



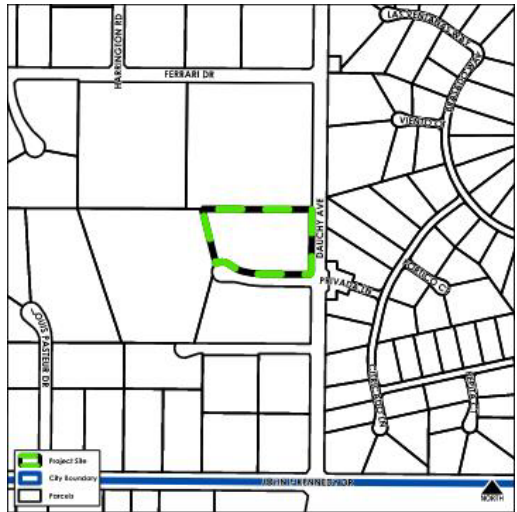
**Community & Economic Development Department**

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

**Planning Division**

**PLANNING COMMISSION HEARING DATE: DECEMBER 7, 2023  
AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

<b>Case Number</b>	<b>PR-2022-001424</b> (Tract Map No. 38431)	
<b>Request</b>	To consider Tentative Tract Map (TM-38431) to subdivide 3.52 acres into 6 lots for future single-family residences	
<b>Applicant</b>	Andrew Woodard for Woodard Group	
<b>Project Location</b>	Northwest corner of Dauchy Avenue and Victor Hugo Drive	
<b>APN</b>	276-050-030	
<b>Project Area</b>	3.52 acres	
<b>Ward</b>	4	
<b>Neighborhood</b>	Alessandro Heights	
<b>General Plan Designation</b>	VLDR – Very Low Density Residential;	
<b>Zoning Designation</b>	R-1-1/2 Acre – Single Family Residential Zone	
<b>Staff Planner</b>	Veronica Hernandez, Senior Planner (951) 826- 5989 <a href="mailto:vhernandez@riversideca.gov">vhernandez@riversideca.gov</a>	

**RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15331 (Infill Development); and
2. **APPROVE** Planning Case PR-2022-001424 (Tentative Tract Map 38431), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures. (Exhibits 1 and 2).

## SITE BACKGROUND

The 3.52-acre project site consists of a single vacant parcel. The subject property features low lying hills and has an average natural slope of 7.37 percent. Surrounding land uses include vacant land to the north and west, and single-family residences to the east (across Dauchy Avenue) and west.

As a matter of information, on April 27, 2007, the project site was annexed into the City under Annexation 97 (Planning Case P03-0395), which consisted of approximately 506 acres generally bounded by Berry Road to the north, Wood Road to the east, Chicago Avenue to the west, and John F. Kennedy Drive to the south. Upon incorporation the parcel was placed into R-1-1/2 Acre – Single Family Residential Zone.

## PROPOSAL

The applicant is requesting approval of a Tentative Tract Map (TM 38431) to subdivide 3.52 acres into 6 lots for the future construction of single-family residences, and to accept a 7-foot street vacation on Dauchy Avenue along the easterly edge of the subject property.

Individual lots range in size from 21,413 square feet to 24,829 square feet. No residences are proposed at this time, however, the applicant has demonstrated that each lot provides adequate developable area for future residences which will be able to meet the development standards of the R-1-1/2 Acre Zone.

Primary vehicular access to the residences is provided via a proposed cul-de-sac on Victor Hugo Drive. Vehicular access to Lots 4 and 5 will be provided via Dauchy Drive.

## PROJECT ANALYSIS

### *Authorization and Compliance Summary*

	Consistent	Inconsistent
<b>General Plan 2025</b>  The General Plan 2025 Land Use designation for the project site is 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 5). The proposed project, as designed, will yield a density of 1.68 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  <u>Objective LU-33:</u> 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.  <u>Policy LU-33.2:</u> Maintain the low-density, large-lot character of the neighborhood through appropriate zoning.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Grading Code Consistency (Title 17)</b>  The proposed project has been reviewed against the standards of the Grading Code, including those for manufactured slopes and retaining walls. The proposed project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<b><i>Subdivision Code Consistency (Title 18)</i></b> The proposed project meets the development standards outlined in Chapter 18.210 of the Subdivision Code including those for lot dimensions and public street standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Zoning Code Land Use Consistency (Title 19)</i></b> The 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 6). 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 1.68 dwelling units per acre, consistent with the density allowed in the zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Riverside County Airport Land Use Compatibility Plan</i></b> 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 (MARB). Zone D is exempt from residential density limits. Therefore, the proposed project is consistent with the RCALUCP for the March Air Reserve Base.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b><i>Chapter 19.100.040</i></b> <b><i>Residential Development Standards R-1-1/2 Acre</i></b>				
<b><i>Standard</i></b>		<b><i>Proposed</i></b>	<b><i>Consistent</i></b>	<b><i>Inconsistent</i></b>
<b><i>Lot Area</i></b>	21,780 square feet	21,804 to 25,377 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Lot Width</i></b>	125 feet	131 to 169 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Lot Depth</i></b>	150 feet	150 to 212 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>Density</i></b>	2.0 du/ac	1.33 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## ENVIRONMENTAL REVIEW

This proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development), as the project 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 site. As of the writing of this report, no responses have been received by Planning Staff.

## STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed Planned Residential Development requires public hearings by the Planning Commission and City Council. Additionally, public comment is encouraged through the environmental review process and the 20-day public noticing period.
2. Equity: The proposed Planned Residential Development provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed Planned Residential Development meets the growing community's needs for increased housing opportunities.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed Planned Residential Development is designed to meet the current and future needs of the community.

## 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 Division, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Existing Site Photos
3. Location Map
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Tentative Tract Map, Conceptual Grading Plan)
7. Applicant Prepared Biological Assessment, Burrowing Owl Habitat Assessment, and Jurisdictional Delineation, Natural Resources Assessment, Inc. – October, 2023

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Prepared by: Veronica Hernandez, Senior Planner  
Reviewed by: Brian Norton, Principal Planner  
Approved by: Maribeth Tinio, City Planner



*EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**PLANNING CASE: PR-2021-001424 (TTM)**

**Planning Division**

1. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. 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.
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 plans, will be required prior to sign permit issuance.

*Prior to Grading Permit Issuance:*

4. A 30-day burrowing owl preconstruction survey shall be required to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Riverside for review and approval prior to any permit or ground disturbing activities. If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.
5. Construction outside the nesting season (between September 1st and February 15th) does not require preconstruction nesting bird surveys. However, if construction is proposed between February 16th and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project Site.

The survey(s) would focus on identifying any bird or raptor nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deterred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present,

or that the young have fledged, shall be submitted to the City of Riverside for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

6. The Grading Plan shall be modified to include curb adjacent landscaped parkway and sidewalks along Dauchy Avenue.
7. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following notes:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
  - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

*During Grading and Construction Activities:*

8. **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. **Consulting Tribes Notified:** Within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
  - b. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site 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
  - c. **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 and Economic Development Department with evidence of same:
    - a. Preservation-in-place of the cultural resources, if feasible as determined through coordination between the project archeologist, developer/applicant, and consulting tribal monitor(s). Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity;
    - b. Accommodate the process for on-site 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, with an exception that sacred items, burial good and Native American human remains are excluded. No cataloguing, analysis,

or other studies may occur on human remains and grave goods. Any reburial process shall be culturally appropriate. List of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV report shall be prepared by the project archeologist and shall be filled with the City under a confidential cover and not subject to a Public Records Request. The Tribe(s) should be able to access these areas in the future through enforceable agreement;

- c. If reburial is not feasible, a curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will 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; and
  - d. 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 consulting tribes.
9. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation

between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

10. 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.
11. 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.
12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
13. 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.
14. To reduce construction related particulate matter air quality impacts of the project, the following measures shall be required:
  - a. The generation of dust shall be controlled as required by the AQMD;
  - 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. Trucks and other equipment leaving the site shall be washed off;
  - f. Disturbed/loose soil shall be kept moist at all times;
  - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
  - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
15. The applicant shall be responsible for erosion and dust control during construction phases of the project.
16. 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.
17. The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to:
  - a. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.



- b. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- c. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.

*Prior to Building Permit Issuance:*

- 18. Tract Map No. 38431 shall be recorded.
- 19. **Landscape and Irrigation:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. The following shall be implemented in the landscape and irrigation design:
  - a. All street adjacent landscaping shall utilize a layering effect of ground cover, 1-gallon, then 5-gallon shrubs, to the satisfaction of staff;
  - b. All bioretention areas shall include a mix of trees, shrubs, and groundcover, to the satisfaction of staff; and
  - c. The landscaping adjacent to the vehicle gates shall be further enhanced, to the satisfaction of staff.
  - d. Landscaping adjacent to open space conservation areas shall be drought-tolerant and non-invasive for consistency with MSHCP guidelines.
- 20. **Photometric/Lighting Plan:**
  - a. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.
  - b. Light sources adjacent to open space conservation/habitat areas shall be limited and shielded to prevent light and glare within these sensitive areas.
- 21. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
- 22. Construction plans submitted for Plan Check review shall include a copy of these Conditions of Approval.
- 23. Construction plans submitted for Plan Check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

24. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 and 445:
- a. Only "Low-Volatile Organic Compounds (VOC)" paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.
  - b. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.
25. To satisfy the 45 dBA CNEL interior noise level standard, residential units will require a Noise Reduction (NR) of up to 19.5 dBA and a windows-closed condition requiring a means of mechanical ventilation (e.g. air conditioning). To meet the 45 dBA CNEL interior noise standards for residential land use the Project shall provide the following or equivalent noise abatement measures:
- a. Windows & Glass Doors: All windows and glass doors with well-fitted, well-weather-stripped assemblies and shall have minimum sound transmission class (STC) ratings of 27.
  - b. Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. (1)
  - c. Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
  - d. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
  - e. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

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

26. 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 to schedule the final inspection at least one week prior to needing the release of utilities.

*Standard Conditions:*

27. There is a **36-month time limit** in which to satisfy the conditions and record Tentative Tract Map No. 38431. 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.

Time extension requests shall include a letter stating the reasons for the extension of time and associated fees, 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.**

28. 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.
29. This approval is for design concept only and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
30. 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.

**Fire Department**

31. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
32. 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. Automatic residential fire sprinkler system shall be designed in accordance with 2019 California Residential Code, Section R313. Plans shall be submitted to and approved by the Fire Department prior to installation (2019 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080)
33. Comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
34. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
35. Construction plans shall be submitted and permitted prior to construction.
36. Public fire hydrants shall be spaced a maximum of 500 feet apart.
37. Fire Department access shall be maintained during all phases of construction.
38. Public and provide roadways shall comply with Riverside City Fire Department minimum access requirements. Additional information provided:

<https://riversideca.gov/fire/sites/riversideca.gov.fire/files/fire/pdf/2020/resources-forms/B12001.pdf>

## **Parks, Recreation & Community Services**

### *Prior to Map Recordation:*

39. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded right of way.

### *Prior to Building Permit Issuance:*

40. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

## **Public Works – Land Development**

41. 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.
42. Storm Drain construction will be contingent on engineer's drainage study.
43. Vacation of excess right of way along Dauchy Avenue to Public Works standards and specifications. City to reserve 33' from improvement centerline.
44. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on project side of Victor Hugo Court to Public Works cul-de-sac specifications. 12 feet of additional pavement required on opposite side of centerline to public works specifications.
45. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving to Public Works cul-de-sac specifications.
46. Dedication of right-of-way for 66-foot wide cul-de-sac to Public Works standards and specifications.
47. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
48. Minimum 20' wide sewer easement required for sewer main.
49. Off-site improvement plans to be approved by Public Works prior to map recordation.
50. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
51. Size, number and location of driveways to Public Works specifications.
52. Closure of unused driveway(s) to Public Works specifications.
53. 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 and Fire Department specifications.
54. On site plan, provide linear footage labels, clearly marked, along all parcel lines. Depending on street layout and depth of PUBLIC RIGHT-OF-WAY after subdivision, 24" box size street trees will be required in the PUBLIC RIGHT-OF-WAY.
55. 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.

56. 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.
57. 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 (CC&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.
58. 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.
59. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
  - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

### **Public Works – Traffic Engineering**

#### *Prior to Grading Permit Issuance:*

60. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop sign (R1-1), stop bar, stop legend at west leg of the intersection of Victor Hugo Drive and Dauchy Avenue. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
61. Prior to the issuance of a Certificate of Occupancy, the applicant shall remove existing STOP Signs and install two (2) flashing LED-lit STOP signs at each approach of the intersection of Dauchy Avenue and John F Kennedy Drive. All necessary signage improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of all the signage improvements shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
62. Prior to the issuance of a Certificate of Occupancy, the applicant shall remove existing STOP Signs and install two (2) flashing LED-lit STOP signs at the northbound and southbound approaches of the intersection of Dauchy Avenue and Victor Hugo Drive/Privada Lane. All necessary signage improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of all the signage improvements shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

### **Public Utilities – Electric**

63. Blanket public utility easement (PUE) required for this tract map.
64. 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, streetlights, also stub & cap along property frontage.
65. Plot existing electrical distribution facilities on the original site plan.
66. Provide switch, PJC, transformer, & service panel location.

### **Western Municipal Water District**

67. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance No. 859.
68. Developer's landscape architect is required to meet landscape requirements of the agency of jurisdiction.
69. Developer to submit Preliminary Water Plans exhibit to Western for review and approval.
70. Preliminary Water Plans shall show the following items on 22"x34" exhibit:

- a. Plans based on a field survey showing the basis of bearing, basis of elevation per Western's Development Guidelines, surveyor information and date of survey.
  - b. Delineate all easements within project boundaries showing record numbers, brief description of easement purposes, dimensions and who easements favor.
  - c. Delineate all proposed and existing lots, streets, and storm drains.
  - d. Delineate all existing utility facilities along frontages and within project boundaries (i.e. pipe diameters, pipe materials, water meters, air/vac, blow-off, fire hydrants, valves, manholes, vaults, gas, communication, electrical, etc.). Include utility ownership data.
  - e. Delineate all proposed water facilities along project frontages and project boundaries. Include pipeline diameters, type of material, and all appurtenances. Show extension of water main along Ferrari Drive along all project frontage. Show extension of water main in Victor Hugo Drive. Show water main extensions within proposed subdivision private streets with minimum 30-foot-wide easements dedicated to Western.
71. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.
  72. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/Standard-Specifications-Drawings>
  73. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated, upsized, or installed are at Developers expense.
  74. Developer to pay all cost associated with preliminary review by Western at the time of review.
  75. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).
  76. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
  77. The available Fire Flow must be determined by a flow test or fire flow modeling. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.