bonus of 25 percent, resulting in an overall project density of 9.0 dwelling units per acre.</p> <p>Staff supports this project as it will comply with the PRD standards and will not exceed the maximum allowable density for a PRD with affordable units.</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 private street and guest parking standards. Lot dimensions within a PRD are flexible and established on a case-by-case basis. Staff has determined that the proposed lot dimensions of each residential lot are appropriate for this PRD.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Grading Code (Title 17)</i></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. All retaining walls comply with the Grading Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project provides a variety of floor plans in two 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 decorative trim, wrought iron details, stacked stone veneer, and decorative brackets. Enhanced architecture is also provided on the facades of the houses on Lots 1 through 4 facing La Sierra Avenue.</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. The proposed project meets the objectives of the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.780.050 – Planned Residential Development for R-1-7000 Zone</i>					
	<i>Standard</i>	<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	<i>Modification</i>
<i>Maximum Density with Bonus</i>	9.855 du /acre (7.3 du/acre with 25% affordability bonus)	9.0 du/ acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Maximum Lot Coverage</i>	Established by the Approving Authority	29 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Individual Lot Setbacks</i>	Front Yard – 10 feet	3 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	10.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Project Perimeter Building Setbacks</i>	La Sierra Avenue – 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Interior Perimeter – 20 feet	20 feet			
<i>Project Perimeter Landscape Setback</i>	La Sierra Avenue – 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No fences or walls	No fences or walls			
<i>Minimum Parking</i>	2 garage spaces/ du	2 garage spaces/ du	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Minimum Guest Parking Spaces</i>	1 guest space/3 units = 12 spaces	17 guest spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Open Space</i>	Common: 500 square feet/unit	17,459 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Total Required: 17,000 square feet				

<i>Chapter 19.780.050 – Planned Residential Development for R-1-7000 Zone</i>					
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	<i>Modification</i>
	Private: 200 square feet/unit	300-2,509 square feet/unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>R-1-7000 – Single-Family Residential Standards Chapter 19.100 – Residential Zones</i>				
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
<i>Maximum Building Height</i>	35 feet	24 feet, 5 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Number of Stories</i>	2 stories	1 to 2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Front Yard Setback Modification – Planned Residential Development

Section 19.780.060 of the Zoning Code allows for modification of development standards specific to PRD setbacks within the project boundaries through the consideration of a PRD Permit. The PRD provisions require a 10-foot front yard setback for individual lots. The applicant is requesting a modification for reduced front yard setbacks for the individual lots within the PRD.

The project proposes front yard setbacks ranging from 3 to 7 feet (Exhibit 5). The proposed front yard setbacks can be justified as the reduced depth facilitates floor plans with two-car garages, and large rear yards for private open space opportunities. Additionally, the proposed reduced setbacks will not be visible from the public right of way and therefore will not negatively impact the surrounding community. Lastly, the project provides private and common open space opportunities that mitigate the reduced front yard setbacks. For these reasons, Staff supports the proposed front yard setback modification.

FINDINGS SUMMARY

Planned Residential Development Permit (PRD)

The proposed PRD, consisting of 34 units on 3.73 acres, will yield a density of 9 units per gross acre. In the R-1-7000 Zone, a PRD qualifies for a Benchmark Density of 7.3 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*).

The proposed project meets the criteria required to qualify for the Benchmark Density of 7.3 dwelling units per gross acre based on the following:

- A. The property is well served by public infrastructure;
- B. The project enjoys good access to public services, including La Sierra, Collett Elementary School, and Collett Park.
- C. The site is located on La Sierra Avenue, a 110-foot arterial capable of accommodating the anticipated traffic;
- D. The project complies with the purpose and standards of this chapter, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with City Codes. Additionally, the project design included the following:
 1. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;

2. Relatively level land is proposed for active recreational activities in the rear of the site;
 3. Open space is distributed on the site and accessible to all units;
 4. An efficient circulation system consisting of a private street, drive aisles, and pedestrian walkways; and
 5. Sensitivity to surrounding community and attention to the edge conditions.
- E. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity; and
- F. The project provides amenities in compliance with the PRD provisions of the Zoning Code, consistent with the size and scale of the project, the project density, and neighborhood characteristics.

Overall, the proposed project is well designed with adequate common area amenities, pedestrian and vehicular circulation and landscaping. The proposed project is designed to be consistent with and sensitive to the surrounding development pattern and will provide affordable housing opportunity in the City. Based on the above, staff can support the proposed PRD with the requested Bonus Density.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an in-fill development. The project is consistent with the criteria set forth in Section 15332(a)-(e) as follows:

1. The project is consistent with the applicable General Plan Designation of MDR – Medium-Density Residential and all applicable General Plan policies, as well as with the applicable base zoning designation of R-1-7000 – Single-Family Residential;
2. The project occurs within the City Limits on a site of no more than five acres substantially surrounded by urban uses;
3. The project site has no value as habitat for endangered, rare or threatened species, as depicted in General Plan 2025 Final Programmatic Environmental Impact Report (GP 2025 FPEIR) Figures 5.4-1 (Habitat Areas and Vegetation Communities), 5.4-3 (Stephens' Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservation Plans [HCP]), 5.4-5 (MSHCP Cores and Linkages), 5.4-6 (MSHCP Narrow Endemic Plan Species Survey Areas), 5.4-7 (MSHCP Criteria Area Species Survey Area) and 5.4-8 (MSHCP Burrowing Owl Survey Area), as well as the Biological Resources Technical Assessment, prepared by LSA, dated July 19, 2019;
4. Approval of the project would not result in any significant effects relating to traffic, as documented by the Preliminary Trip Generation Memo prepared for this project, which concluded that the project is anticipated to generate 25 vehicle trips during the AM peak hour and 34 vehicle trips during the PM peak hour. Based on the daily traffic analysis, La Sierra Avenue will have more than adequate capacity to accommodate the traffic increase of the proposed project and is anticipated to continue to operate at Level of Service B (Exhibit 6).
5. Approval of the project would also not result in any significant effects relating to noise, air quality or water quality, as documented by the CalEEMod Emissions Model and Preliminary

Water Quality Management Plan prepared for the project. Compliance with construction hours limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code will ensure noise, associated with this project, does not result in significant effects; and

6. The site can be adequately served by all required utilities and public services, including water and electric services provided by Riverside Public Utilities, natural gas with SoCal Gas, sewer and storm water conveyances with the City of Riverside Public Works Department and emergency services by the City of Riverside Police and Fire Departments.

Staff has determined that the proposed project requires no further environmental review and will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

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

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, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial /Location Map
3. General Plan Map
4. Zoning Map
5. Project Plans (Site Plans, Floor Plans, Building Elevations, Roof Plans, Conceptual Grading Plan, Tentative Tract Map, Conceptual Landscape Plane, Fence and Wall Plan, Open Space Exhibit, Equipment Materials and Finishes Board)
6. Applicant Prepared Trip Generation Memo
7. Existing Site Photos

Prepared by: Veronica Hernandez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P19-0410 (Planned Residential Development Permit)

P19-0411 (TM-37754)

P19-0412 (Design Review)

Case Specific

• **Planning Division**

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
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 street and private driveways.
 - b) The CC&Rs shall be irrevocably written and recorded so that the maintenance 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 street and/or appurtenances in the event the HOA fails to maintain said street 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 street. 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) Should the City of Riverside enact an ordinance to regulate vehicle traffic on privately owned and maintained roads within the City boundaries, the homeowner's association shall grant the City access to install signage to regulate vehicle traffic.

Prior to Grading Permit Issuance:

- 5. Tract Map No. 37754 shall be recorded.
- 6. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a) Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b) Compliance with City adopted interim erosion control measures;
 - c) Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d) 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
 - 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.

During Grading and Construction Activities:

- 7. 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.
8. 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.
 9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
 10. 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.
 11. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by SCAQMD Rule 403;
 - b. 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;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
 12. The applicant shall be responsible for erosion and dust control during construction phases of the project.
 13. 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:

14. Construction plans submitted for Plan Check review shall 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.
15. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the

transformer can be adequately screened from public view, either by buildings or landscape screening.

16. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.
 - b. The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material.
 - c. Any street lights proposed along the southern boundary of the project shall be shielded to reduce light glare onto adjacent properties.
17. **Building Elevations:** Revise the building elevations such that the plan provided for building permit plan check incorporates the following changes:
 - a. Elevations visible from La Sierra Avenue shall be enhanced elevations, consistent with the project plans; and
 - b. Building elevations shall clearly specify all materials, colors and finishes.
18. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.

Prior to Release of Utilities and/or Occupancy:

19. 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 the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

20. 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.

Prior to **November 14, 2022**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENTS.**

21. 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.

22. 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.
23. 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.
24. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

- **Public Works**

25. 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.
26. Off-site improvement plans to be approved by Public Works prior to map recordation.
27. Storm Drain construction will be contingent on engineer's drainage study. Detention basin at southwest corner to contain 100-yr storm event to ensure no adverse impacts to existing surrounding residential.
28. Size number and location of driveways to Public Works specifications
29. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be public facilities. A minimum 20-foot-wide sewer easement is required for the length of the onsite sewer mains.
30. Full improvement of interior streets based on private residential street standards.
31. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
32. 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.

33. 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.
34. 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.
35. 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.
36. 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.

37. On all plans, provide linear footage labels along all parcel lines. REMOVE non-conforming trees in parkway. PROTECT IN PLACE conforming street trees in PUBLIC RIGHT-OF-WAY. Schedule site inspection after fine grading and hardscape installation complete for Tree Inspector to determine precise locations and quantities of street trees required. Street trees to match existing may be required in PUBLIC RIGHT-OF-WAY to replace trees that are missing or in poor condition. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
38. Planting of 24" Box Size *Cercis canadensis* required along La Sierra Avenue with root barrier along hardscapes. Typical spacing is approximately 30 feet, Street Tree Inspector will spot for planting when final grading and construction is completed.
39. The striping plans and median improvement plans will be completed to the City Traffic Engineer's satisfaction during the plan-check process
40. GoodNews Church Driveway Access: An agreement between GoodNews Church and the project shall be provided prior to implementation of GoodNews Church driveway access restriction for left turn out movements between 7am to 9am and 3pm to 6pm during weekdays.
41. *Advisory:* HOA to be responsible for landscape maintenance along La Sierra Avenue parkway frontage and entry.

- **Fire**

42. 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.
43. One new public fire hydrant is required on La Sierra Avenue for this new tract.
44. Onsite private fire hydrants spaced 500 feet apart, required fire flow of 500 gallons per minute at 20 psi.

- **Public Utilities – Water**

45. Waterline easements required to the specifications of Riverside Public Utilities.
46. Provision of labor and materials, and faithful performance bonds for water main construction prior to map recordation
47. Provision of water fees prior to map recordation.

- **Public Utilities – Electric**

48. 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.
49. 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.
50. Easements & any associated fees will be acquired during the design process.
51. 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.

52. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, street-lights, also stub & cap along property frontage.
53. Plot existing electrical distribution facilities on the original site plan.
54. Please show proposed location of BTE concrete (traffic rated lid), pull boxes (traffic rated lids) & service panel locations.
55. Developer responsible for street light relocations.
56. For proposed point of connection, please call 951-826-1305 & 951-826-8961.

- **Parks and Recreation**

57. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.