



**PLANNING COMMISSION HEARING DATE: JULY 16, 2026**  
**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<b>Case Number</b>	<b>PC-2025-00983</b> (Tract Map, Minor Planned Residential Development Permit, and Design Review)	
<b>Request</b>	To consider the following entitlements for a Planned Residential Development: <ol style="list-style-type: none"> <li>1) Tentative Tract Map (TM-39385) to subdivide 2-acres into 10 single-family residential lots and lettered lots for water quality basins and a private street;</li> <li>2) Minor Planned Residential Development Permit for the establishment of a 10-unit detached single-family residential development;</li> <li>3) Design Review of project plans for the site design and building elevations.</li> </ol>	
<b>Applicant</b>	Brenton Burke of Burke Construction	
<b>Project Location</b>	2443 Mary Street, situated on the east side of Mary Street between Frances Street and De Grazia Road	
<b>APN</b>	235-170-008	
<b>Project Area</b>	2 acres	
<b>Ward</b>	4	
<b>Neighborhood</b>	Hawarden Hills	
<b>General Plan Designation</b>	LDR – Low Density Residential	
<b>Zoning Designation</b>	R-1-13000 – Single Family Residential	
<b>Staff Planner</b>	Angela Cayabyab, Assistant Planner 951-826-5145 <a href="mailto:ACayabyab@riversideca.gov">ACayabyab@riversideca.gov</a>	



## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Rule) and 15332 (Infill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases PC-2025-00983 (Tract Map No. 39385, Planned Residential Development, Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval (Exhibits 1 and 2).

## SITE BACKGROUND

The 2-acre project site consists of a single parcel, developed with a 2,404 square foot single-family residence, a detached 320 square foot 2-car garage and multiple smaller accessory structures that were previously used for animal keeping.

Surrounding land uses include single-family residences to the north, east, west and south with varying lot sizes. The area is surrounded by a variety of housing developments including large lots, standard size single-family subdivisions, condominium developments, and Planned Residential Developments. (Exhibit 4).

Access to the site is provided from an existing driveway from Mary Street.

## PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate development of a Planned Residential Development (PRD):

- Tentative Tract Map (TM-39385) to subdivide 2-acres into 10 single-family residential lots and lettered lots for water quality basins and a private street;
- Minor Planned Residential Development Permit for the establishment of a 10-unit detached single-family residential development;
- Design Review of project plans for the site design and building elevations;

Proposed Lots 1 to 9 range in size from 5,071 square feet to 6,165 square feet and Lot 10, containing the existing single-family residence, is 20,098 square feet.

The proposed new single-family residences range in size from 2,651 square feet to 3,121 square feet and consist of 2 stories with a maximum building height of 26 feet, 8 inches. Residences would include 4 bedrooms, 3 bathrooms, loft, office, porch, and attached 2 or 3-car garages. Three architectural styles (Spanish, Farmhouse, and Prairie) are proposed with varying building designs and rooflines for each of the plans. Each new residence features private open space ranging from 1,547 square feet to 2,263 while the existing residence will have 16,513 square feet of private open space.

Vehicular access is provided from a private street via Mary Street. The project will contain 9 on-street guest parking spaces and include a decorative pavement entry and decorative bollard lights. The project also includes an internal pedestrian network of sidewalks with seating area.

The subdivision proposes freestanding and combination retaining walls. The freestanding portion of the wall is a maximum height of 6 feet and the combination walls include 6-foot freestanding and up to 3.5-foot-high retaining walls. The project also proposes a 3-foot-high split rail fence with

decorative pilasters adjacent to Mary Street, and 6-foot-high vinyl fencing along the interior property lines between the residential units.

The existing smaller accessory structures will be demolished to facilitate development of the proposed project. The 320 square foot detached garage will remain in place with the existing single family residence on Lot 10 of the proposed Map.

**PROJECT ANALYSIS**

**Authorization and Compliance Summary**

	Consistent	Inconsistent
<p><b>General Plan 2025</b></p> <p>The General Plan 2025 Land Use designation for the project site is LDR – Low Density Residential (Exhibit 5). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <ul style="list-style-type: none"> <li>• <u>Objective LU-9</u>: Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth.</li> <li>• <u>Objective LU-8</u>: Emphasize smart growth principles through all steps of the land development process.</li> <li>• <u>Objective LU-89</u>: Accommodate flexible design to provide for superior development in single family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project site is zoned R-1-13000 – Single-Family Residential. This zone is consistent with the General Plan Land Use designation (Exhibits 5 and 6).</p> <p>The R-1-13000 Zone allows for a benchmark density of 4.8 dwelling units per acre with the approval of a Planned Residential Development (PRD) Permit. A density bonus can be granted for PRD projects incorporating superior design, resulting in a maximum density of 5.3 dwelling units per acre for PRDs in the R-1-13000 Zone.</p> <p>The proposed project has 10 total dwelling units and a density calculation of 5 dwelling units per acre. It has been designed to include elements of superior design to achieve a density bonus, including ornamental street and pedestrian lighting, enhanced architectural design elements, parkway sidewalks available for general public use, onsite management of water runoff, permanent erosion control measures, and installation of runoff control measures.</p> <p>The proposed project is consistent with all applicable development standards of the R-1-13000 Zone and Minor Planned Residential Developments.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Grading Code Consistency (Title 17)</b></p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Subdivision Code Consistency (Title 18)</b></p> <p>The proposed tract map meets the development standards outlined in Chapter 18.210 of the Subdivision Code, including those for private streets and lot dimensions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Compliance with Citywide Design &amp; Sign Guidelines</b></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines.</p> <p>The proposed project achieves the design provisions by providing a variety of floor plans in three distinct architectural styles (Spanish, Farmhouse, and Prairie) with varied building shapes, heights, materials, and colors. Enhanced architecture is provided on all façades visible from the right-of-way. The project's architectural styles are compatible in aesthetic to existing developments in the surrounding area.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

<b>Chapter 19.100.040 – Applicability and Permit Requirements</b>				
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Minor Planned Residential Development Permit (Minor PRD)</b>	5 to 16 dwelling units.	10 dwelling units	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.780.060 – Planned Residential Development Standards for R-1-13000 Zone</b>				
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Maximum Benchmark Density with Density Bonus</b>	R-1-13000 Zone – Up to 5.3 dwelling units/acre (11 units)	5.0 dwelling units/acre (10 units)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Coverage - Maximum</b>	Established by the Approving Authority	50 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.780.060 – Planned Residential Development Standards for R-1-13000 Zone</b>					
<b>Standard</b>			<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Individual Lot Setbacks</b>	Front Yard	10 feet	11 feet 4 inches to 46 feet 10 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	5 feet	10 feet to 37 feet 7 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard	10 feet	15 feet to 36 feet 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Project Perimeter Building Setback</b>	Adjacent to Public Street (Mary Street)	25 feet	30 feet 8 inches to 44 feet 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Adjacent to Perimeter Property Lines	15 feet	15 feet to 37 feet 7 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Parking</b>	2-car garage spaces/ dwelling unit		2 to 3-car garage spaces/ dwelling unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Guest Parking Spaces</b>	1 guest space/ 3 dwelling units Total Required: 3 guest spaces		9 guest spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Open Space</b>	500 square feet/unit		1,493 square feet to 16,513 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.100.040 – Residential Development Standards</b>				
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Maximum Building Height</b>	35 feet	26 feet 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Number of Stories</b>	3 stories	2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## FINDINGS SUMMARY

### **Planned Residential Development Permit (PRD)**

The proposed project is compatible with the surrounding residential neighborhood. A Planned Residential Development at this location allows for flexibility and creativity in design, while allowing for diverse single-family residential housing and product types, increasing the opportunities for home ownership.

The proposed project provides pedestrian and vehicular circulation and landscaping. The proposed project has also been designed to be consistent with the diverse single family housing options in the surrounding area.

The proposed project design incorporates elements of superior design to qualify for the PRD Maximum Bonus Density, including enhanced design, inclusion of streets and sidewalks, onsite management of water runoff, permanent erosion control measures, and installation of runoff control measures.

## **ENVIRONMENTAL REVIEW**

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15332 (Infill Development Projects) of the CEQA Guidelines.

## **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.

## **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. Required Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Project Plans (Site Plan/Open Space Plan, Conceptual Landscape Plan/ Fence and Wall Plan, Building Elevations, Floor Plans, Tentative Tract Map, Preliminary Grading Plan)

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Prepared by: Angela Cayabyab, Assistant Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Laurel Reimer, City Planner



*EXHIBIT 1 – REQUIRED FINDINGS*

Pursuant to Section 19.780.050 (Planned Residential Development Permit) – Density and Findings of the Zoning Code, the following required findings must be made in order to approve a Planned Residential Development Permit:

**Planned Residential Development Findings pursuant to Section 19.780.050 of the Riverside Municipal Code:**

- A. The property is well served by public infrastructure;
- B. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
- C. The site is located on streets capable of accommodating the anticipated traffic.
- D. The project complies with the purpose and standards of Chapter 19.780, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project included the following:
  1. Placement of buildings consistent with the topography of the site;
  2. Project open space areas are placed on relatively level grade for active recreational or gathering opportunities;
  3. Open space is distributed on the site through the use of private yards for each property;
  4. An efficient vehicle, pedestrian and fire circulation system consisting of both vehicular lanes and pedestrian walkways;
  5. Sensitivity to surrounding community and attention to the edge conditions, enhanced street frontage facades and landscape buffers create areas of transition from surrounding existing development to the proposed development; and
  6. The inclusion of front porches.
- E. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
- F. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.

The project may qualify for a density bonus, provided that it meets the standards identified above, and satisfies the following four criteria of superior design:

1. The parkway and sidewalks that are built as part of the project are for general use and not gated.

2. A minimum of 70 percent of the built environment is permeable and designed for onsite management of water runoff. Design includes vegetative landscape, permeable paving, and surfaces designed to direct all runoff towards permanent infiltration features.
3. Designed to provide erosion control measures and reduce long-term runoff effects using retaining walls.
4. Designed with runoff control measures including installation of permanent stormwater basins and to ensure water runoff for each lot is managed through an on-site design element.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

**PLANNING CASE:** PC-2025-00983 (TM, PRD, DR)

**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.
4. Within thirty (30) days of project approval, the applicant shall install and maintain a project information board at a conspicuous location on the project site. The board shall be constructed of wood or metal and measure four feet by eight feet (4' x 8'). The board shall include, at a minimum:
  - a. A color rendering or visual depiction of the approved project;
  - b. A brief description of the project, including approved land uses and key project features;
  - c. Contact information for the project applicant, property owner, or construction manager, including a telephone number and email address; and
  - d. An anticipated project schedule identifying major construction milestones and estimated completion date.

The project information board content and location shall be subject to review and approval by the City Planner prior to fabrication and installation. The project information board shall remain in place until completion of construction and be maintained in a legible and updated condition throughout the duration of construction.

*Prior to Map Recordation:*

5. The applicant shall prepare and record a Maintenance Agreement subject to approval of the Planning Division and City Attorney's Office. The Maintenance Agreement shall contain the following:
  - a. All property owners shall maintain all private streets, walkways parking areas, landscaped areas, storage areas, screening sewers, drainage facilities, utilities, open space recreation facilities and other improvement not dedicated to public use.
  - b. The maintenance agreement shall run with the land. Each owner and future property owners shall automatically become members of the agreement and shall be subject to a proportionate share of the maintenance and related costs.

6. **Advisory:** A final copy of the maintenance agreement, once recorded, shall be submitted to the Planning Division and Public Works Department for placement in the PRD and subdivision files.
7. **Advisory:** The provisions of approved Maintenance Agreement shall not be amended without the prior approval of the Community Development Director or his/her designee and the City Attorney who at his/her discretion may refer the matter to the Planning Commission. Requests for amendments to existing Maintenance Agreement shall be submitted to the Planning Division.
8. **Advisory:** All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

*Prior to Grading Permit Issuance:*

9. Project-related activities shall occur outside of the bird breeding season (typically January 1 to September 15 to account for both passerines and raptors) to the extent practicable. If construction must occur within the bird breeding season, then no more than three days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird and raptor pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (500-foot for raptors), where feasible.
10. 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:*

11. 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.
12. 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.
13. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
14. 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.
15. 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.
16. The applicant shall be responsible for erosion and dust control during construction phases of the project.
17. 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.
18. **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)).

*Prior to Building Permit Issuance*

19. Tract Map No. 39385 shall be recorded.
20. Development Standards: Proposed residences shall adhere to the following development standards:
  - Front Yard Setbacks: 10-feet minimum
  - Side Yard Setbacks: 5-feet minimum
  - Rear Yard Setbacks: 15-feet minimum
  - Lot Coverage: 50% maximum
21. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
22. **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. Perimeter walls and returns visible from the public right-of-way shall consist of a solid decorative masonry wall with pilasters and a decorative cap.
  - c. Combination walls shall not exceed 9.5-feet in height,
  - d. Termination of walls shall include a decorative column and cap.
23. 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.
24. Construction plans submitted for Plan Check review shall include a copy of these Conditions of Approval.
25. 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.

*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. 39385. 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.
28. 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.**

29. The Planned Residential Development and Design Review related to implementing the 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 project will be considered vested and time extensions are no longer needed.
30. The Project must be completed per the Plot Plan Review approved by the Community & Economic Development Director, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Development Review Committee or by Planning Staff. Upon completion of the Project, a Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
31. 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.
32. 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.
33. 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.

**Parks, Recreation & Community Services**

*Prior to Map Recordation*

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

### *Prior to Building Permit Issuance*

35. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas including HOA Common landscape areas, private landscape or private street lots. Provide a copy of the site improvement plans to PRCSD for review and approval prior to permit issuance.

### **Fire Prevention**

36. The proposed project shall fully comply with the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.
37. Where installation is required, a separate plan review and fire permit application must be submitted directly to the fire department for each of the following improvements:
  - a. Underground piping for private fire water supply (Fire Underground)
  - b. Automatic Fire Sprinkler System (Fire Overhead)
38. Fire department access shall be provided such that the farthest portion of the proposed building and or facility is located within 150 feet of an approved fire apparatus access road, as measured by an approved route around the exterior of the building and or facility.
39. Fire access roads shall comply with the California Fire Code as adopted and amended by the City of Riverside. All portions of fire access roads shall meet the following specifications:
  - a. The road shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
  - b. The road shall provide a minimum inside turning radius of 28 feet and a minimum outside turning radius of 48 feet.
  - c. The road surface shall provide all-weather driving capabilities. The surface shall be constructed of asphalt, concrete, pavers and or an equivalent hard surface. The road shall be designed and maintained to provide a minimum weight capacity of 80,000 lbs.
  - d. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
40. An approved water supply capable of supplying the required fire flow for fire protection shall be provided lots on which facilities, buildings or portions of buildings are hereafter constructed.
41. A fire sprinkler system shall be provided for all new buildings pursuant Riverside Municipal Code 16.32.335.
42. A new public fire hydrant shall be installed within 400 feet of the end of proposed dead-end road, "A Street". RMC 16.32.310.

### **Public Works – Land Development**

43. Storm Drain construction will be contingent on engineer's drainage study. All on-site storm drains to be privately maintained.
44. Installation of curb and gutter at 32 feet from monument centerline, sidewalk and matching paving on Mary Street to Public Works specifications.
45. Full improvement of interior street based on private residential street standards.

46. Rehabilitation of existing pavement on Mary Street to centerline to Public Works standards and specifications.
47. 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.
48. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Minimum 20-foot wide sewer easement required for sewer main.
49. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
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. Plant 24-inch box size Magnolia grandiflora 'Mary Street' in public right-of-way along Mary Street. Typical spacing 20 feet off center prior to any planting, email Tree Inspector at gtanaka@riversideca.gov, to determine precise locations and quantities at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
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**

60. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop sign (R1-1), stop bar, stop legend at the Project Driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
- 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 install MUTCD & City of Riverside Standard compliant signage & striping improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant **is solely responsible for the procurement and installation** of the improvements to the satisfaction of the Director of Public Works.
61. Prior to the issuance of any permit, applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.

**Public Utilities – Electric**

62. Ten by ten feet (10'x10') public utility easement (PUE) required and recorded on tract map between the lots.
63. Public utility easements are required for electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the RPU Electric. Blanket public utility easement will be required.
64. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Existing site plan has no space to accommodate transformer and utility infrastructure needed to serve this development. All clearances need to be maintained, and location of the equipment will be approved by the Utility.
65. Developer is responsible for all trenching, installation of conduit and substructures required to provide power to the site. In addition to installing spare conduits and streetlights along property frontage. Contact RPU for information on private street lighting.
66. The Developer is responsible for all fees and costs associated with providing electrical power to the site.
67. If a photovoltaic system would be installed as part of the project, a Generation Interconnection Application must be completed for any system above 38KW to undergo the Generator Interconnection Initial Review Screening process pursuant to RPU's Electric [Rule 22](#). This screening only evaluates the impact on RPU's system and does not take into consideration the photovoltaic size limitation imposed by RPU's Self generation program. A photovoltaic plan check review of the proposed photovoltaic system is provided separately. Please contact [ElectricDevelopment@riversideca.gov](mailto:ElectricDevelopment@riversideca.gov) for application, additional requirements, and/or more information.

#### **Public Utilities – Water**

68. New water service and main installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
69. Water main extension required in proposed street to provide service to each lot.
70. Public water line easement required across the width of the proposed street.