



# TENTATIVE PARCEL MAP NO. 38174

PR-2022-001293 (PARCEL MAP AND GRADING EXCEPTION)

Community & Economic Development Department

## City Council

### February 27, 2024

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## BACKGROUND

CEDD Director Approval

- On October 6, 2023 the Community & Economic Development Department (CEDDD) Director approved the proposed project.
- Parcel Maps and Grading Exceptions are subject to approval by the CEDDD Director.

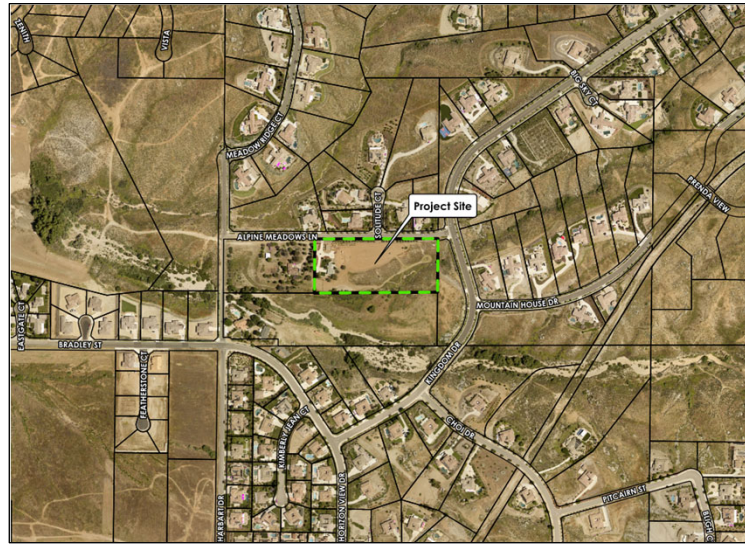
Referral Received

- After the CEDDD Director approval, the project was referred to City Council
- Actions by the CEDDD Director can be referred to City Council.



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# LOCATION MAP



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# EXISTING SITE PHOTOS



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NORTH



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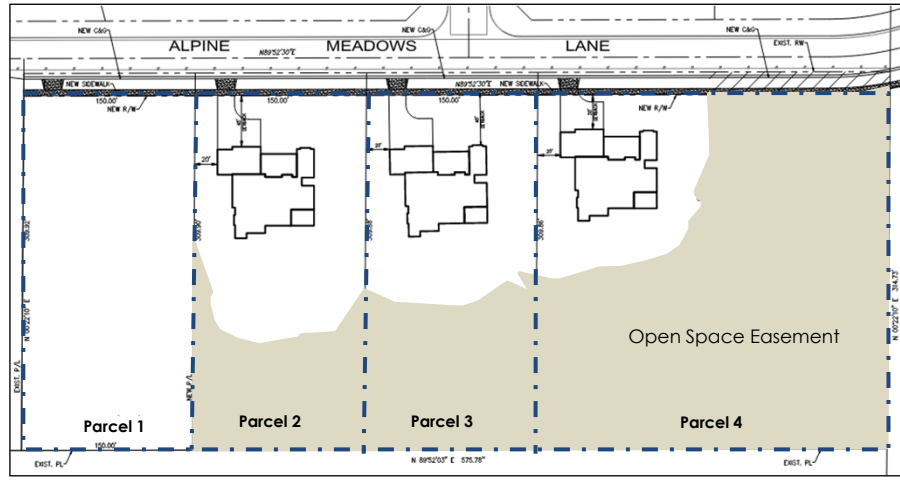
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# TENTATIVE PARCEL MAP

- Proposed Project**
- 4 Lot Parcel Map
  - Minimum 1-acre parcels
  - Parcel 1 is already developed
  - Parcels 2, 3, and 4 to be developed with single family residences
  - Open Space Easement



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# ARROYO MAP



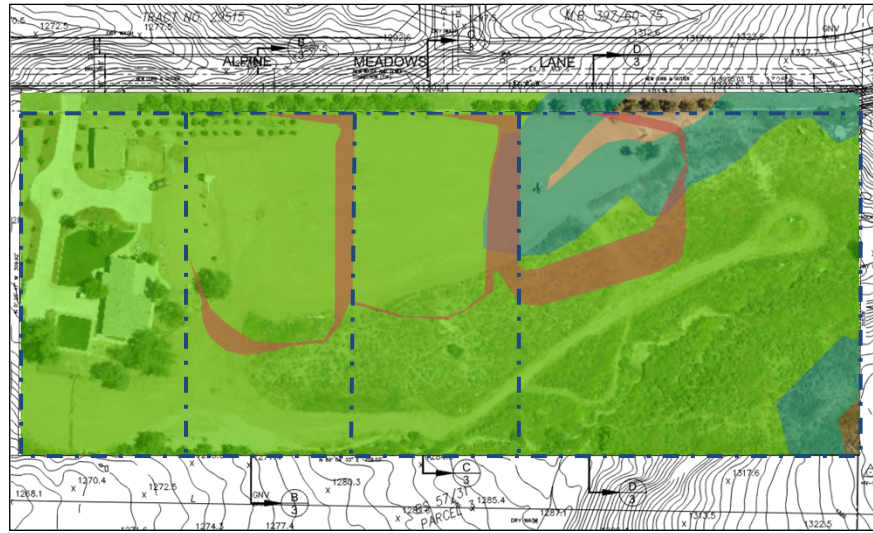
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# GRADING EXCEPTION

**Grading Exception**

- To grade within the Prenda Arroyo (light green) and the 50-foot Arroyo Setback (dark green).



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# COMPLIANCE

<p><b>General Plan</b></p> <ul style="list-style-type: none"> <li>The project is consistent with the Very Low Density Residential Land Use Designation</li> <li>Policy LU-4.2.</li> <li>Policy LU-5.4.</li> </ul>	<p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>Complies with the minimum lot area of one-half acre</li> <li>Minimum lot depth 150 feet</li> <li>Minimum lot width 125 feet</li> </ul>	<p><b>Grading</b></p> <ul style="list-style-type: none"> <li>Designed to fit with the contours of the hillside</li> <li>Ungraded open spaces</li> <li>No slopes over 20-feet-high</li> <li>No driveways over 15% finished Grade</li> </ul>	<p><b>CEQA</b></p> <ul style="list-style-type: none"> <li>A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for the project</li> </ul>	<p><b>Fire</b></p> <ul style="list-style-type: none"> <li>The project complies with the Fire Protection Plan Approved by the Fire Department</li> </ul>
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## STRATEGIC PLAN ALIGNMENT

### Strategic Priority No. 5– High Performing Government

Goal No. 5.3 – Enhance communication and collaboration with community members to improved transparency, build public trust and encourage shared decision-making.

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## RECOMMENDATIONS

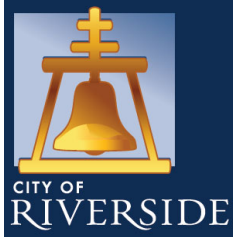
That the City Council:

1. **UPHOLD THE DECISION OF THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR** and 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 (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2022-001293 (Parcel Map and Grading Exception) based on the findings outlined in the staff report and subject to the conditions of approval.

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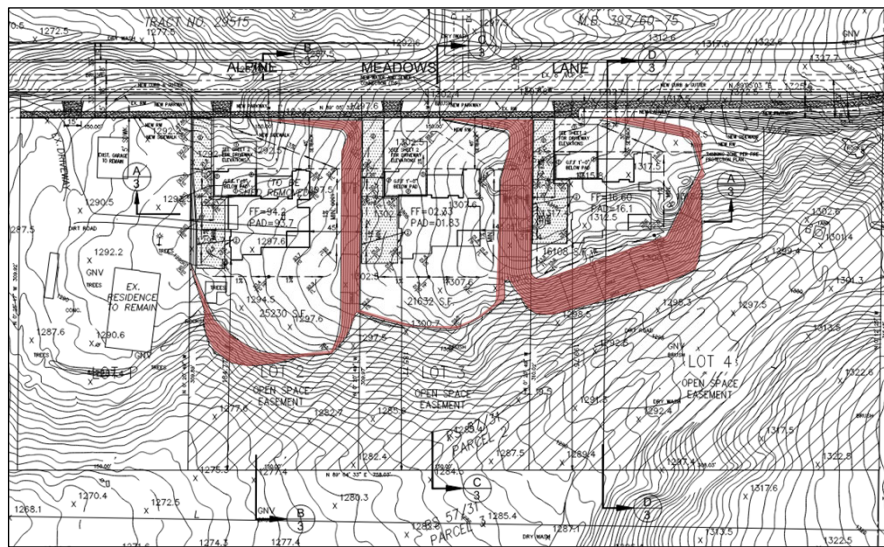
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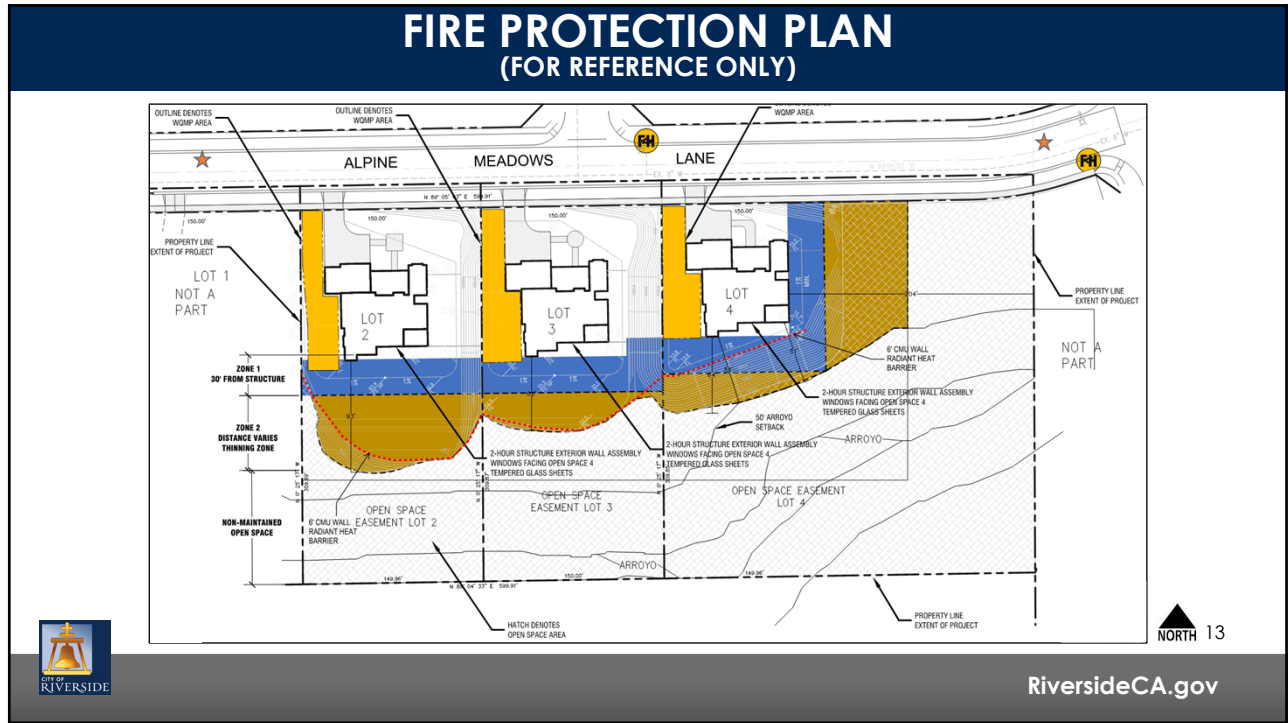
## PRELIMINARY GRADING PLAN (FOR REFERENCE ONLY)



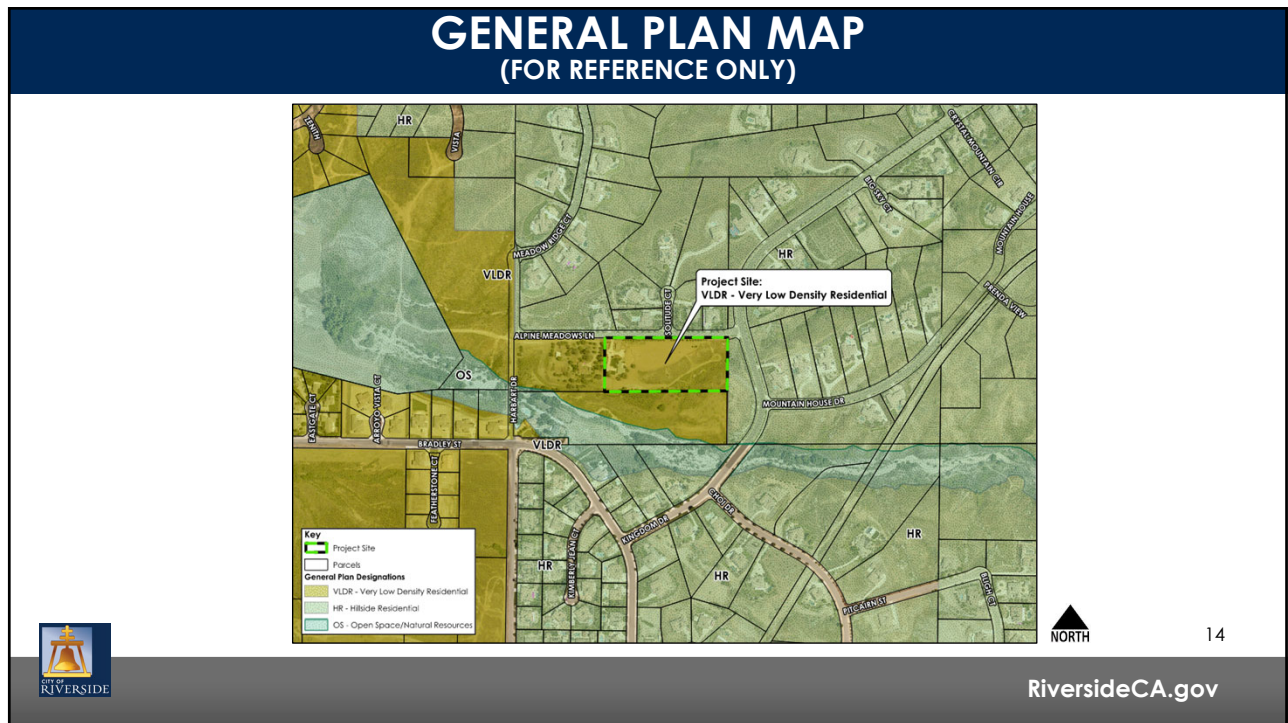
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