



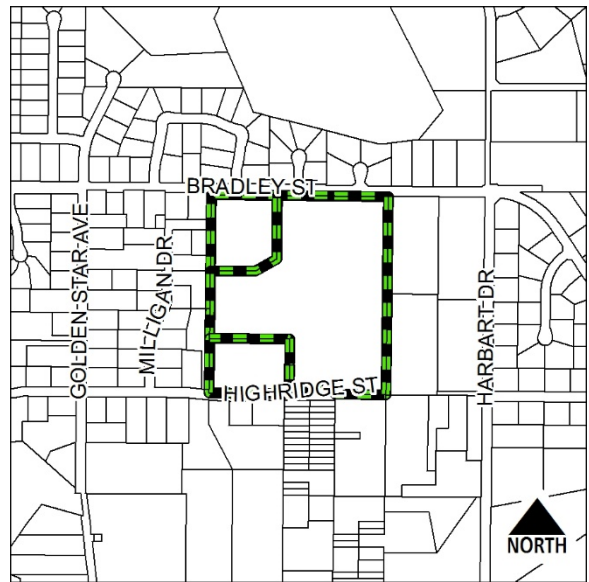
Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**PLANNING COMMISSION HEARING DATE: JUNE 11, 2020
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

<i>Case Numbers</i>	P16-0774 (Tentative Tract Map) P19-0575 (Variance) P19-0576 (Variance) P19-0577 (Grading Exception) P19-0578 (Grading Exception)	
<i>Request</i>	To consider the following entitlements for a residential subdivision: 1) Tentative Tract Map No. 37177 to subdivide 34.6 acres into 48 single family residential lots and two lettered lots for the purposes of a bioretention basin and open space; 2) Variances to allow reduced lot depths and lot widths; and 3) Grading Exceptions to allow slope heights and retaining walls higher than allowed by the Grading Code.	
<i>Applicant</i>	Ren-De, LLC	
<i>Project Location</i>	Situated between Bradley and Highridge Streets, and Golden Star Avenue and Harbart Drive.	
<i>APN</i>	242-170-027, 242-170-029, and 242-170-034	
<i>Project area</i>	34.6 Acres	
<i>Ward</i>	4	
<i>Neighborhood</i>	Alessandro Heights	
<i>General Plan Designation</i>	VLDR – Very Low Density Residential	
<i>Zoning Designation</i>	R-1-1/2 Acre – Single Family Residential Zone	
<i>Staff Planner</i>	Judy Egüez, Associate Planner 951-826-3969 jeguez@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 and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; and
2. **APPROVE** Planning Cases P16-0774 (Tentative Tract Map), P19-0575 (Variance), P19-0576 (Variance), P19-0577 (Grading Exception), P19-0578 (Grading Exception), 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 34.6-acre vacant project site consists of three contiguous parcels. The subject property has an average natural slope of 12.7% and is topographically diverse, consisting of gently rolling to flat and rocky terrain. The project site is bounded by Bradley Street and single-family residences to the north, single-family residences and vacant land to the south, single-family residences under construction and vacant land to the east and single-family residences to the west (Exhibit 3).

As a matter of information, on February 9, 2006 the Planning Commission approved Planning Case P04-1617 (TM-33028) to subdivide the site into 48 residential lots. The project was appealed; on April 4, 2006 the City Council denied the appeal, thus approving the project. However, the map was not recorded and expired on April 4, 2012.

PROPOSAL

The applicant is requesting approval of a Tentative Tract Map (TM-37177) to subdivide the 34.6-acre project site into 48 lots for development of single-family residences and two lettered lots for the purposes of a bioretention basin and open space. Variances are requested to allow reduced lot widths for Lots 17-19, 22-26, and 32-33 and reduced lot depths for Lots 34, 35, and 43. Additionally, Grading Exceptions are requested to allow slope heights and retaining walls higher than allowed by the Grading Code.

The subdivision proposes residential lots ranging in size from 0.50 acres to 0.90 acres. A retention basin (Lot A) is designed to collect runoff from the tract. A 1.21-acre open space lettered lot (Lot B) is proposed at the northwest corner of Highridge Street and Houser Place, to preserve a large concentration of rock outcroppings. The subdivision also includes a 3.40-acre open space easement to preserve a blue line stream, and riparian/riverine habitat, that bisects the north portion of site. Lot A and B are conditioned to be maintained by the Homeowner's Association. A 15-foot wide multi-purpose trail easement containing a 10-foot wide trail is proposed along Bradley Street.

Primary vehicular access to the site is provided from Bradley and Highridge Streets. An existing public street to the northwest, Houser Place, will be extended through the subdivision and terminate at Highridge Street. The proposed project includes an internal pedestrian network of sidewalks throughout the subdivision. Pedestrian connection to Houser Place is provided to Bradley Street via a 10-foot access road located along the east side of Lot A.

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 VLDR – Very Low Density Residential, which provides for the development of single-family residences at a typical density of 3.2 dwelling units per acre (Exhibit 4). The project, as designed, will have a density of 1.39 dwelling units per acre and will further the intent of development within the Alessandro Heights neighborhood through the following objective and policy of the General Plan:</p> <p><i>Objective LU-33:</i> Protect and preserve the natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area.</p> <p><i>Policy LU-33.2:</i> Maintain the low-density, large-lot character of the neighborhood through appropriate zoning.</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 – Single Family Residential Zone, which is consistent with the General Plan land use designation of VLDR – Very Low Density Residential (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 1.39 dwelling units per acre, consistent with the density allowed in the zone.</p> <p>As proposed the subdivision meets the standards of the R-1-1/2 Acre Zone, except for the reduced lot widths for Lots 17-19, 22-26, and 32-33; and reduced lot depth for Lots 34, 35, and 43. The Zoning Code allows for consideration of Variances to deviate from the development standards. The applicant is requesting Variances to facilitate implementation of this project (Exhibits 7 and 8).</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>As proposed, the subdivision meets the development standards of the Grading Code, except for the slope heights along the southeast corner of Lots 32 and 33 and retaining walls heights. The Grading Code allows for consideration of Grading Exceptions to deviate from the development standards. The applicant is requesting Grading Exceptions to facilitate implementation of this project (Exhibits 7 and 8).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Authorization and Compliance Summary

	Consistent	Inconsistent
<i>Consistency with the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base</i> The project site is located within Compatibility Zone D (Flight Corridor Buffer) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone D does not restrict residential density. In a memo dated January 23, 2017, the Airport Land Use Commission Director determined the project was consistent, subject to conditions of approval (Exhibit 9).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.040</i> <i>Residential Development Standards R-1-1/2 Acre</i>					
Standard		Proposed		Consistent	Inconsistent
<i>Lot Area*</i>	21,780 square feet	21,780 to 39,204 square feet		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width*</i>	125 feet	Lots 1-16, 20-21, 26-48	125 – 258 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Lots 17-19, 22-26, 32-33	50 – 120 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Lot Depth*</i>	150 feet	Lots 1-42, 44-48	150 – 264 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Lots 34, 35, 43	86 – 141 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Density</i>	2.0 du/ac	1.39 du/ac		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Please refer to the Exhibit 10 - Lot Data - for details of each lot.*

FINDINGS SUMMARY

Variances

Lot Depth

The applicant is requesting a Variance to allow Lots 34, 35, and 43 to have a substandard lot depths ranging from 86 to 141 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 8). Staff is in support of the requested Variance, as Lots 34, 35, and 43 exceed the minimum required lot size while providing a substantial area to construct a single-family residence without the need for additional Variances. In addition, the site is designed in a manner that is compatible with other developments in the vicinity.

Lot Width

The applicant is requesting a Variance to allow Lots 17 – 19, Lots 22 – 26, and Lots 32-33 to have substandard lot widths ranging from 50 to 120 feet, where the Zoning Code requires minimum lot widths of 125 feet in the R-1-1/2 Acre Zone. The applicant has provided Variance justification findings (Exhibit 8). Staff is in support of the requested Variance, as all lots meet or exceed the minimum required lot size and maintains a substantial area to construct a single-family residence without the need for additional Variances. In addition, the site is designed in a manner that is compatible with other developments in the vicinity.

Grading Exceptions

Slope Heights

The applicant is requesting a Grading Exception to allow for a 28-foot high slope along the southeast corner of Lots 32 and 33, where the Grading Code allows a maximum slope height of 20 feet. The applicant has provided Grading Exception justification findings (Exhibit 8). Staff is in support of the requested Grading Exception as the slope serves to protect further grading of Open Space Lot B which contains existing rock outcroppings. The 28-foot slope is necessary in order to maintain the rock outcroppings while having the ability to design pad sites for single-family residences that are compatible with surrounding developments in the area.

Retaining Walls

The applicant is requesting a Grading Exception to allow retaining walls to range in height from 6.7 to 16.03 feet, where the Grading Code allows for retaining wall to be a maximum of 3 feet in height when visible from the public right-of-way and 6 feet in height when not visible from the public right-of-way. The applicant has provided Grading Exception justification findings (Exhibit 8). Five segments of retaining walls, ranging in height from 6.7-feet to 12-feet are located near the 3.40-acre open space easement, consisting of the boundaries of the blue line stream, and will not be visible from the public right-of-way. The walls are necessary to maximize the usable pad area of lots, while preserving the blue line stream. The proposed retaining wall adjacent to Lot A, which is not visible to the public, allows the construction of a bioretention basin with the capacity and depth to capture run-off from the tract. A 16.03-foot retaining wall is proposed along the east side of Lot B and visible from Houser Place. The wall has been designed in a manner that is terraced, allowing for landscaping to grow in order to soften the visual impact of the wall. The retaining wall is necessary to construct Houser Street while preserving the existing rock outcroppings located on Lot B.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for this project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines. The CEQA documentation states that the proposed project will not have a significant effect on the environment, subject to implementation of the Mitigation, Monitoring and Reporting Program (MMRP) (Exhibit 11).

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, staff has received three phone calls and two e-mails inquiring about details of the project. Neither the callers nor e-mail correspondence received expressed opposition to the 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 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, Preliminary Grading Plan, Fence & Wall Plan, Maintenance and Conservation Exhibit)
7. Variance and Grading Exception Exhibit
8. Applicant Prepared Variance and Grading Exception Justifications
9. ALUC Memo dated January 23, 2017
10. Lot Data Exhibit
11. Mitigated Negative Declaration
12. Existing Site Photos

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



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P16-0774** (Tentative Tract Map No. 37177)
 P19-0575 (Variance)
 P19-0576 (Variance)
 P19-0577 (Grading Exception)
 P19-0578 (Grading Exception)

Variances – Justification Findings pursuant to Chapter 19.720.040

Variance A: To allow reduced widths for Lots 34, 35 and 43, located west of Street “B” and south of Bradley Street respectively, where the Zoning Code requires a minimum lot depth of 150 feet as follows:

Lot 34 – 141 foot deep
Lot 35 – 100 foot deep
Lot 43 – 86 foot deep

Variance B: To allow reduced lot widths for Lots 17, 18 and 19, located around the cul-de-sac at the terminus of Street “C”, and Lots 32 and 33, located around the cul-de-sac at the terminus of Street “B”, where the Zoning Code requires a minimum lot width of 125 feet as follows:

Lot 17 - 50 foot wide
Lot 18 - 95 foot wide
Lot 19 - 91 foot wide
Lot 32 – 80 foot wide
Lot 33 – 120 foot wide

Variance C: To allow reduced lot widths for Lots 22 through 26, located north of Houser Place, where the Zoning Code requires a minimum lot width of 125 feet as follows:

Lot 22 - 101 foot wide
Lot 23 - 103 foot wide
Lot 24 - 101 foot wide
Lot 25 - 90 foot wide
Lot 26 - 99 foot wide

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.

Variance A: The proposal **complies** with this finding. The Zoning Code requires a minimum lot depth of 150 feet. Although Lots 34, 35, and 43 do not meet the minimum depth requirement, the lots have been designed to meet the minimum lot area and width; as well as the setback requirements of the R-1-1/2 Acre Zone. Strict application of the Zoning Code would require a redesign of the subdivision that could potentially reduce the lot depths of the adjacent lots in order for the Lots to meet the minimum depth. Consequently, additional Variances may be triggered by redesigning the map. Therefore, strict adherence to the Zoning Code would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code.

Variance B: The proposal **complies** with this finding. The Zoning Code requires a minimum lot width of 125 feet. For lots around a cul-de-sac, the lot width is measured at one-third the required lot depth. In this case, Lots 17 - 19 and 32 - 33 are less than 125 feet wide. However, the lots exceed the minimum lot area and depth. Each lot will allow the construction of a residence without the need for additional Variances. Strict application of the Zoning Code would require a redesign of the subdivision that would result in the loss of multiple lots and creation of over-sized parcels over one-acre not consistent with the rest of the subdivision. Therefore, 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.

Variance C: The proposal **complies** with this finding. The Zoning Code requires a minimum lot width of 125-feet. Lots 22 - 26 have been designed to meet the minimum lot area of 0.50-acres. 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 application of the Zoning Code would require a redesign of the subdivision that would widen the lots to meet the minimum 125-foot width. Consequently, that would eliminate Lot A, containing a bio retention basin designed to capture run-off from the tract. Drainage patterns would need to be altered and diverted, thus causing potential drainage issues on the site, blue line stream running across the north portion of the subdivision, and adjacent properties. This constitutes a practical difficulty and unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code should strict adherence to the Zoning Code be applied.

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;

Variance A: The proposal **complies** with this finding. The project site is encumbered by a blue line stream, located immediately south of Lot 43, across the northern segment of the subdivision. The location of the blue line stream, which will be preserved via an open space easement, restricts lots configuration, grading and road placement. Such is the case of the Houser Place extension, starting at the northwest portion of the map and ending at Highridge Street. Houser Place extension constrains the configuration of the surrounding lots, particularly Lots 34 and 35, thereby creating the need for lot depth Variance. Nonetheless, the area of lots 34, 35, and 43 will allow construction of residences without the need for additional Variances. Therefore, this constitutes a special circumstance applicable to this property that prevents from complying with the lot depth requirement for Lots 34, 35, and 43.

Variance B: The proposal **complies** with this finding. Lots 17 - 19 and Lots 32 - 33 are located at the terminus of two cul-de-sacs, designated as Street "B" and Street "C". These lots meet the required 45-foot minimum street frontage required for cul-de-sac lots. Their location at the cul-de-sac also created irregular shaped lots that are narrow at the right-of-way frontage and wider towards the interior and rear of the lots. Lots 17 - 19 and 32 - 33 range in size between 0.5-acres to 0.90-acres and measure over 135 feet in width at the center of the lot. The site is also encumbered by a blue line stream that will be preserved. The location of the blue line restricts the overall lot lay out, grading and road placement. These site conditions constitute a special circumstance applicable to this property that prevents Lots 17 -19 and 32 -33 from complying with lot widths requirement.

Variance C: The proposal **complies** with this finding. The project site is encumbered by a blue line stream that is located immediately north of Lots 22 - 26. The location of the blue line stream, which will be preserved via an open space easement, restricts the lot lay out, grading and road placement. The design of the tract is further hindered by the bio retention basin located on Lot A, west of Lots 22-26 which has been designed and sized to capture a majority of run off for the subdivision. Additionally, the location of the Houser Place connection dictates the location of Houser Street, limiting space for the location of the bio retention basin. Therefore,

the existing conditions of this site constitutes a special circumstance applicable to this property that prevents from complying with the lot widths for Lots 22 - 26.

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;**

Variances A, B, and C: The proposal **complies** with this finding. The granting of the Variances will facilitate the development of a subdivision, consistent with surrounding single-family residential development patterns. It will also allow the connection of Houser Place to Highridge Street. Proposed lot sizes are consistent with the development patterns of surrounding neighborhood. Therefore, the granting of a Variance for reduced lot depths for Lots 34, 35, and 43 and reduced lot widths for Lots 17 - 20 and 32 - 33, and Lots 22 - 26 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. Notices were sent to property owners within 300 feet of the property and no comments in opposition have been received by staff.

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

Variances A, B, and C: The proposal **complies** with this finding. The proposed project is consistent with the objectives and policies of the Alessandro Heights neighborhood. In particular, Objective 33 encourages development that will "protect and preserve natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area". Granting the Variance requests for lot depth and lot widths is not contrary to the objectives of any part of the General Plan.

Grading Exception Findings pursuant to Section 17.32.020

Grading Exception A: To permit slopes with vertical height of 28 feet along the southeast areas of Lots 32 and 33, where the Grading Code allows a maximum slope height of 20 feet.

Grading Exception B: To permit retaining walls ranging in height from 6.7 feet to 12 feet throughout various segments adjacent to the Open Space easement containing the blue line stream not visible to public view, where the Grading Code permits retaining walls up to 6 feet high when not visible to public view.

Grading Exception C: To permit a 16 ¼ foot high terraced retaining walls along the east side of Lot B, where the Grading Code permits retaining walls, visible from public view, up to 3 feet in height.

1. **That the strict application of the provisions of this Title would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent Title 17.**

Grading Exception A: The proposal **complies** with this finding. The project includes a 28 foot high slope along the southeast corner of Lots 32 and 33, exceeding the maximum slope height of 20 feet, as allowed by the Grading Code. This portion of the site is characterized by hilly topography with an abundance of rock outcroppings. Overall, the site has been designed to spread the slopes and elevation changes throughout the subdivision to comply with the slope heights. Strict application of Title 17 would require the removal and grading of the area to the southeast, consisting of rock outcroppings proposed to be preserved on Lot B. Removal of the rock outcroppings would drastically change the natural characteristics of the site and most likely require blasting, which could potentially have air quality and noise impacts, not analyzed

under this project. Therefore, limiting the slope height to 20 feet on this segment of the site would result in an unnecessary hardship inconsistent with the intent of the Grading Code which includes the protection of public welfare and preservation of natural characteristics of hill areas.

Grading Exception B: The proposal **complies** with this finding. The project proposes five segments of retaining walls, ranging in height from 6.7 feet to 12 feet, located adjacent to the 3.40-acre open space easement containing the blue line stream. The grade difference from the bottom of the blue line stream to the pad elevations range from 10 to 22 feet. Retaining walls in this location are necessary to conserve the blue line stream and to meet adequate basin sizing requirement on Lot A. Strict application of the provision limiting the retaining walls to a maximum height of 6 feet when not visible from the public right-of-way would cause potential slope instability and impacts to the blue line stream. Limiting the proposed retaining walls would also diminish the usable pad areas, resulting in undevelopable lots. Additionally, it would limit the size of the bioretention basin located on Lot A, thus restricting the capacity to treat the water run-off from the subdivision. Limiting the retaining walls to 6 feet in height when not visible from the public right-of-way would result in practical difficulties and unnecessary hardships that are inconsistent with the general purpose and intent of the Grading Code which encourages the preservation of natural areas and open spaces.

Grading Exception C: The proposal **complies** with this finding. The conceptual grading plans propose a combination of terraced retaining walls, 5.5 feet and 10.8 feet in height along the east side of Lot B and fronting Houser Place. The retaining walls are necessary for the construction of Houser Place and the preservation of the existing rock outcroppings. Title 17 encourages the preservation of prominent landforms within the community, including rock outcroppings. Strict adherence to the development standards of Title 17, limiting retaining walls visible from public view to a maximum height of 3 feet, would result in the removal of the large rock outcroppings as the site would need to be graded in a manner where retaining walls over 3 feet in height is not necessary. However, removal of the rock outcroppings constitutes an unnecessary hardship, and were analyzed to be preserved within the environmental document. Physical removal of the large rock outcroppings would be burdensome as it would require substantial earthwork and blasting. Thus, strict application of the provisions of Title 17 results in a practical difficulty and unnecessary hardship that are inconsistent with the purposes and intent of the Grading Code which encourages the preservation of prominent landforms such as rock outcroppings.

2. That there are exceptional 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 same zone or neighborhood.

Grading Exception A: The proposal **complies** with this finding. The project site has significant elevation changes throughout the site due to the existing topography. Overall, the tract has been designed so that the slopes and elevation changes throughout the subdivision comply with the allowable slope heights. The subject location is characterized by hilly topography and large rock outcroppings; the 28-foot-high slope is necessary in order to keep the rock outcroppings intact while having the ability to grade pads for single-family residential lots. This constitutes an exceptional circumstance applicable to this property that generally does not apply to other properties of the same zone or other surrounding properties.

Grading Exception B: The proposal **complies** with this finding. The project site contains a blue line stream that is to be preserved in an Open Space Easement. The elevation changes between the bottom of the blue line stream and the finished pad elevations necessitate the construction of retaining walls tall enough to stabilize the adjacent slopes and keep the blue

line in its natural state. The natural drainage of the site, in addition to the existing locations of the blue line stream and the Houser Place street connection dictates the location of the bio retention basin at the northwest corner of the site. The over height retaining walls are also necessary to construct the bioretention located in Lot A with enough capacity and depth to treat the water run-off generated from the subdivision. Therefore, this situation generally does not apply to other properties of the same zone or other surrounding properties.

Grading Exception C: The proposal **complies** with this finding. The proposed retaining walls allows for the construction of Houser Place while protecting the rock outcroppings located in the southwest area of the project site. The project proposes to preserve the rock outcroppings in an open space lot (Lot B). These large natural landforms are unique to the region and enhance the City's environmental setting. While Title 17 regulates grading for all properties in the City, it also encourages the preservation significant natural characteristics that enhance the scenic quality of an area. The proposed retaining wall allows for thoughtful development that respects the natural landscape and meets the purpose of intent of Title 17. Therefore, this unique situation constitutes an exceptional condition that is only applicable to the site and generally does not apply to other properties of the same zone or other surrounding properties.

3. That the granting of a waiver 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.

Grading Exception A: The proposal **complies** with this finding. The slope will be constructed to comply with all geotechnical specifications and stabilized to ensure that the adjacent residences will be protected. Additionally, the slope will be located on private property and will not be accessible to the public. Therefore, granting the grading exception will not be materially detrimental to the public welfare or injurious to the property or the surrounding neighborhood.

Grading Exception B: The proposal **complies** with this finding. The proposed retaining walls will protect the blue line stream while facilitating development that is compatible with the surrounding uses. Additionally, the proposed retaining walls furthers the General Plan Policy OS-5.1 in that the retaining walls help preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, creeks, streams, viewsheds and arroyos through application of the Hillside/Arroyo standards of the Title 17. Granting the grading exception for retaining walls higher than permitted by Code will not be materially detrimental to the public welfare or injurious to the property or the surrounding neighborhood as the walls will not be visible from the public view.

Grading Exception C: The proposal complies with this finding. The impact of the proposed retaining walls will be minimized by terracing the wall into two sections consisting of a 5.5 foot wall along the Houser Street, followed by a 2 foot planter, and a 10.8-foot high retaining wall. The retaining wall will be softened by landscaping that includes a variety of plantings and vines to be maintained by the Homeowner's Association. The rock outcroppings are unique to the site and their preservation are important to existing surrounding neighborhood that has been accustomed to the view of these natural features. Additionally, the proposed retaining walls furthers the General Plan Policy OS-5.1 in that the retaining walls help preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, creeks, streams, viewsheds and arroyos through application of the Hillside/Arroyo standards of the Title 17. Thus, granting the grading exception for a retaining wall higher than permitted by Code at this location will not be materially detrimental to the public welfare or injurious to the property or the surrounding neighborhood.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P16-0774** (Tentative Tract Map No. 37177)
 P19-0575 (Variance)
 P19-0576 (Variance)
 P19-0577 (Grading Exception)
 P19-0578 (Grading Exception)

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

Planning

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
2. Future development shall comply with all development standards of the R-1-1/2 Acre Zone.
3. All conditions of the Riverside County Airport Land Use Commission (File No. ZAP1235MA16) shall apply.

Prior to Map Recordation:

4. Revise the location of common lot line between Lots 14 and 15 to ensure both lots meet the minimum lot width requirement of 125 feet.
5. All ungraded portions of the subdivision shall be placed under an open space easement, subject to Planning Division Staff approval.
6. The Jurisdictional areas shall be placed in a conservation easement and managed by a professional conservation organization.
7. 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 shall contain the following:
 - a. Establishing a Homeowner's Association.
 - b. 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 driveways.
 - c. The keeping of livestock is prohibited.
 - d. The further subdivision of any lots within this map is prohibited.
 - e. The HOA shall maintain all ungraded portions of the subdivision within the open space easement along the west side of the property, adjacent to Lots 27 -32 and 42, the area east of Lot B fronting Houser Place.

- f. Advise future property owners that all ungraded area on each lot shall be left in its natural, undisturbed condition. No native vegetation shall be removed, and no non-native vegetation shall be introduced, nor shall any development or disturbance of any kind be allowed on the areas outside the approved, established graded pad areas, regardless of whether these areas are incorporated into a permanent open space easement.
- g. The CC&Rs shall be irrevocably written and recorded so that the maintenance of slopes, drainage easement, retaining walls and block walls within the jurisdictional easement area, fencing enclosing stormwater basins, trail easement, is the responsibility of the HOA for the life of the project.
- h. The HOA shall maintain the stormwater basins, parkway and landscape along the street frontages, and open space areas;
- i. Recorded map shall include the condition for maintenance by approved entity.

Prior to Grading Permit Issuance:

- 8. Tract Map 37177 shall be recorded.
- 9. ***MM-BIO-1:** Provision of a one-time fee for 1.5 acres in-lieu fee program through Riverside-Corona Resource Conservation District, or any other approved in-lieu fee program at the time of rough grading permit issuance will be acquired for mitigation of the impacts at a minimum ratio of 2:1 or greater if required by another agency. Mitigation for the impacts will be at a minimum 3:1 ratio for riverine or whatever is required by California Department of Fish and Wildlife California Regional Water Quality Control Board, and US Army Corps of Engineers. Should sufficient in-lieu fee credits not be available for purchase at the time the project is implemented, or should other agencies not approve in-lieu fee credit purchase, then the Developer must prepare and submit for review and approval a Habitat Mitigation and Monitoring Plan (HMMP) for a site-specific restoration project at a minimum 3:1 mitigation to impact ratio. The plan must meet County of Riverside requirements, as well as requirements of other resource and wildlife agencies. Appropriate guarantees for the restoration project must be in place prior to issuance of a grading permit. By providing compensatory mitigation through an in-lieu fee program for riverine/riparian impacts, Equivalent or Superior in Preservation requirements will be met.
- 10. ***MM-CUL-1:** Prior to grading permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project site. The City and the Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.
- 11. ***MM-CUL-2: Archaeological and Paleontological Monitoring:** At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - a. The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

- i. Project grading and development scheduling;
 - ii. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
 - iii. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
 - iv. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
 - v. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-6.
- 12. ***MM-CUL-3: Relocation of Resources:** All relocation of resources previously identified for relocation shall be directed by the project archaeologist and Native American Tribal Monitors from consulting tribes.
- 13. ***MM-CUL-4: Relocated Resource Mapping:** The relocated bedrock milling features shall be mapped using Trimble GeoXT Global Positioning System (GPS) unit equipped with TerraSync software. These locations shall be recorded on site maps and filed with the updated site forms submitted to the Eastern Information Center (EIC) at the University of Riverside (UCR).
- 14. ***MM-CUL-6: Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
- 15. Approval of the following regulatory permits related to impacts to Riverine and Riparian Habitat shall be submitted to Planning Staff:
 - a. Streambed Alteration Agreement (SAA) from California Department of Fish and Wildlife under Section 1600 of the California Fish and Game Code;
 - b. A 401 Water Quality Certification will be required from Regional Water Quality Control Board to fulfill requirements of Section 401 of the Clean Water Act; and
 - c. A permit from U.S. Army Corp of Engineers under the requirements of Section 404 of the Clean Water Act.
- 16. At least 30 days prior to the commencement of any ground-disturbing activities, a qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls. If burrowing owls are detected onsite and may be affected by the project, avoidance measures shall be developed in compliance with the MSHCP and subject to the approval of the Western Riverside Regional Conservation Authority and wildlife agencies.

17. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests based on his/her judgement, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.
18. 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.

During Grading and Construction:

19. ***MM-CUL-5: Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:
 - a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project Archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

- b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community & Economic Development Department with evidence of same:
- i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default; and
 - iv. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.
20. 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.
21. 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.

22. 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:

23. *Advisory:* Future development on Lot 13 shall front onto Houser Plan to allow compliance with setback requirements.
24. **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. Typical front yard, side on, and slope landscaping and irrigation, including implementation of water quality management facilities on each lot, and the bioretention basin on Lot A, shall be submitted for staff review and approval; and
 - b. Landscaping consisting of a variety of plantings and vines shall be provided to soften the retaining wall along the east side of Lot B adjacent to Houser Place.
25. **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, with a decorative cap, consistent with the Citywide Design Guidelines;
 - b. Walls shall not exceed 6-feet in height, unless approved via a Grading Exception;
 - c. Termination of walls shall include a decorative column and cap; and
 - d. A pedestrian gate shall be provided at the terminus of the pedestrian access located along the west side of Lot A.

Standard Conditions

26. 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.

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.**
27. The Variances and Grading Exceptions 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 Variances and Grading Exceptions will be considered vested and time extensions are no longer needed.

28. 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.
29. 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.
30. 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

Prior to Issuance of Building Permits:

24. New buildings located in any Very High Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area shall comply with the 2013 California Building Code, Chapter 7A, California Fire Code, Chapter 49 and Public Resource Codes 4290 & 4291.
25. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
26. Construction plans shall be submitted and permitted prior to construction.
27. 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.
28. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
29. Fire Department access shall be maintained during all phases of construction.

Prior to Final Occupancy:

30. ***MM-HAZ-1:** A Fuel Modification Plan for TR 37177 shall be prepared and submitted for review by the Fire Department prior to final for occupancy.

Parks and Recreation

Prior to Map Recordation:

31. Per the City General Plan, a multi-purpose recreational trail segment is designated within and/or adjacent to this project. Therefore, dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for non-motorized use, along alignments as acceptable to the Park and Recreation Department and as necessary for implementation of the City's Multi-purpose Recreational Trails System. For questions or concerns regarding this condition, contact Trails Coordinator, 951/826-2021.

32. Installation (or posting of appropriate sureties with the City to guarantee the installation) of full multi-purpose recreational trail improvements for the trail segments both within and/or adjacent to the project is required. Trail installation work is subject to the Park and Recreation Department's Public Park/Trail permit and inspection process.
33. Required trail segment is along the entire Bradley Street frontage of this parcel. For questions or concerns regarding this condition, contact Trails Coordinator, 951/826-2021.
34. 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.
35. Developer shall establish a Master Property Owners Association (MPOA), a Homeowners Association (HOA) or other approved mechanism to ensure maintenance of dedicated trails "in-perpetuity". City Attorney and Planning Department Approval is required. Recorded map shall include the condition for maintenance by approved entity.

Prior to Grading Permit Issuance:

36. Submit a copy of the Grading Plans and Street Improvement Plans to PRCSD for review and approval prior to permit issuance.
37. Obtain Separate Public Park/Trail Improvement Permit and Inspection Card prior to start of grading work. Permit scope of work includes all trail related work performed by Developer and other PRCSD conditioned improvements.

All trail related work shown on grading and/or street improvement plans shall be designed and constructed according to City's Multipurpose Trail Standards, California Building Code and Standard Specifications for Public Works Construction.

Prior to Grading/Street Improvement Permit Closeout:

38. 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:

39. 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)
40. Submit a copy of construction documents and specifications to PRCSD for review, approval prior to permit issuance.

Obtain a separate Public Park/Trail Improvement Permit prior to start of construction work. Permit scope of work includes all trail related improvements constructed by Developer.

All trail related improvements shall be designed and constructed per California Building Code, City's Multi-purpose Trail Design and Construction Standards and Standard Specifications for Public Works Construction. (RMC Chapter 13.16, Section 13.16.010, Section 13.16.060)

Prior to Occupancy, Certificate of Use or Building Permit Closeout:

41. Construct trail related improvements per City's Trails Master Plan, City approved plans, and Multi-purpose Trail design and construction standards for the trail segments along the entire Bradley Street frontage of the tract.

Trail improvements generally include, but are not limited to:

- a. 4-foot high ranch style PVC fence with reinforced posts.
- b. 4-inch thick stabilized decomposed granite trail tread over 12-inch compacted subgrade.
- c. Concrete mow curb on each side of the trail tread.
- d. Trail markers/signs.

(RMC Ch 18.210, Section 18.210.050)

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

Operational Conditions:

- 43. Trail and related improvements including at a minimum all fencing, curbs, signage and trail tread are to be maintained by Homeowner's Association or similar entity as approved by City.

Public Utilities – Water

- 44. Applicant shall provide a 30-foot minimum width waterline easement to permit the construction of a water line connection between Houser Place and Bradley Street at the northwesterly corner of the project.
- 45. Eight-inch (8") waterline extension required in Highridge Street from existing end of main to project's easterly boundary
- 46. Advisory: Waterline extensions required in all proposed streets.

Public Utilities - Electric

- 47. 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. Poles on Bradley Street will need to be relocated.
- 48. The provision of utility easements, water, streetlights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
- 49. 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.
- 50. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
- 51. Plot existing electrical distribution facilities on the original site plan.

Public Works – Land Development

- 52. 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.
- 53. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Bradley Street to Public Works specifications.

54. Full improvement of Houser Place based on 66-foot residential street standards.
55. Full half-street improvements on Highridge Street adjacent to the project site, total right-of-way equal to 43-feet, curb and gutter at 18 feet northerly and AC pavement extending to 10 feet southerly of monument centerline to Public Works specifications. Horizontal and vertical alignment shall be coordinated with the development on the southerly side of Highridge Street. Final alignment shall be as approved by Public Works.
56. Installation of paving to provide for a minimum width of 24 feet and graded shoulder, minimum 3 feet wide on Highridge Street between the easterly project boundary and Harbart Street, to Public Works specifications.
57. Full improvement of remaining interior streets based on 60-foot residential cul-de-sac street standards.
58. Installation of sewers and sewer laterals to serve this project to Public Works specifications. The final width of the sewer/ water easement at the northwesterly corner of the project site shall be determined by Public Works and Public Utilities during final design. This requirement may impact the water quality basin configuration.
59. Lots 41,42 and 1-4 shall be sewerred by a main located within Highridge Street.
60. Storm Drain construction will be contingent on engineer's drainage study as accepted by Public Works. Storm drain facilities shall be designed to ensure surface flows on existing Houser Place are not intensified as a result of this development. Minimum 20-foot wide storm drain easements and adequate access to structures are required for public storm drain facilities not located within street rights-of-way as approved by Public Works.
61. Ownership and maintenance of water quality facilities shall be the responsibility of a conservancy or an HOA.
62. Off-site improvement plans to be approved by Public Works prior to map recordation.
63. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
64. 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.

65. 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.
66. 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.
67. 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.
68. 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.
69. Planting of 24" Box Size Street Trees along public streets.
70. Installation of automatic irrigation system to provide deep-root watering to trees is required.