



## TENTATIVE PARCEL MAP

**Development Review Committee Date: June 12, 2019**

**Approval Date: October 16, 2019**

### **PROJECT DETAILS**

<b>CASE NUMBER:</b>	P19-0350 (Tentative Parcel Map 37680)
<b>CONTACT PLANNER:</b>	Nizar Slim, Associate Planner
<b>APPLICANT:</b>	Liborio R. Mejorado
<b>PROPERTY ADDRESS:</b>	5627 Mountain View Avenue, located on the north side of Mountain View Avenue, west of the intersection of Rayann Court and Mountain View Avenue
<b>ZONE:</b>	R-1-7000 - Single-Family Residential Zone
<b>WARD:</b>	Ward 3

### **SITE BACKGROUND/PROJECT DESCRIPTION**

The subject 0.85 acre site is developed with a 2,000 square-foot single-family house, a 767 square-foot accessory dwelling unit and two accessory structures. Access to the site is provided by a driveway at the terminus of Mountain View Avenue. The topography of the site is generally flat with an average natural slope of 1.47 percent. The site is surrounded by single family residential to the north, east and south and railroad tracks to the west.

The applicant is proposing to subdivide the subject parcel into three parcels ranging in size from 10,220 square feet to 16,866 square feet for the future development of single-family residences. The existing single family house and accessory buildings will residence entirely on Parcel 3. No development on parcel 1 and 2 are proposed at this time.

**ANALYSIS**

<i>R-1-7000 – Single Family Residential Development Standards</i>						
<b>Standard</b>		<b>Proposed Parcel 1</b>	<b>Proposed Parcel 2</b>	<b>Proposed Parcel 3</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Lot Area</b>	7,000 square feet	10,334 square feet	9,710 square feet	16,123 square feet		
<b>Lot Width</b>	60 feet	66 feet	72.51 feet	122.05 feet		
<b>Lot Depth</b>	100 feet	160 feet	116 feet	136.80 feet		

<i>R-1-7000 – Single Family Residential</i>				
<b>Standard</b>		<b>Existing House with newly configured lot</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Building Height</b>	35 feet	No Change	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	60 feet	122.05 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	100 feet	136.80 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Area</b>	7,000 square feet	16,123 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Setbacks</b>	Front 20 feet	22 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side 10 feet	5 feet* No change	<input checked="" type="checkbox"/>	
	Side 7.5 feet	10 feet – ADU 35 feet - House	<input checked="" type="checkbox"/>	
	Rear 25 feet	75 feet No change	<input checked="" type="checkbox"/>	
<b>Maximum lot coverage</b>	40%	13%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Parking</b>	2 Car Garage	2 Car Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\*The existing single family residence was permitted for a 5-foot setback along the east property line.

**Map Design**

The proposed subdivision meets all of the standards of the R-1-7000 – Single Family Residential Zone. The existing residence to remain on proposed Parcel 3 complies with the required setbacks and maximum building coverage limitation for the R-1-7000 Zone. Vehicular access for all Parcels (1, 2, and 3) will be

taken from Mountain View Avenue. An elongated, parallel wedge right-of-way dedication is required along the frontages of Parcels 2 and 3, and a small part of Parcel 1 pursuant to Public Works specifications.

**PUBLIC NOTICE AND COMMENT**

A notice was sent to property owners within a 300-foot radius of the project site. No response in support or opposition have been received by staff.

**ENVIRONMENTAL DETERMINATION**

The project represents a minor land division of fewer than four parcels, which is categorically exempt per the California Environmental Quality Act (CEQA) per Section 15315 of the CEQA Guidelines respectively.

**APPEAL INFORMATION**

Actions by the Development Review Committee, including any environmental finding, may be appealed to the Planning Commission 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.

**DEVELOPMENT REVIEW COMMITTEE DECISION**

The Development Review Committee **APPROVES** this proposal, subject to the conditions of approval.



## CONDITIONS OF APPROVAL

Case Number: **P19-0350** (Tentative Parcel Map)

### CONDITIONS OF APPROVAL

#### Planning

1. Future development shall comply with the development and design standards and entitlement processes at the time such development is submitted for permitting.

#### *Prior to Grading Permit Issuance*

2. Parcel Map No. 37680 shall be recorded.
3. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; 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:*

4. 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.
5. 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.
6. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
7. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. The generation of dust shall be controlled as required by 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. Wash off trucks and other equipment leaving the site;
  - f. Keep disturbed/loose soil moist at all times;
  - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
  - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
8. 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.
  9. 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.
  10. 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.
  11. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.

*Standard Conditions*

12. There shall be a 36-month time limit in which to satisfy the conditions and finalize this action. 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.
13. 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.

## **Fire Department**

*Prior to issuance of Building permits*

14. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
15. Construction plans shall be submitted and permitted prior to construction.
16. Fire Department access shall be maintained during all phases of construction.
17. 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.

## **Public Works Land Development**

*Prior to issuance of building permits:*

18. Size, number and location of driveways to Public Works specifications.
19. Installation of sewer laterals to serve this project to Public Works specifications. If existing lateral to be utilized, video inspection prior to connection required.
20. 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.
21. Deed for widening Mountain View Avenue to 33 feet from monument centerline to Public Works specifications.
22. 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.

23. 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.

24. PLANT 24" box size street trees in PUBLIC RIGHT-OF-WAY along MOUNTAIN VIEW AVENUE (typical spacing 30' O.C.). Prior to any planting in PUBLIC RIGHT-OF-WAY submit proposed tree species and a tree planting plan to STREET TREES for review and approval and schedule site inspection for Tree Inspector to determine precise planting locations after fine grading and hardscape installation is complete.

#### **RPU Water**

*Prior to recordation of map:*

25. Applicant shall pay required water fees for service to all parcels.

#### **RPU Electric**

26. 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.
27. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
28. Easements & fees will be acquired during the electric design process.
29. 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.
30. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing streetlights, stub & cap spare conduits along property frontage.
31. Plot existing electrical distribution facilities on the original site plan.
32. Developer is responsible for cost associated with line extension to serve project and potential substation upgrades depending on load.
33. Pole replacement & new transformer required to serve new lots – street crossing will be required