

APPROVED CONDITIONS

Case Number: TM-29087 and PD-005-990

Meeting Date: January 20, 2000

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

Case Specific

- **Planning**

TRACT MAP 29087:

1. Tract Map 29058 shall be recorded prior to implementation of case TM-29087 and PD-005-990.
2. Tract Map 29087 shall be revised by the deletion of three air space lots along and the northerly extension of "HH" drive along the northerly edge of Lot 19 and incorporation of this area into Lot 30 for common open space and recreational amenities. The applicant shall work with staff to determine if there are opportunities elsewhere in the project to add air space lots up to a maximum of 324 total units within the planned residential development.
- *3. All applicable mitigation measures included in the La Sierra University Specific Plan shall be fully implemented. The required oral histories and interpretive historic resource plan shall be completed to City satisfaction prior to adoption of the final map.
4. An appropriate legal mechanism(s) shall be established to maintain all reverse frontage areas along the new arterial, Pierce Street, and Schuyler Avenue including land in both the public right-of-way and owned privately, to the approval of the Planning Department, Park and Recreation, Public Works and the Legal Departments. Detailed improvement plans for reverse frontage areas must be approved through the Design Review process prior to adoption of the final map.
5. There is a thirty month time limit in which to satisfy the conditions and record this map. Three subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
6. The City Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the staff's prepared justifications are referenced:
 - Variance A: To allow lots having no access to a public street.
 - Variance B: To allow less than 4,000 square feet of lot area per dwelling unit for individual condominium lots.
 - Variance C: To delete the required storage for campers, trailers, and boats.
7. Any phased recordation of the map shall be subject to Planning Department approval.

8. Prior to or concurrently with the recordation of the map, the Zoning Case RZ-015-990 shall be finalized.

● **Public Works**

9. 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.
10. Dedication of right-of-way for the alignment of Riverwalk Parkway (per the La Sierra University Specific Plan) to 55 feet from proposed monument centerline to Public Works specifications.
11. Installation of curb and gutter at 41 feet from monument centerline, sidewalk and matching paving on Riverwalk Parkway to Public Works specifications.
12. Installation of curb and gutter at 8 feet from monument centerline, sidewalk and matching paving on Golden Avenue to Public Works specifications.
13. Full improvement of interior streets, with installation of curb and gutter at 18 feet from centerline, (36 feet from curb to curb for the proposed streets without parking restrictions) 4 foot wide sidewalks, clear of all obstructions and paving, based on private residential street standards (resolutions 12006 and 15531) and Public Works and Public Utilities specifications. The proposed streets which will have "No Parking" restrictions on one side only, the curb to curb separation shall be 32 feet. The proposed streets which will have "No Parking" restrictions on both sides of the street, the curb to curb separation shall be 28 feet. A minimum 6 foot wide (or width as needed by the Public Utilities Dept.) public utilities easement shall be provided on each side of the private streets. The graded parkway area behind the curb on the private streets shall be graded at a 2% cross slope.
14. Storm Drain construction will be contingent on engineer's drainage study. Proposed storm drain system for this project is to be "Privately Maintained" or by other means acceptable to the Public Works Department.
15. Off-site improvement plans including private streets to be approved by Public Works and a surety posted to guarantee the required off-site and private street improvements prior to recordation of this map.
16. Construction of the proposed median in Riverwalk Parkway adjacent to this tract or cash payment for ½ the cost of future median construction (including landscaping and irrigation) to Public Works specifications.
17. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
18. Size, number and location of driveways to Public Works specifications.

19. Waiver of vehicular and pedestrian access to the exterior streets except at the major entry on proposed Riverwalk Parkway and any proposed pedestrian easements to public streets.
20. Developer is responsible for the vacation of the excess portion of right-of-way on Golden Avenue prior to or concurrent with recordation of this map.
21. Solid waste collection service, including waste collection pick-up areas shall be provided to the specifications of the Public Works Department.
22. All security gates and facilities proposed in the future will be subject to a separate City Planning Commission (CPC) review. The security gate facilities will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.

ZONING CASE PD-005-990:

Case Specific

- **Planning**

23. There shall be a 30 month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
24. The project shall be substantially developed and shown on the submitted plot plan. Prior to receiving Building Permits the plot plan, building elevations, landscaping, irrigation, fencing, recreational and open space amenities and sign plans shall be submitted to the Design Review Board for review and approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.
25. Building designs shall conform to the conceptual designs submitted with and part of this planned residential development application. Any significant deviation from the submitted designs may require further review by the Planning Commission.
26. All open areas shall be landscaped and maintained. A landscape maintenance plan shall be prepared for Planning Department review and approval which clearly delineates which common areas will be maintained by specific maintenance entities that are formed.
27. Any perimeter project walls open to view from public or private rights-of-way shall be of decorative masonry design and shall be subject to staff Design Review and approval.
28. Except as permitted by variance, parking shall be provided and improved in accordance with provisions of Chapter 19.74 of the Municipal Code.

29. Covenants, Conditions and Restrictions (CC&R's) and documents creating a Homeowners Association shall be approved by the Planning and Legal Departments prior to adoption of this map unless otherwise determined by the Legal Department. All reverse frontage and common usable open space and recreation areas shall be maintained by the Home Owners Association or other mechanisms as approved by the Planning, Parks and Legal Departments. The CC &R's shall either preclude the parking of recreation vehicle within the project except within private garages.
30. All variances approved under case TM-29087 shall be applicable.
31. The maximum building coverage of each numbered ground lot shall be 30%.
32. Second story decks are not permitted on the cluster patio homes.
33. The maximum building height shall be 30 feet.

Standard Conditions

- **Planning**

34. In approving these cases, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County. If evidence is provided that the fee has been previously paid for the area covered by this tract/PRD, it need not be paid again.

- **Public Works**

35. Recordation of TM 29087 prior to implementation of this Private Residential Development case.

- **Fire Department**

36. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
37. Construction plans shall be submitted and permitted prior to construction.
38. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
39. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

40. 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.

41. 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 purveyor.

- **Park and Recreation**

42. This tentative map as proposed includes extensive common areas. Therefore, the tentative map shall either be redesigned to eliminate such areas, or it shall be agreed that all improvements for all such areas shall be installed by the developer and maintained by an MPOA, an HOA or other mechanism as approved by the Planning, Parks and Recreation and Legal Departments. (Note: All landscaping within the median islands on Riverwalk Parkway adjacent to this subdivision are to be designed to City standards, installed by the developer and maintained by the City.)
 - a. All street frontages adjacent to residential lots are to be considered either “front-on” or “side-on” configuration, not reverse frontage.

Prior to issuance of either a Grading or Street Opening Permit:

43. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments (Note: This condition is to be implemented through review by the Park and Recreation Department of the grading plans, street improvement plans and/or street opening permit application as applicable.)

Prior to Recordation:

44. If an MPOA or HOA is a part of the tentative map as approved, the preparation of all necessary legal documents as necessary to establish the association shall be provided to the satisfaction of the Parks and Recreation, Planning and Legal Departments to provide for the “in-perpetuity” maintenance of landscaping assigned to the association by the conditions of approval on the map.
45. The dedication of street tree easements as necessary to accommodate required street trees plantings per City standards, to the approval of the Park and Recreation, Planning, Public Works and Legal Departments.
46. The installation (or posting of appropriate sureties to guarantee the installation) of new street trees per City standards. “Street Trees” are not required for private streets. All street trees shall be automatically irrigated.
47. The preparation of Landscape Plans for all medians. Median landscape improvements shall be designed to City standards. All median landscape plans shall be subject to the review and approval of the Park and Recreation, Planning and Public Works Departments.
48. The provision of separate utilities metering and irrigation valve control for irrigation systems serving the medians.

49. The developer is responsible for one-half/the full cost of median landscaping in Riverwalk Parkway adjacent to this subdivision. Developer shall either provide payment of ½/the full cost of installation, or shall install (or post appropriate sureties to guarantee the installation of) the equivalent area of median landscaping, as determined by the Public Works Department.

Prior to Building Permit Issuance:

50. Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City and shall include any fee credits applicable to the project as approved by the City Council.