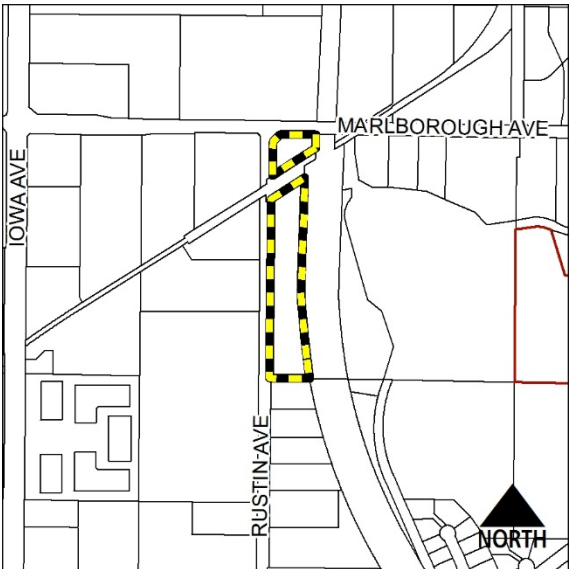




**PLANNING COMMISSION HEARING DATE: MARCH 9, 2017
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P16-0731 (Parcel Map No. 37238) and P16-0732 (Design Review)	
<i>Request</i>	The following entitlements are requested: 1) Parcel Map to subdivide 3.99 acres of a larger 4.72-acre site into five parcels; and 2) Design Review for the construction of six warehouse buildings, ranging in size from 10,000 to 13,850 square feet.	
<i>Applicant</i>	Moshe Silagi, on behalf of Rustin Business Park, LLC.	
<i>Project Location</i>	1080 Marlborough Avenue, at the southeast corner of Marlborough Avenue and Rustin Avenue	
<i>Project area</i>	4.72 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Hunter Industrial Park	
<i>APN</i>	249-130-052 and 249-130-010	
<i>Specific Plan</i>	Hunter Business Park Specific Plan – Industrial Park District	
<i>General Plan Designation</i>	B/OP - Business / Office Park	
<i>Zoning Designation</i>	BMP-SP, Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones	
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner; 951-826-5712; skelleher@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P16-0731 (Parcel Map) and P16-0732 (Design Review), based on the staff report and subject to the recommended conditions.

SITE BACKGROUND

The 4.72-acre project site consists of two vacant parcels, separated by a 100 foot wide railroad right-of-way. The south portion of the site was utilized as agricultural land until the trees were removed in approximately 2000. Development adjacent to the site includes the Hunter Park Metrolink Station to the north, light industrial and warehouse uses to the south and west, and the Atchison, Topeka and Santa Fe railroad line to the east.

PROPOSAL

The applicant requests approval of a Parcel Map and Design Review to establish a five lot industrial subdivision and to construct six industrial buildings ranging in size from 10,000 to 13,850 square feet. There are no specific tenants identified for the buildings. Future businesses are anticipated to operate 24 hours a day, 7 days a week.

The following is a summary of the proposed subdivision and development plan:

- The existing 0.73-acre parcel located at the southeast corner of Marlborough Avenue and Rustin Avenue will be developed with a 10,000 square foot industrial building (Building A) consisting of 1,250 square feet of office and 8,750 square feet of warehouse. A total of 14 parking spaces are provided on-site with vehicular access from Marlborough Avenue. This parcel is separated from the other properties by the railroad track and is not a part of the proposed subdivision.
- Parcel 1 is 0.87 acres in area. It will be developed with a 13,850 square foot building (Building F) consisting of 1,250 square feet of office and 12,600 square feet of warehouse. A loading dock is proposed on the east side of the building. A total of 20 parking spaces are provided on-site with access from Rustin Avenue.
- Parcel 2 is 0.73 acres in area. It will be developed with a 12,720 square foot building (Building E) consisting of 1,250 square feet of office and 11,470 square feet of warehouse. A loading dock is proposed on the east side of the building. A total of 23 parking spaces are provided on-site with access from Rustin Avenue, shared with Parcel 3.
- Parcel 3 is 0.69 acres in area. It will be developed with an 11,820 square foot building (Building D) consisting of 1,250 square feet of office and 10,570 square feet of warehouse. A loading dock is proposed on the east side of the building. A total of 21 parking spaces are provided on-site with access from Rustin Avenue, shared with Parcel 2.
- Parcel 4 is 0.72 acres in area. It will be developed with a 12,240 square foot building (Building C) consisting of 1,250 square feet of office and 10,990 square feet of warehouse. A loading dock is proposed on the east side of the building. A total of 21 parking spaces are provided on-site with access from Rustin Avenue, shared with Parcel 5.
- Parcel 5 is 0.83 acres in area. It will be developed with a 13,580 square foot building (Building B) consisting of 1,250 square feet of office and 12,330 square feet of warehouse. A loading dock is proposed on the east side of the building. A total of 28 parking spaces are provided on-site with access from Rustin Avenue, shared with Parcel 4.

As part of this proposal, the applicant is requesting approval of a master plot plan and design guidelines for the creation of lots smaller than 1 acre in size, reductions in lot width, and reductions in building setbacks to allow implementation of the proposed project.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of B/OP - Business / Office Park. The project will further the intent of the General Plan Policy LU-56.1 which states: "Continue to implement the policies of the Hunter Business Park Specific Plan and the improvements scheduled for the Highgrove Redevelopment Area," through the development of a vacant property within the Hunter Business Park Specific Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Specific Plan</i></p> <p>The project site is within the Industrial Park District of the Hunter Business Park Specific Plan and complies with the requirements of the Specific Plan. The proposed warehouse use is permitted in the Industrial Park District of the Hunter Business Park Specific Plan.</p> <p>The Industrial Park District of the Hunter Business Park Specific Plan allows for subdivision maps consisting of minimum half acre parcels with reduced lot widths and building setbacks subject to the approval of a Master Plot Plan and Design Guidelines by the City Planning Commission. The project is consistent with these standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The BMP - Business and Manufacturing Park Zone is consistent with the B/OP - Business / Office Park General Plan land use designation. The proposed warehouses are subject to the approval of a Design Review.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project substantially meets the objectives of the City's Citywide Design and Sign Guidelines. The site has been designed to provide adequate circulation from Marlborough Avenue and Rustin Avenue. The building elevations have been designed to be consistent with modern light industrial buildings and similar in architectural style to other structures within the Hunter Business Park Specific Plan area. The proposed landscaping will include a mix of drought-tolerant and climate appropriate trees, shrubs, and ground cover that will meet or exceed the City's requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Existing Parcel (Southeast corner of Marlborough Avenue and Rustin Avenue) and Building A</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Building Site Coverage</i>	50 percent		37 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (North)	20 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (East)	20 feet	79 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (South)	20 feet	5 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (8,750 Sq. Ft.) 	14 spaces	14 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Marlborough Avenue)	20 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	10 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Parcel 1 (Tentative Parcel Map 37238) and Building F</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	5 acres		0.87 acre	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Lot Width</i>	300 feet (Rustin Avenue)		203 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Site Coverage</i>	50 percent		38.2 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		29 feet 7 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	20 feet	0 feet 60 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear (East)	20 feet	46 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (12,600 Sq. Ft.) 	18 spaces	20 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	15 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Parcel 2 (Tentative Parcel Map 37238) and Building E</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	5 acres		0.73 acre	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Lot Width</i>	300 feet (Rustin Avenue)		195 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Site Coverage</i>	50 percent		39.9 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	20 feet	44 feet 0 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear (East)	20 feet	54 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (11,470 Sq. Ft.) 	17 spaces	23 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	15 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Parcel 3 (Tentative Parcel Map 37238) and Building D</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	5 acres		0.69 acre	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Lot Width</i>	300 feet (Rustin Avenue)		194 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Site Coverage</i>	50 percent		39.5 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	20 feet	0 feet 44 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear (East)	20 feet	49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (10,570 Sq. Ft.) 	16 spaces	21 paces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	15 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Parcel 4 (Tentative Parcel Map 37238) and Building C</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	5 acre		0.72 acre	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Lot Width</i>	300 feet (Rustin Avenue)		199 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Site Coverage</i>	50 percent		39.3 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	20 feet	44 feet 0 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear (East)	20 feet	49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (10,990 Sq. Ft.) 	16 spaces	21 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	15 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Hunter Business Park Specific Plan and BMP – Business and Manufacturing Park Development Standards</i>					
<i>Parcel 5 (Tentative Parcel Map 37238) and Building B</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	5 acres		0.83 acre	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Lot Width</i>	300 feet (Rustin Avenue)		167 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Site Coverage</i>	50 percent		37.6 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		28 feet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (West)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	20 feet	5 feet 44 Feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear (East)	20 feet	52 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking</i>	<ul style="list-style-type: none"> Office: 1 space/250 Sq. Ft. (1,250 Sq. Ft.) Warehouse: 1 space/1,000 Sq. Ft. (12,330 Sq. Ft.) 	18 spaces	28 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Rustin Avenue)	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking Lot Landscape Setback	15 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MODIFICATIONS

Pursuant to the provisions of the Hunter Park Business Park Specific Plan, the Planning Commission may consider requests for reductions in minimum lot area, lot width, and side and rear building setbacks requirements for master planned projects. The following requests and justifications have been provided for reductions in lot area, lot width, and side and rear building setback requirements.

- *Reduced Lot Area* - Parcels 1 through 5 are proposed to have lot sizes ranging from 0.69 acres to 0.87 acres where 5 acres is required. The request for reduced lot areas will allow for the existing narrow parcel to be developed with smaller industrial buildings. The proposed buildings will provide opportunities for small businesses within the Hunter Business Park Specific Plan area.
- *Reduced Lot Width* - Parcels 1 through 5 are proposed to have a minimum lot width of 167 feet where 300 feet is required. The request for a reduced lot width will allow the creation of parcels that can be developed with a viable building.

- *Reduced Side Building Setbacks* – Building B is proposed to have a side building setback of 5 feet where 20 feet is required. The request for a reduced side building setback will allow for the development of site that is constrained by existing street and railroad right of way and industrial development.

Buildings C, D, E, and F are proposed to have a side building setback of 0 feet where 20 feet is required. The request for a reduced side building setback will allow for Buildings C and D and E and F to be connected to each other, resulting in Buildings C and D and Buildings E and F appearing to each be a single larger building with two tenant spaces.

- *Reduced Rear Building Setback* - Building A is proposed to have a rear building setback of 5 feet where 20 feet would be required. The request for a reduced rear building setback will allow for the development of a parcel that is constrained by existing street and railroad right of way.

The request for reduced the minimum lot area, lot width, and building setbacks are consistent with the goals and objectives of the Hunter Business Park Specific Plan to create a high quality industrial park development.

PARCEL MAP

The proposed map allows for an industrial subdivision that is in compliance with the Zoning Code, Subdivision Code, and the Hunter Business Park Specific Plan. The master plot plan demonstrates the proposed lot area and lot widths are adequate for each of the parcels to be developed with a warehouse building. Reciprocal parking and access agreements will be recorded over all 5 properties to allow for shared parking and vehicle maneuvering.

DESIGN REVIEW

Building Elevations

Staff supports the proposed building elevations as they will be consistent with existing industrial buildings located within proximity to the subject site. The buildings will consist of concrete tilt-up paneling with a color palette consisting of different shades of gray, white, and accented by green. Windows with blue reflective glazing are proposed for the office portions of each building. A condition of approval is recommended requiring the score lines and paint patterns on the concrete tilt-up panels be extended to the stem walls.

Conceptual Landscaping

The landscape plan provides a limited number of trees along the east property line and no trees along the south property line of Parcel 1, adjacent to Building F. Therefore, a condition of approval requiring two additional trees along the east property line and five additional trees along the south property line of Parcel 1 is recommended for approval. Additionally, a landscape planter is recommended to be added adjacent to the trash enclosure on Parcel 1. The landscape planter will result in the loss of one parking space on Parcel 1. However, this will not result in a parking deficiency for the parcel.

NEIGHBORHOOD COMPATIBILITY

The project, as proposed, is consistent with existing industrial and warehouse uses located within proximity to the subject site. The proposed development provides a cohesive site and architectural design similar to other developments within the Hunter Business Park Specific Plan area. The recommendations for additional architectural enhancements and landscaping will ensure the proposed building elevations and landscaping are consistent with the City's Citywide Design and Sign Guidelines.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects).

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 staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, 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 Conditions of Approval
2. Aerial Photo/Location
3. General Plan Map
4. Specific Plan/Zoning Map
5. Project Plans (Site Plans, Floor Plans, Building Elevations, Tentative Parcel Map, Preliminary Grading Plan, Conceptual Landscape Plan, and Photometric Study)
6. Existing Site Photos

Prepared by: Sean P. Kelleher, Associate Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P16-0731** (Tentative Parcel Map)
 P16-0732 (Design Review)

CONDITIONS

Case Specific

Planning

1. The applicant is advised that the business or use for which this parcel map and design review 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.
2. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs including; exterior building mounted, monument, and window 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.

Concurrent with Map Recordation:

3. A reciprocal parking and access agreement shall be recorded for Parcels 1 through 5, subject to the review and approval of the Planning Division and the City Attorney's Office.

Prior to Issuance of Grading Permit:

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Compliance with City adopted interim erosion control measures;
 - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - c. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

5. 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.
6. 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.

7. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
8. 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.
9. 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. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
10. 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:

11. **Plot Plan:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. 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.
12. **Building Elevations:** Revise the submitted building elevations such that the plan provided for building permit plan check incorporates the following change:
 - a. Extend the score lines and paint patterns on the concrete tilt up panels onto the stem walls.
13. **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 applicant shall plant 2 additional trees along the east property line and 5 additional trees along the south property line of Parcel 1.
 - b. The applicant shall add a finger planter adjacent to the trash enclosure on Parcel 1.
14. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
15. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
16. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
17. Ground mounted equipment shall be fully screened from the public right-of-way.

Prior to Release of Utilities and/or Occupancy:

18. Install signage within the truck loading docks to advise truck drivers of the preferred routes to Interstate 215 and State Route 60.
19. 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 Sean P. Kelleher, Associate Planner, at (951) 826-5712 or skelleher@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

20. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.

Standard Conditions:

21. There shall be a 36-month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission.
22. 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.

23. 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 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.
24. The Project must be completed per the Parcel Map 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, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
25. The applicant herein of the business subject to this design review 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.
26. Failure to abide by all conditions of this permit shall be cause for revocation.
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.

Environmental Compliance

28. If Site has multiple Industrial Tenants/Owners, then a Wastewater Discharge Survey needs to be submitted to Environmental Compliance Section for each business and approved.

If an interceptor or wastewater treatment system is determined to be installed or replaced for any tenant, this requirement must be complied with prior to opening the business or by the date determined by the Environmental Compliance Section.

If an interceptor is required, it shall meet specifications in R.M.C. sections 14.12.255, 260, 270, 275, and be sized in accordance with the Universal Plumbing Code, Chapter 10, Table 10-3, and be a minimum size of 750 gallons. Domestic waste shall not be allowed to pass through the interceptor.
29. If a sampling station is required—submit proposed installation on corrected plans.
30. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
31. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
32. Applicant must completely satisfy all Notice to Complete requirements, such as meeting all noted requirements on EC plan check review and inspection reports.

33. If Site will have a Tenant that needs a pretreatment system for its industrial wastewater, the Tenant must submit plans for approval through EC Plan Check Review.
34. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Fire Department

35. 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.

36. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
37. Construction plans shall be submitted and permitted prior to construction.
38. Fire Department access shall be maintained during all phases of construction.
39. 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.
40. 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.

Parks, Recreation & Community Services – Park Planning

41. 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.

Public Works

42. Deed for widening Rustin Avenue to 33 feet from monument centerline to Public Works specifications.
43. Installation of curb and gutter at 18.5 feet from monument centerline, sidewalk and matching paving on Rustin Avenue to Public Works specifications.
44. Storm Drain construction will be contingent on engineer's drainage study.
45. Off-site improvement plans to be approved by Public Works prior to issuance of a construction permit.

46. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
47. Relocation of existing 8" sewer main through Building "A" site prior to map recordation.
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. 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.

53. 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:

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;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

54. 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.
55. 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.
56. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works - Street Trees

57. Planting of 24" Box Size Street Trees: (*Koelreuteria bipinnata* (Chinese Flame Tree)) required along public street frontage.
58. Installation of automatic irrigation system to provide deep-root watering to trees is required.

Public Utilities - Electric

59. 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.
60. 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 surveyor.
61. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
62. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
63. Plot existing electrical distribution facilities on the original site plan.