




PLANNING COMMISSION HEARING DATE: SEPTEMBER 29, 2022
AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Number	PR-2021-001052 (Site Plan Review)	
Request	To consider a Site Plan Review of project plans for a mixed-use development consisting of: <ul style="list-style-type: none">• 115 multi-family residential units; and• 250 square feet of commercial retail space	
Applicant	Overland Development Company	
Project Location	1535 West La Cadena Drive, situated on the west side of West La Cadena Drive, between Knoll Way and Spring Garden Street	
APN	206-132-036, 206-132-037	
Project area	2.84-acres	
Ward	1	
Neighborhood	Northside	
General Plan Designation	NSP – Northside Specific Plan	
Zoning Designation	FMU-SP – Freeway Mixed Use – Specific Plan (Northside) Overlay Zones	
Staff Planner	Brian Norton, Senior Planner 951-826-2308 BNorton@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project has been assessed under streamlining procedures, pursuant to Section 15183.3 - Streamlining for Infill Projects, and is consistent with the Final Environmental Impact Report (FEIR) for the City of Riverside Housing and Public Safety Element Updates and Environmental Justice Policies certified in October 2021 (SCH No. 2021040089), pursuant to Public Resources Code Section 21094.5, subject to compliance with the approved Mitigation Monitoring and Reporting Program; and

2. **APPROVE** Planning Case PR-2021-001052 (Site Plan Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 2.84-acre project site consists of two contiguous vacant parcels. Surrounding land uses include single family residences to the west and south, commercial uses and multi-family residential to the north, and Interstate 215 freeway to the east.

As a matter of information, on May 17, 2022 the City Council, approved Planning Case SD-2022-00005 (Summary Vacation), vacating 0.14-acres of excess right-of-way on La Cadena Drive, along the frontage of the project. The vacation increased the size of the property from 2.70-acres to 2.84-acres.

PROPOSAL

The Applicant is requesting approval of a Site Plan Review to construct a mixed-use development consisting of 115 multi-family residential units and 250 square feet of commercial retail space.

The following is a description of each component of the project:

- Multi-family Residential

The multi-family residential component consists of 150 dwelling units within a three-story residential building. The complex includes 80 one-bedroom units and 35 two-bedroom units. Units range in size from 628 square feet to 957 square feet. Each unit is provided with a private patio or balcony ranging in size from 58 to 89 square feet.

The project's common usable open space totals 14,136 square feet consisting of a swimming pool and spa, an outdoor lounge, a fitness facility, a dog park, and a barbeque area with seating throughout the development.

A total of 135 parking spaces are proposed for the residential component of the project, with 99 spaces in garages or under carports.

- Commercial

The project will include a 250-square-foot commercial component accessible from the main vehicle entrance. A tenant has not been identified for the commercial lease space. A total of one parking space is provided to serve the proposed commercial use.

The project proposes two vehicle access points along La Cadena Drive. The primary vehicle access, located on the north side of the project is a full access driveway, while the second access point to the south will be limited to an 'exit only' driveway.

The site will be secured with a 6-foot-high perimeter masonry wall and two decorative metal vehicle gates, generally located along La Cadena Drive.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project is consistent with the General Plan Land Use designation of NSP – Northside Specific Plan (NSSP)(Exhibit 5). The land use designation provides opportunities for high-density residential development with commercial, office, and business uses. Such development is intended to facilitate the grouping of housing with employment uses, community amenities, open space and recreational opportunities. The project is consistent with the following Northside Specific Plan Policies:</p> <p><u>Policy LU 1.1:</u> Provide for all housing types from single-family to multi-family residential development, in different settings.</p> <p><u>Policy LU 2.2:</u> Promote mixed-use development that offers new housing opportunities and needed services for residents.</p> <p><u>Policy PM 1.3:</u> Encourage vertical mixed-use in key districts.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Housing Element – Updated October 5, 2021</p> <p>The project site was identified as a Housing Element Opportunity site (Site 200) (Exhibit 7) to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. The project is consistent with the following Policy and furthers the intent of the Housing Element:</p> <p><u>POLICY HE-4 THRIVING NEIGHBORHOODS:</u> Facilitate and encourage a variety of new Housing Types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of Community that results in equitable and sustainable neighborhoods</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Northside Specific Plan</p> <p>The proposed project is zoned FMU – Freeway Mixed Use Zone (Exhibit 6), which is consistent with the NSSP General Plan Land Use designation. The proposed project is consistent with the applicable development standards of the FMU – Freeway Mixed Use Zone.</p> <p>The Freeway Mixed Use Zone provides a buffer between the freeway and existing residential neighborhoods. The West La Cadena corridor, adjacent to the I-215 freeway, currently includes a mix of commercial, auto related uses, industrial and single-family residences. The Specific Plan identifies a transition from those uses to residential and commercial development. The redevelopment of the corridor into a mixed-use neighborhood would include services for nearby residences, while also allowing freeway-oriented commercial, office, hotel, and other uses that benefit from freeway adjacency.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The NSSP defers to Title 19 when uses and applicable development standards are not listed in either Table 3.3.1: Development Standards of the NSSP or Table 3.3.2: Permitted Uses Table of the NSSP. Per Title 19, the project requires a Site Plan Review be processed for the proposed mixed-use development and the project to be consistent with applicable development standards of Chapter 19.120.050 - Mixed-Use Developments.</p> <p>As proposed, the development is consistent with the applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for mixed-use development related to building siting and orientation, massing, articulation, and architectural treatment, parking layout, and landscaping.</p> <p>Residential buildings have been designed to incorporate a modern contemporary architectural style by incorporating fiber-cement siding, wood grain tile, stucco and metal canopies.</p> <p>The overall design of the site focuses on pedestrian connectivity with pedestrian walkways, connecting on-site amenities, residential units and the commercial component of the development. The design focuses on centrally located common open spaces that can be used as gathering areas for dining, game use, lounge areas and active play areas.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping throughout the site for a cohesive appearance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Northside Specific Plan Freeway Mixed Use (FMU) Development Standards					
Standard			Proposed	Consistent	Inconsistent
Density (Residential)	45 du/ac		40.06 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height (Stories)	Minimum 3 - Maximum 5		3 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front Yard	15 feet (La Cadena Drive)	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Interior Yard	North – 0 feet	54 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South - 0 feet	52 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Northside Specific Plan Freeway Mixed Use (FMU) Development Standards					
Standard			Proposed	Consistent	Inconsistent
Off-Street Parking Lot Placement Setbacks	Rear Yard	10 feet	47 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Front	20 feet	21 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	3 feet	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Zoning Code Chapter 19.120.050 Mixed-Use Development Standard				
Standard		Proposed	Consistent	Inconsistent
Lot Area	20,000 square feet	123,710 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	206 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	75 feet	520 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Area Ratio	2.5	0.002	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Open Space	50 square feet a unit – 5,750 square feet (115 units x 50 square feet)	14,136 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Open Space	50 square feet per unit	58-89 square feet per unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Northside Specific Plan Table 3.3.3 and Chapter 19.580 – Parking and Loading Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Residential	1 bedroom: 80 units/1 space - 80 spaces	133 spaces	135 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2 Bedroom: 35 units/1.5 space - 53 spaces				
Commercial	Office: 250 square feet/1 space per 333 square feet	1 space	1 space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		134 spaces	136 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential Covered Parking Spaces	75 percent required spaces shall be in carports or garages	99 spaces	99 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Site Plan Review

The proposed project has been designed as an integrated development compatible with surrounding uses. It is also consistent with the objectives, policies, and development standards of the General Plan, Northside Specific Plan and the Zoning Code.

The proposed mixed-use development is appropriate for the site and neighborhood and will not have substantial adverse effects on surrounding properties or uses. The project has been designed to provide a buffer between the existing single-family residences and Interstate-215 freeway. The project is within walking distance to a large-scale mixed development, under construction, which will include over 40,000 square feet of retail and multiple hotels when completed.

The high-quality development will improve the image of Riverside from the Interstate 215 corridor into downtown Riverside.

ENVIRONMENTAL REVIEW

The project has been assessed under streamlining procedures, pursuant to Section 15183.3 - Streamlining for Infill Projects, and is consistent with the Final EIR for the 2021-2029 Housing Element certified in October 2021 (SCH No. 2021040089), pursuant to Public Resources Code Section 21094.5, subject to compliance with the approved Mitigation Monitoring and Reporting Program.

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 Plan Priority 2 – Community Well-Being and, specifically, Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The proposed mixed-use development requires public hearings by the Planning Commission. Additionally, public comment is encouraged throughout the process and at public hearings.
2. *Equity* – The proposed mixed-use development provides housing opportunities that benefits all residences in the community and region.
3. *Fiscal Responsibility* – The proposed mixed-use development will be responsible for all fiscal aspects of the project.
4. *Innovation* – The proposed mixed-use development meets the growing community's needs for increased housing opportunities.
5. *Sustainability and Resiliency* – The proposed mixed-use 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 Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Housing Element
8. Project Plans (Site Plan, Conceptual Grading Plan, Floor Plans, Building Elevations, Open Space Exhibit, Conceptual Landscape Plans, Parking Plan, Photometric Lighting Plan)
9. Applicant Prepared Project Description

Prepared by: Brian Norton, Senior Planner

Reviewed and Approved by: Mary Kopaskie-Brown, Acting CEDD Deputy Director and City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **PR-2021-001052** (Site Plan Review)

Site Plan Review Findings pursuant to Chapter 19.120.030

- a) The proposed mixed-use development is consistent with the General Plan, Northside Specific Plan and the intent and purpose of the mixed-use zones (Riverside Municipal Code Section 19.120.010- Purpose);
- b) The proposed mixed-use development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c) The proposed mixed-use development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses; and
- d) The proposed mixed-use development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASES: PR-2021-001052 (Site Plan Review)

Planning

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. The project shall comply with the Final Environmental Impact Report (FPEIR) for the City of Riverside Housing and Public Safety Element Updates and Environmental Justice Policies certified in October 2021 (SCH #2021040089) subject to compliance with the approved Mitigation Monitoring and Report Program.
4. 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 additional sets of plans, will be necessary prior to sign permit issuance.

Operational Conditions:

5. The south project drive approach to West La Cadena Drive shall be "Exit Only".
6. Each unit shall include at minimum a MERV-13 filter on all HVAC units.

Prior to Grading Permit Issuance:

7. 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;
 - 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; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

8. 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.

9. 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.
10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
11. 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.
12. 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. Streets shall be swept 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.
13. The Applicant shall be responsible for erosion and dust control during construction phases of the project.
14. 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.

Prior to Building Permit Issuance:

15. **Staff Required Building Elevation Conditions:** Building elevations provided for building permit plan check shall incorporate the following:
 - a. The project shall be constructed with windows and doors that will ensure that interior STC ratings are at/below 45 dBA CNEL sound levels.
 - b. The project will be constructed with vinyl windows of a dark color to be confirmed by staff prior to building permit issuance.
16. **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.

17. **Staff Required Wall Conditions:** The fence and wall plan provided for building permit plan check shall incorporate the following:
- a. All freestanding and retaining walls shall be constructed of, or finished in, a decorative material (stucco or split face masonry);
 - b. All walls shall be finished with a decorative cap; and
 - c. Where walls terminate, a column with decorative cap shall be added.
18. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted with the exterior lighting plan.
- a. 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);
 - b. The maximum allowable light trespass shall not exceed 0.5 foot-candle (5 lux) beyond the property line;
 - c. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - e. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within 50-feet of residential property lines to north of the subject property line, otherwise light standards shall not exceed 25 feet in height, including the height of any concrete or other base material; and
 - f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
19. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
20. Ground mounted equipment shall be fully screened from the public right-of-way.
21. Construction plans submitted for Plan Check review shall 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.
22. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

Prior to Release of Utilities and/or Occupancy:

23. 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 at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

24. The applicant shall provide written evidence to the Planning Division and the Riverside Police Department that they will be participating in the City's Crime Free Multi-Housing Program.

Standard Conditions

25. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
26. Site Plan Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
27. Prior to the expiration of the entitlements, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. 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 ENTITLEMENT.

28. 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.
29. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
30. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Public Works

Conditions to be Fulfilled prior to Permit Issuance, unless Otherwise Noted:

31. Storm Drain construction will be contingent on engineer's drainage study.
32. Vacation of excess public right-of-way along West La Cadena Drive to Public Works standards and specifications. City to reserve 33' from improvement centerline.
33. The Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Public Works Department and Planning Division.

34. Relocation of existing sewer main to Public Works Department specifications. Quit claim of existing sewer easement required upon Public Works acceptance of relocated sewer main.
35. Installation of sewers/sewer laterals to serve this project to Public Works specifications. Applicant to provide preliminary sewer loadings to determine if further analysis required.
36. Off-site improvement plans to be approved by Public Works.
37. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
38. Size, number, and location of driveways to Public Works specifications.
39. Closure of unused driveway to Public Works Specifications.
40. 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 Departments' specifications.
41. Plant 24" box size Cercis canadensis 'Oklahoma', in public right-of-way along West La Cadena Drive. Typical spacing 25' O.C. Prior to any planting, Tree Inspector 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 to Landscape & Forestry specifications

42. Trash Enclosures required per Public Works Department specifications. A letter from the trash provider acknowledging additional pickups shall be provided to the Public Works Departments since the project is providing less enclosures than required by the Solid Waste Division.

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.

43. 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.
44. 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 (C.C&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.

45. 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.
46. Grind and overlay existing pavement 0.12' deep over entire street from gutter to gutter along project frontage.
47. Written permission from adjacent property owner on north side of project required to install new storm drain inlet prior to any permit issuance.

Conditions to be Fulfilled prior to Building or Grading Permit Closeout or the Issuance of a Certificate of Occupancy or Certificate of Use

48. 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.

Conditions to be Fulfilled prior to Final Inspection

49. 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.

Fire Department

50. 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.
51. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
52. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).

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

Public Utilities – Water

56. *Advisory: Water pressure at this project site is in the range of 40-45 psi.*

Public Utilities – Electric

57. *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.*
58. *Plot existing electrical distribution facilities on the original site plan.*
59. *Show proposed location of PJC, Switch, transformer, & electric room/switchgear.*
60. *New buildings need to maintain proper clearances to existing power primary/secondary lines.*

Park and Recreation

Prior to Building Permit Issuance

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