

PLANNING COMMISSION  
RECOMMENDED CONDITIONS

Case No.: **P14-0683** (GP)                      PLANNING COMMISSION HEARING DATE: MAY 19, 2016  
**P14-0684** (RZ)  
**P14-0685** (Site Plan Review)  
**P15-1080** (VR)  
**P15-1081** (VR)  
**P15-1082** (Grading Exception)

**CONDITIONS** All mitigation measures are noted by an asterisk (\*)

Case Specific

• **Planning**

1. The General Plan 2025 land use designation of MHDR – Medium High Density Residential shall be applied to the subject property as shown in Exhibit 4.
2. The R-3-3000 – Multi-Family Residential and PF – Public Facilities Zones shall be applied to the subject property, as shown in Exhibit 5.
3. All conditions of the Airport Land Use Commission (ALUC), processed under case ZAP1112MA15, shall be satisfied.
4. 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, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.
5. The development shall participate in the Police Department's Crime Free Multiple-Housing Program.
6. In accordance with a variance for a building encroachment into the required front yard landscape setback, Building 11 shall not exceed a maximum of 2 stories in height.

*Prior, During and Post Construction*

7. **\*MM Bio 6:** No trespass beyond that already delimited by construction limits shall occur into jurisdictional waters.
8. **\*MM Bio 7:** No drainage for subsequent development will be designed to flow or be directed into this area. All final project design flows will be directed into a formal site collection.

*Prior to Grading Permit Issuance*

9. **\*MM Bio 1:** Site-preparation activities (removal of trees and vegetation) shall be avoided during the nesting season (February 1 through August 31), to the greatest extent possible. If site-preparation cannot be avoided during the nesting season, a breeding bird survey will be conducted to determine if nesting birds are present. Occupied nests will not be

disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival.

10. **\*MM Bio 3:** As required by JPR # 15-04-15-01, prior to issuance of grading permits, the project applicant shall prepare a restoration plan and provide this plan to the City. The City shall provide the restoration plan to the Regional Conservation Authority, California Department of Fish and Wildlife and U.S. Fish and Wildlife Service prior to issuance of grading permits. After completion of the restoration actions, the City shall be responsible for ensuring that the restoration actions are carried out and successful.
11. **\*MM Geo 1:** Prior to issuance of a grading permit for the project, a soils or geotechnical report that identifies the potential for landslides on the Project site and provides recommendations for grading and foundation support shall be submitted to the City for review and approval. The Project applicant shall implement all recommendations in the approved report.
12. **\*MM Trans 2:** Sight distance at the Project driveways shall be reviewed with respect to standard Caltrans and City of Riverside's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.
13. **\*MM CR 1:** Prior to beginning construction the project applicant shall retain a City of Riverside qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
14. **\*MM CR 2:** At least 30 days prior to beginning Project construction, the project applicant shall contact the Pechanga Tribe, Soboba Tribe, and Morongo Tribe to notify the Tribes of grading, excavation, and the monitoring program and, if a Cultural Resources Treatment and Monitoring Agreement has not been developed, to develop a Cultural Resources Treatment and Monitoring Agreement between the Applicant and the Tribes. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
15. **\*MM CR 3:** Prior to beginning Project grading, the Project Archaeologist shall file a pre-grading report with the City (if required) to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe, Soboba Tribe, and Morongo Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement(s) required in **MM CR 2**, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the Pechanga Tribe, Soboba Tribe, and Morongo Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities.

16. **\*MM NOISE 3:** Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign shall be posted at the Project site with the contact phone number.
17. Areas outside the developed area, not included within the Land Conservation agreement shall be recorded as open space easement.
18. 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 all recommendations of the required Project specific Water Quality Management Plan;
  - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
  - e. 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 Activities*

19. **\*MM Bio 2:** If the biologist is not able to verify one of the conditions identified in **MM BIO 1**, then no disturbance shall occur within 300 feet of non-raptor nests, and within 500 feet of raptor nests, during the breeding season so as to avoid abandonment of the young.
20. **\*MM Bio 5:** Prior to construction, the project applicant shall obtain the necessary authorization from the regulatory agencies for proposed impacts to jurisdictional waters. Project-specific delineations may be required to determine the limits of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdiction. Impacts to jurisdictional waters shall require authorization by the corresponding regulatory agency. Authorization may include, but is not limited to, a Section 404 permit from the USACE, a Section 401 Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW. Project-specific impacts to jurisdictional waters shall be mitigated by the USACE, CDFW, and the RWQCB where applicable.
21. **\*MM CR 5:** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the developer, the project archaeologist, and the Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code 21083.2(b) avoidance is the preferred method for archaeological resources. If the developer, the project archaeologist, and the Tribe(s) cannot agree on the significance or the mitigation for

such resources, these issues will be presented to the Community Development Director for decision. The Community Development Director shall make the determination based on the provisions of CEQA with respect to the archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe(s). Notwithstanding any other rights available under the law, the decision of the Community Development Director shall be appealable to the Planning Commission and/or City Council.

22. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
  - b. Grading activities shall cease during period of high winds (greater than 25mph);
  - c. 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;
  - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approved traffic control plan from the Public Works Department;
  - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - f. Wash off trucks and other equipment leaving the site;
  - g. Replace ground cover in disturbed areas immediately after construction;
  - h. Keep disturbed/loose soil moist at all times;
  - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
23. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
24. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

*Prior to Building Permit Issuance*

25. The R-3-3000 – Multi-Family Residential Zone and PF – Public Facilities Zone shall be adopted.
26. The General Plan land use designation of MHDR – Medium High Density Residential shall be adopted.
27. A lot line adjustment shall be recorded to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
28. **\*MM NOISE 1:** Prior to the issuance of a building permit for any apartment building, documentation shall be submitted to the City confirming that the architectural materials to be used will achieve an interior noise level no greater than 45 CNEL.
29. **\*MM NOISE 2:** In order to reduce exterior noise levels to the daytime exterior noise level consistent with Section 7.25.010 of Title 7 of the Riverside Municipal Code, the balconies on Building 5 and Building 10, that front Central Avenue shall incorporate noise attenuating shields composed of tempered glass, transparent plexi glass, or lexan.
30. 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. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
31. 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 preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
32. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Planning staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping, irrigation and exterior lighting plans must be submitted prior to building permit issuance.
33. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following;
  - a. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
  - b. No lighting shall be included within the MSHCP Conservation Area.

- c. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity 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 offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.

- 34. **Fence/Wall Conditions:** Revise the submitted fence/wall plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. The location, height and materials, including decorative cap for all proposed pilasters/wall segments; and
  - b. Plans shall reflect safety fencing; fully dimensioned, specific locations and detailed cross sections. Specific locations throughout the project will require that the safety fencing be designed to eliminate light spill into the conservation area.
- 35. **Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. Provision for decorative paving at the Central Avenue vehicle entrance/exit.
- 36. **Trash Enclosure Conditions:** Revise the submitted trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:
  - a. Provision for the trash enclosure to either be constructed with a decorative masonry and decorative cap or be finished in stucco and painted to match on-site residential buildings.
- 37. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscape and irrigation plans shall include the following:
  - a. The project shall be designed to prevent light spill into the conservation area from car headlights once completed. Landscape plans shall either include hedge row plants or screen walls in front of all vehicle parking spaces and drive aisles throughout the project that face onto or project light into the conservation area.
  - b. The tree palette shall include trees that are common in the Canyon Crest Neighborhood;
  - c. Invasive species of plants shall be avoided throughout the project, as listed in Table 6-2 of the MSHCP; and

- d. Specific plants and trees, referenced in the Final Restoration Plan shall be reflected on the landscape plans.

*During Construction:*

38. **\*MM NOISE 4:** Prior to and during construction activities, the Project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards.
39. **\*MM NOISE 5:** The construction contractor shall locate noise generating construction equipment and construction staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors (nearby residences) that are nearest the Project site. The location of the construction staging areas shall be shown on the construction specifications and shall be reviewed by the City prior to the issuance of grading permit.
40. **\*MM CR 4:** All cultural materials that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Treatment Agreement required in **MM CR 2** shall be tribally curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, which meets the standards set forth in 36 CFR Part 79 for federal repositories. All sacred sites, should they be encountered within the Project site, shall be avoided and preserved as the preferred mitigation, if feasible.
41. **\*MM CR 6:** If any paleontological resources are exposed during Project related excavation, ground disturbance activities in the vicinity of the discovery shall be moved and a qualified paleontological resources specialist will be retained by the Project Applicant to evaluate the resources. If the find is determined to be significant, avoidance or other appropriate measures as identified by the paleontological resources specialist shall be implemented. Appropriate measures include a qualified paleontologist to be permitted to recover, evaluate, and curate the finds in accordance with the standards and guidelines of the City of Riverside and the Society of Vertebrate Paleontology.
42. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
43. 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 or urban pollutants, and flooding.
44. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
45. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.

46. 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.
47. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.
48. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity 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. If human remains are uncovered, the applicant shall contact the County Coroner's Office.

*Prior to Release of Utilities and/or Occupancy for any phase*

49. **\*MM Bio 4:** Prior to the issuance of occupancy permits the mitigation areas shall be placed under a conservation easement, dedicated to a Resource Conservation District or other approved mitigation entity. The City shall not issue any occupancy permits until they have been provided evidence that the conservation easement has been recorded.
50. 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/auditor responsible for the project. Contact Brian Norton, Senior Planner, at (951) 826-2308 or [bnorton@riversideca.gov](mailto:bnorton@riversideca.gov) to schedule the final inspection at least one week prior to needing the release of utilities.

- **Public Works**

*The following public works "engineering" conditions to be met prior to case finalization unless otherwise noted:*

51. The subject project is located with a Special Flood Hazard Area (SFHA) with a designation of Zone A, area subject to inundation by the 1 percent annual chance flood. Prior to issuance of a grading permit a CLOMR (Conditional Letter of Map Revision) shall be processed for approval through the City and the Federal Emergency Management Agency (FEMA) to remove property from Zone A.



52. Prior to issuance of any Building permits a Letter of Map Revision (LOMR) shall be processed for approval through the City and FEMA to modify the effective Flood Insurance Rate Map (FIRM).
53. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
54. Closure of unused driveway opening to Public Works specifications.
55. The westerly project driveway located on Central Avenue shall be restricted to right turn egress movements only. Ingress is prohibited.
56. Advisory: Any vertical drop of more than 30 inches which is located within 36 inches of an adjacent walkway or drive aisle shall require fencing or guards to the satisfaction of the Building and Safety Division.
57. Storm Drain construction will be contingent on engineer's drainage study. Access to Water Quality basins to be through development and approved by Public Works.
58. Installation of flood protection facilities along proposed inundation limits to Public Works specifications.
59. Project shall install an acceleration lane in the median at the intersection of Quail Run Road and Central Avenue to Public Works Specifications.
60. Project shall ensure adequate sight distance at the project entrance roadway.
61. Project shall implement signing & striping in conjunction with detailed construction plans approved by Public Works.
62. **\*MM Trans 1:** Prior to issuance of any building permits the Project Developer shall make fair share contributions towards the following:
  - a. Project developer shall pay its fair share contribution of \$5,000.00 towards 2nd westbound left turn pocket at intersection of Canyon Crest Drive & Central Avenue.
  - b. Project developer shall pay its fair share contribution of \$37,000.00 towards installation of a traffic signal at intersection of Quail Run Road & Central Avenue.
  - c. Project developer shall pay its fair share contribution of \$1,000.00 towards construction of a second NWB thru lane at intersection of Sycamore Canyon Boulevard & Central Avenue.
63. Advisory: Project may elect to install traffic signal at intersection of Quail Run Road and Central Avenue in lieu of construction of acceleration lane in the median at the intersection of Quail Run Road and Central Avenue and Traffic fair share mitigations.
64. Installation of sewers/sewer laterals to serve this project to Public Works specifications.

65. Size, number and location of driveways to Public Works specifications.
66. 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 specifications.
67. Project shall ensure adequate access to the Water Quality Basins for operation and maintenance to Public Works satisfaction.
68. 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.

69. 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.
70. 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 (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.

71. 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.
72. 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.

- **Riverside County Flood Control**

*The following Riverside County Flood Control and Water Conservation District (RCFC) conditions to be met prior to case finalization unless otherwise noted:*

73. The storage capacity behind the dam shall continue to be equal to or greater than the 2008 existing condition at every stage.
74. The current District access road through the fire station shall be abandoned in order to accommodate fill approximately between Building Pad 13 and Building Pad 11 up to the proposed top of wall (1138.5ft NAVD 88). The fill will maintain the 1000-year inundation limit to be at the wall resulting in an overall smaller boundary limits than the current District inundation easement. The 1000-year inundation limit shall be clearly identified on the final plans. The City will need to provide owner notification of the 1000-year flooding limits.
75. The revised RCFC access route from Central Avenue shall include a 50 foot wide driveway ramp, 1-inch crushed rock placed 3-inches thick where the proposed access is not covered by asphalt and a 35 foot minimum inside radius for all proposed curves.
76. Advisory. Due to the conservation easement, access to the water quality basins from the District's Box Springs Dam access road will not be available and access will have to be provided through the private development.

77. The Applicant shall submit an agreement application to the District in order to memorialize maintenance responsibilities for the water quality basins within the District's inundation easement.
78. Prior to partial easement relinquishment, City provide meets and bounds of the proposed inundation limits to verify the proposed change to the current inundation easement. The current language may also need to be changed in order to address the new development. The applicant shall prepare all required documents and exhibits necessary to fulfill condition and pay any associated fees.
79. The District will require a final grading plan that achieves the proposed storage and City shall be responsible to ensure construction is performed per plans.

- **Public Utilities – Electric**

*Contact Summer Ayala at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below:*

80. 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.
81. 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 purveyor.
82. Blanket public utility easements on all parcels.
83. Plot existing electrical distribution facilities on original plot plan tracing and submit for department approval (contact department representative for details).
84. 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 purveyor.
85. 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.

- **Public Utilities – Water**

86. Advisory: The Water Department will not permit public water facilities on private property.
87. 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.
88. Prior to Building Permit Issuance, Applicant shall obtain approval of sub-metering facilities from the Utility. Such facilities are required to allow future sub-metering by the Utility.

89. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
90. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
91. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding fire conditions or corrections.

*The following to be met prior to construction permit issuance:*

92. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent.
93. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
94. Access roadways shall be all weather surfaces, paved, provided with engineered turf block, or alternate design. Such roadways shall be maintained at all times.
95. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
96. Fire Department access is required to be maintained during all phases of construction.
97. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
98. All gates shall have a Knox switch for electric gates and/or Knox padlock for manual gates. In addition to the Knox switch all electric gates shall have installed an automatic infrared gate system that is activated by the emergency vehicle strobes.

- **Parks and Recreation**

*Prior to Building Permit Issuance:*

99. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open

space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951-826-2000.

### **Standard Conditions**

- **Planning**

100. There is a 24 month time limit on this approval.
101. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review 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.
102. 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.
103. 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.
104. 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.