

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: December 15, 2016

PLANNING CASES: P14-1072 (Environmental Impact Report), P14-1081 (Design Review), P14-1082 (Minor Conditional Use Permit), P16-0101 (General Plan and SP Amendments), P16-0102 (Tentative Parcel Map) and P16-0103 (Variance and Grading Exceptions)

Case Specific

• **Planning**

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
2. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, if necessary prior to any sign permit issuance.

Prior to Map Recordation

4. General Plan Amendment and Specific Plan Amendment (P16-0101) shall be finalized and/or adopted.
5. The General Plan Amendment and Specific Plan Amendment shall be finalized and adopted concurrently with the development of this site.

Prior to Grading Permit Issuance:

6. General Plan Amendment and Specific Plan Amendment (P16-0101) shall be finalized and/or adopted.
7. The applicant shall offer to remove the existing fence north of the property at the discretion of the property owner.

Prior to Grading Permit Issuance:

8. 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;
- e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, 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;
 - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;
 - iv. Replace ground cover in disturbed areas immediately after construction;
 - v. Keep disturbed/loose soil moist at all times; and
 - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour.

During grading and construction activities:

- 9. 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.
- 10. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);
 - 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; and
 - d. the 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 for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
- 11. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

13. 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.
14. The Contractor shall limit all construction-related activities that would result in high noise levels 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.
15. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance

16. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
17. Plans submitted for Design Review staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
18. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). 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.
19. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lots 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 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. No light spill shall be permitted on the MSHCP Conservation Area (Sycamore Canyon Wilderness Park). If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within the 100-foot setback between Building 2 and the residential property lines to north property line and shall not exceed 20 feet in height, including the height of any concrete or other base material, elsewhere on the property.
20. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:

- a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it; and
 - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division.
 - d. Gates to be provided along the access lane on the north side of the project to be accessible to emergency vehicles only and not to trucks and other vehicles that may enter the site.
21. **Staff Required Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. Catalog cuts of the decorative sconce lighting and steel canopies shall be submitted for review and approval of Design Review staff; and
 - b. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
22. Add details for the enhancement of the existing trash enclosure to include colors and materials as those proposed for the industrial warehouse buildings and a decorative overhead trellis subject to Planning Division staff approval and in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division).
23. **Staff Required Landscape and Irrigation Conditions:** Revise the submitted landscape and irrigation plans such that the plans incorporate the following:
- a. A minimum of 10 percent of the trees within the landscaped areas adjacent to the north and northwest portions of the site shall consists of 36 inch box evergreen trees.
 - b. A minimum of 20 percent of the trees within the landscaped areas adjacent to the north and northwest portions of the site shall consists of 24 inch box evergreen trees.

Operational Conditions

24. A copy of the Minor Conditional Use Permit, the final Conditions of Approval and Mitigation Measures shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

Prior to Release of Utilities and/or Occupancy:

25. 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 Patricia Brenes at (951) 826-2307 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Standard Conditions

26. There shall be a two-year time limit in which to commence 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.
27. 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.
28. The Project must be completed per the Minor Conditional Use Permit 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 Staff. Upon completion of the Project, 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.
29. 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.
30. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
31. 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.
32. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

33. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
34. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
35. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
36. Failure to abide by all conditions of this permit shall be cause for revocation.
37. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
38. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
39. 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**

Prior to Map Recordation Unless Otherwise Noted:

40. Lot A (Lance Drive) to be dedicated to City of Riverside on Parcel Map for street and highway purposes.
41. Full street improvements on Lot A (Lance Drive), total R/W = 74 feet, curb and gutter at 26 feet from monument centerline and sidewalk to Public Works specifications.
42. Project egress shall be restricted to right turn only. In order to maximize use of the existing signal and roadway facilities, the project site access points shall be constructed with physical obstructions (islands) to prevent the egress of project traffic through Dan Kipper Drive.
43. Storm Drain construction will be contingent on engineer's drainage study. All required public storm drain easements necessary to complete 60" storm drain construction from project site south to existing 120" storm drain (City Plan D-615) shall be recorded prior to map recordation.

44. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
45. Lot C to be retained by owner/HOA. A covenant and agreement shall be recorded for installation and maintenance of landscape and irrigation facilities. Covenant to be recorded concurrent with Parcel Map.
46. Lot B to be conveyed to City in fee title concurrent with Parcel Map Recordation.
47. A sewer extension within Lance Drive will be required to serve this project.
48. Installation of sewer laterals to serve this project to Public Works specifications.
49. Size, number and location of driveways to Public Works specifications.
50. 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.
51. 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.
52. Planting of 24" Box Size Street Trees required along public street frontage.
53. Installation of automatic irrigation system to provide deep-root watering to trees is required.

Prior to Case Finalization:

54. 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.

Prior to Issuance of a Building or Grading Permit:

55. As reflected within the Trip Distribution generated for the project's Traffic Impact Analysis, it is the intent of the project to make use of the Eastridge & I-215 Interchange as a primary

rote for inbound and outbound truck traffic. This route will be provided to trucks making use of the new facility. In order to encourage the use of the Eastridge & I-215 Interchange, the project shall deploy coordinated traffic signal timing improvements at the intersections of:

- a. Sycamore Canyon Blvd. & Box Springs Blvd.
- b. Sycamore Canyon Blvd. & Sierra Ridge Dr.
- c. Sycamore Canyon Blvd. & Eastridge Ave.
- d. Eastridge Ave. & Box Springs Blvd.
- e. Eastridge Ave. & Interstate 215 Interchange

Coordinated signal timing plans shall encourage directional flow to and from the I-215 Interchange, and include follow-up 'timing runs' performed by the consultant during peak hours of traffic to confirm operations after completion of the project.

56. 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. 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.
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.

Prior to Building or Grading Permit Closeout or the Issuance of a Certificate of Occupancy or Certificate of Use:

59. 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.
60. The project shall install weight limit signage on the West leg of the intersection of Sycamore Canyon & Fair Isle pursuant to the 5 Ton Restriction in Municipal Code Section 10.56.020.

• **Fire Department**

Prior to Building Permits Issuance:

61. An automatic fire sprinkler system is required by City Ordinance 16.32.080. 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 a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.
- Have a UL, FM or ETL listed and licensed C10 fire 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.
- Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.
62. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
63. Construction plans shall be submitted and permitted prior to construction.
64. Fire Department access shall be maintained during all phases of construction.
65. All required hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
66. 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. Fire access shall comply with our required turning radius.

67. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.
68. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:
- a. New buildings greater than fifty thousand (50,000) square feet.
 - b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%).
 - c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.
 - d. The required fire access to the Sycamore Canyon Park shall be a minimum of 12 feet in width with a minimum of 13 feet 6 inch vertical clearance. Both gates shall be provided with a Knox padlock. The access road shall be designed to support 36,000 pounds based on our fire apparatus weight.
 - e. At the point when the fire access road meets the entrance to Sycamore Canyon Park the grade shall not exceed 15% and shall connect to the park trail.

- **Public Utilities - Electric**

69. BLANKET PUBLIC UTILITY EASEMENTS ON ALL PARCELS.
70. CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.
71. 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.
72. 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.

- **Park and Recreation**

Prior to Map Recordation:

73. Modify Parcel Map :
- Include the condition for maintenance of trail easement by City and maintenance of fire access road easement by owner;
 - Properly Identify dedicated Multi-purpose Recreational Trail Easement and Road Access Easement for Fire and maintenance Vehicles in favor of the City of Riverside, Parks, Recreation and Community Services;
 - Include trail easement cross section and access road cross section as required to clearly identify boundaries of each easement;
 - Width of trail tread easement (max 2% cross slope) shall be a minimum of 10' clear surface including mow curbs with an additional 12" wide level shoulder on each side of trail;
 - Width of fire and maintenance access road easement shall be a minimum of 12' wide with a maximum of 2% cross slope;
 - Modify "Lot B" boundary to include parking lot surface and driveway entry only. Landscape and lighting shall be outside of dedicated lot and maintained by developer. Paved area shall be maintained by City. Identify dedication of "Lot B" for parking lot trail head to be in favor of City of Riverside.
74. Developer shall make payment of regional/reserve and trail development Impact fees for dedicated ROW streets.
75. A surety shall be prepared by Public Works or PRCSD to be posted to guarantee the turnkey sycamore canyon wilderness standard iron fence at western property line, trail head parking lot, multi recreational trail, fire access road and associated improvements.
76. Trail head parking lot dedication (Lot B) shall be dedicated to the City for incorporation into the Sycamore Canyon Wilderness Park site, with such lands being eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any manufactured cut and/or fill slopes, and unpaid taxes or assessments.

Prior to Grading/Street Improvement Permit Issuance

77. Obtain Separate Public Park Improvement Permit. Public Park Permit Requirements:
- Permit scope of work includes all Improvements constructed by Developer on public park land, trail easements, dedications or other PRCSD conditioned improvements.
 - A Temporary construction boundary fence shall be required along the common boundary between the project and the public lands/landscape. This fence shall

be sufficiently designed to prevent any entry of construction equipment and worker's onto the public lands/landscape.

- c. Access to park land requires Right of Entry agreement and mitigation of Impact to park land. Including but not limited to re-vegetation, and minimum of 18 month maintenance and establishment period.
- d. Protect park infrastructure and temporary fence from graffiti and remove graffiti within 72 hours of notification.
- e. Grade trails 2%-7% where feasible with 2% cross slope. No trail slope shall exceed 10% longitudinal slope.
- f. Cut and/or fill slopes facing natural open spaces shall be designed using "contour grading".
- g. All improvements shall be constructed per CBC, City Public Park Improvement Standard specifications and details and Standard Specifications for Public Works Construction.

Grading Plans and Improvement Plans shall be submitted to PRCSD, in PDF format, for review, approval and permit issuance.

Prior to Grading / Street Improvement permit closeout and release of surety

- 78. Developer shall construct and demonstrate that all public trailhead parking lot, trail and fire access scope of work has been installed in conformance with the approved Building permit plans and public park improvement permit and signed off by PRCSD.

Prior to Building Permit Issuance

- 79. Modify Building Site Plan, Site Sections and landscape plan to incorporate mitigation measures for the Parks, Recreation and Community Service Department Approval.
- 80. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

81. Obtain a separate Public Park Improvement Permit to construct turnkey public trail, Fire access road, trail head parking lot, standard sycamore iron fence and associated improvements in accordance with the Draft EIR Mitigation Measures. Public Park Permit Requirements:
- a. Permit scope of work includes all Improvements constructed by Developer on public park land, trail easements or any improvement to be turned over to PRCSD for maintenance.
 - b. All improvements shall be constructed per CBC, City Public Park Improvement Standard specifications and details and Standard Specifications for Public Works Construction.
 - c. Install parking lot lighting, at a level no less than one foot candle of lighting throughout public parking lots.
 - d. Protect park infrastructure from graffiti and remove graffiti within 72 hours of notification.

Construction documents and specifications shall be submitted to PRCSD, in PDF format, for review, approval and permit issuance.

82. Obtain and execute Right of Entry Agreement with the City of Riverside as required. Right of Entry Requirements:
- a. Maintain minimum City insurance policies naming the City of Riverside as additionally insured.
 - b. Refer to City standard ROE agreement for additional requirements.

Prior to all Occupancy, certificate of use or building permit closeout

83. Construct public trail, Fire access road, trail head parking lot, standard sycamore iron fence and associated improvements and obtain PRCSD approval that all turnkey improvements have been constructed in conformance with the approved plans, specifications and public park improvement permit.

Operational Conditions:

84. Owner or occupant shall maintain maintenance of fire access road easement improvements in perpetuity, at no cost to the City. Including at a minimum, fencing, landscape, walls, curb, signage and surface paving, and including all graffiti removal within 72 hours. Dedicated recreational trail easement improvements shall be maintained by City.
85. Owner or occupant shall maintain in perpetuity (including graffiti removal), at no cost to the City, all property line fencing, landscape buffers, walls and fencing installed between development and public park.