




**PLANNING COMMISSION HEARING DATE: SEPTEMBER 21, 2017
AGENDA ITEM NO.: 6**

<i>Case Numbers</i>	P16-0556 (Specific Plan Amendment), P15-1035 (Parcel Map 36981), P16-0557 (Design Review), and P17-0227 (Grading Exception)	
<i>Request</i>	To consider the following entitlements to facilitate the construction of eight industrial buildings ranging in size from 11,412 to 33,335 square feet: 1) a Specific Plan Amendment to amend the Sycamore Canyon Business Park Specific Plan to change the land use designation for 23.60 acres from Retail Business Office and Industrial Support to Industrial, and revise the standards in Chapter 3 – Development Standards and Criteria of the Specific Plan; 2) a Parcel Map (PM-36981) to subdivide three parcels (APN – 263-091-014, 263-091-015, and 263-100-021) into six parcels, ranging in size from 27,105 to 72,165 square feet; 3) a Design Review of project plans; and, 4) a Grading Exception to allow retaining walls higher than permitted by the Zoning Code.	
<i>Applicant</i>	Bob McMath on behalf of Rev Wheel, LLC	
<i>Project Location</i>	Generally located on the northwest corner of Alessandro Boulevard and Old 215 Frontage Road	
<i>APNs</i>	263-080-023, 263-080-024, 263-080-025, 263-080-027, 263-091-014, 263-091-015, 263-100-021, 263-080-026, 263-240-049, 263-240-050	
<i>Project area</i>	23.60 Acres	
<i>Ward</i>	2	
<i>Neighborhood</i>	Sycamore Canyon/Canyon Springs	
<i>Specific Plan</i>	Sycamore Canyon Business Park	
<i>General Plan Designation</i>	B/OP – Business/Office Park	
<i>Zoning Designation</i>	BMP-SP – Business and Manufacturing Park –and Specific Plan (Sycamore Canyon 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. **RECOMMEND that City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases P16-0556 (Specific Plan Amendment), P15-1035 (Parcel Map), P16-0557 (Design Review), and P17-0227 (Grading Exception) based on the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The subject 23.60 acre site consists of ten contiguous parcels, partially developed with a 245,170 square foot industrial warehouse; the remainder of the project site is vacant. Surrounding land uses include vacant land to the north, across Cottonwood Avenue; a combination of commercial, single and multi-family residences, and vacant land to the east, across Old 215 Frontage Road in the City of Moreno Valley; industrial warehouses and vacant land to the south, across Alessandro Boulevard; and industrial warehouses, single-family residences, and vacant land to the west.

The property is generally flat and slopes gradually from north to south with an average natural slope of 9.5 percent. The northern area of the project site is bisected by a 1.45 acre jurisdictional delineation area featuring a tributary creek that flows into the Sycamore Canyon Creek.

On October 1, 2015, the Zoning Administrator approved Planning Cases P15-0064 (Parcel Map No. 36888) and P14-1070 (Design Review) for a subdivision consisting of four industrial parcels and the construction of a 245,170 square foot industrial warehouse.

PROJECT DESCRIPTION

The applicant requests approval of a Specific Plan Amendment, Parcel Map (PM 36981), Design Review, and a Grading Exception to establish a six parcel industrial subdivision within 5.5 acres of the 23.6 acre site, and to construct eight industrial buildings ranging in size from 11,412 to 33,335 square feet, on a 10.20 acre portion of the project site.

The Specific Plan Amendment includes amendments to Chapter 2: Development Plans and Chapter 3: Development Standards and Criteria of the Sycamore Canyon Business Park Specific Plan. The following describes the proposed Specific Plan amendments:

- Amendments to Table 1 - Land Use Distribution Summary and Figure 5 - Land Use Map in Chapter 2 to change the 23.60 acre project site from the Industrial Support and Retail Business Office subdistrict to the Industrial subdistrict.
- Amendments to Chapter 3 include amending development standards within Sections 3. - Lot Standards, 3.2.1 -Setback Standards, and 3.3 - Parking Standards to establish development standards for properties located east of Interstate 215 within the Industrial Subdistrict as follows:
 - o Section 3.2 – Lot Standards: Establish a minimum lot size of half an acre and a minimum lot width of 125 feet.

- Section 3.2.1 - Setback Standards: Establish minimum front, side, street side and rear yard setbacks for all arterial streets within the Industrial (East of I-215) designated properties within the Plan Area:
 - Front Yards - 10 foot Landscaped building setback
 - Side Yard - 0 foot building setback with no landscape requirement
 - Street Side Yard - 10 foot Landscaped building setback
 - Rear Yard - 20 foot building setback with no Landscape requirement
- Section 3.3 Parking Standards: Require a minimum ten foot wide landscape setback along all street frontages for parking and loading areas.

The parcel map will subdivide three of the ten parcels, into six parcels, ranging in size from 0.60 to 1.70 acres. These parcels are located north of Alessandro Boulevard and west of Old 215 Frontage Road. All proposed buildings are intended to be used as warehouse/distribution facilities; however future tenants have not been identified at this time. It is anticipated that hours of operation will be 24 hours a day, 7 days a week. Detailed information regarding the proposed parcels and buildings is provided in the Compliance with Applicable Development Standards section below.

The building elevations reflect modern light industrial buildings, similar in architectural style to other industrial buildings within the Sycamore Canyon Business Park Specific Plan area. Architectural features consist of concrete tilt-up paneling with a color palette of shades of browns and beiges. Window treatments will include the use of spandrel glass and tempered vision glass with blue reflective glazing. The buildings are articulated through the use of corner pop-outs, vertical accent towers and metal awnings. The parapet walls vary in height and will screen future roof mounted mechanical equipment.

Tilt-up concrete walls, ranging in height from 8 to 8.5 feet, are proposed along the west property line of Buildings Sites 1 through 6, along the west property line of the Building 7 Site, and along the east property line of the Building 8 Site. Retaining walls up to 11 ½ feet in height are proposed along the south side of the Building 7 and 8 Sites. The retaining walls will be constructed of precision masonry block. A Grading exception has been submitted for the retaining walls as they are higher than permitted by the Zoning Code.

Landscaping has been designed with a mix of low and medium water use trees, shrubs, ground covers, and vines. Landscaping is provided throughout the parking lot and along the perimeter of the site.

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-80.6 by promoting the development of Sycamore Canyon Business Park to achieve economic success defined by a diverse and compatible industrial base. The project assists the City in meeting this policy, by providing an additional industrial park that promotes light industrial warehouses to maximize employment opportunities and utilization of the limited land supply within the Sycamore Canyon/Canyon Springs Neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Sycamore Canyon Business Park Specific Plan (SCBPSP)</i></p> <p>The 23.60 acre project site is located within the Industrial Support and Retail Business Office Subareas of the Sycamore Canyon Business Park Specific Plan. The proposed revisions to the Land Use Map and development standards of the SCBPSP, as discussed in the project description, will help achieve the goals of the Specific Plan by facilitating high quality industrial development within the area. Furthermore, the proposed amendments meet the objectives of the Specific Plan as they establish site design standards that assure quality development and comply with the provisions of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan by permitting land uses that are consistent with Zone B1 and Accident Potential Zone II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.</p> <p>Furthermore, all existing industrial development within the Industrial Subdistrict, east of Interstate-215 is consistent with the proposed development 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. Warehouses are permitted in the BMP Zone, subject to the approval of Design Review. The project is consistent with all development standards for warehouses in the BMP Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed building elevations, site design and conceptual landscaping are consistent with the applicable provisions of the Citywide Design and Sign Guidelines for new industrial development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>Compliance with the Riverside County Airport Land Use Compatibility Plan</i></p> <p>The site is located within Zone B1 and Accident Potential Zone II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. On January 12, 2017 the Riverside County Airport Land Use Commission (ALUC) determined the proposed project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Parcel 1 (Tentative Parcel Map 36981) and Building 1</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		1.7 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		376 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		190 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.349	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	48 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North)	0 feet	40 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard (Alessandro Boulevard)	10 Feet	57 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	27 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard (Alessandro Boulevard)	10 feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 2 (Tentative Parcel Map 36981) and Building 2</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		1 acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		216 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		203 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.432	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	0 feet	0 feet (North) 40 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 3 (Tentative Parcel Map 36981) and Building 3</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		0.6 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		132 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		203 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.421	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	0 feet	0 feet (North) 27 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 4 (Tentative Parcel Map 36981) and Building 4</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		0.7 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		142 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		203 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.453	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	0 feet	27 feet (North) 0 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 5 (Tentative Parcel Map 36981) and Building 5</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		1.1 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		270 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		203 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.405	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	0 feet	0 feet (North) 79 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 6 (Tentative Parcel Map 36981) and Building 6</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		1.4 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Old 215 Frontage Road)		335 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		203 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.418	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Old 215 Frontage Road)	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North and South)	0 feet	10 feet (North) 80 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	20 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Old 215 Frontage Road)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 4 of Parcel Map 36888 (Assessor Parcel Number 263-080-027) Building 7</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		1.6 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Cottonwood Avenue)		205 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		458 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.405	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Cottonwood Avenue)	10 feet	53 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (West)	0 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard (Old 215 Frontage Road)	10 Feet	11 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (North)	20 feet	63 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Cottonwood Avenue)	10 feet	5 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Street Side Yard (Old 215 Frontage Road)	10 feet	11 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Parcel 3 of Parcel Map 36888 (Assessor Parcel Number 263-240-050) Building 8</i>					
Sycamore Canyon Business Park Specific Plan (Industrial Subdistrict East of I-215) and BMP – Business and Manufacturing Park Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<i>Min. Lot Area</i>	0.5 acres		2 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Width</i>	125 feet (Cottonwood Avenue)		184 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Lot Depth</i>	100 feet		484 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	1.50		0.374	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	45 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard (Cottonwood Avenue)	10 feet	73 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (East and West)	0 feet	49 feet (East) 11 feet (West)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (South)	20 feet	34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Front Yard (Cottonwood Avenue)	10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Minimum Parking Requirement

	Standard		Parking Required	Parking Provided	Consistent	Inconsistent
Building 1	Office (1,000 SF): 1 space/250 SF	4 spaces	29 Spaces	238 Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Warehouse (24,152 SF): 1 space/1,000 SF	25 spaces				
Building 2	Office (1,000 SF): 1 space/250 SF	4 spaces	23 Spaces			
	Warehouse (24,152 SF): 1 space/1,000 SF	25 spaces				
Building 3	Office (1,000 SF): 1 space/250 SF	4 spaces	15 Spaces			
	Warehouse (10,412 SF): 1 space/1,000 SF	11 spaces				
Building 4	Office (1,000 SF): 1 space/250 SF	4 spaces	17 Spaces			
	Warehouse (12,152 SF): 1 space/1,000 SF	13 spaces				
Building 5	Office (1,000 SF): 1 space/250 SF	4 spaces	23 Spaces			
	Warehouse (18,573 SF): 1 space/1,000 SF	19 spaces				
Building 6	Office (1,000 SF): 1 space/250 SF	4 spaces	29 Spaces			
	Warehouse (24,878 SF): 1 space/1,000 SF	25 spaces				
Building 7	Office (4,000 SF): 1 space/250 SF	16 spaces	41 Spaces			
	Warehouse (24,636 SF): 1 space/1,000 SF	25 spaces				
Building 8	Office (4,000 SF): 1 space/250 SF	16 spaces	46 Spaces			
	Warehouse (29,335 SF): 1 space/1,000 SF	30 spaces				
Total Parking			223 Spaces	238 Spaces		

PARCEL MAP

The proposed parcel map allows for an industrial subdivision that is in compliance with the Zoning Code, Subdivision Code, and the amended Sycamore Canyon Business Park Specific Plan. The proposed lot area and lot widths are adequate for each of the parcels to be developed with a warehouse building. A condition of approval is recommended requiring a reciprocal parking and access agreement to be recorded between Parcel Map No.36981 and the adjacent parcels to the west to allow for shared parking and access.

GRADING EXCEPTION

The applicant has requested a grading exception to allow retaining walls, up to 11 ½ feet in height, along a portion of the northern boundary of the 1.45 acre jurisdictional area. The applicant has prepared justification findings in support of the requested grading exception. In addition, staff has prepared supplemental justification findings in support of the grading exception, as the retaining walls eliminate the need to grade within the defined jurisdictional area, avoiding environmental impacts to biological resources, hydrology and water quality. A condition of approval is recommended requiring all retaining walls, visible from the public right-of-way to be constructed of a decorative split-faced masonry block.

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. Stem walls are proposed as part of the project, but details regarding colors and materials have not been provided. Therefore, a condition of approval is recommended requiring score lines and paint patterns to be extended onto any required above grade stem walls to complement the building architecture.

Conceptual Landscaping

The Conceptual Landscape Plan has been designed to provide a combination of low and medium water use trees, shrubs, ground covers, and vines. Staff recommends the following conditions of approval: 1) widening the landscape planter along Old 215 Frontage Road to 12 feet in width along the frontage of Parcels 1 through 6, to provide additional landscape area for required parking lot trees; 2) providing additional trees along the site perimeter and along building facades; 3) remove the parking spaces, which encroach into the required landscape setback on Parcel 4 of Parcel Map 36888 (Building 7); and 4) all plant species identified as invasive species in the Multiple Species Habitat Conservation Plan be replaced with noninvasive species.

NEIGHBORHOOD COMPATIBILITY

The project, as proposed, is consistent with existing industrial and warehouse buildings, located within proximity to the subject site. The proposed development provides a cohesive site and architectural design similar to other developments within the Sycamore Canyon 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.

Furthermore, the proposed project has been designed to be sensitive to the adjacent residences to the west. This is accomplished through the use of screen walls, which provide noise attenuation and

physical separation between the warehouses and the existing residential uses. Additionally, the project site has been designed to provide access through the site to the existing single family residences.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The CEQA documentation states the proposed project will not have a significant effect on the environment provided the recommended mitigation measures are adopted and applied.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site and to various agencies and other interested parties. Additionally, a 1/8 page ad was published in the Press Enterprise. 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. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Specific Plan/Zoning Map
6. Draft Sycamore Canyon Business Park Specific Plan Amendment
7. Project Plans (Site Plan, Building Elevations, Floor Plans, Conceptual Landscape Plan, Screen Wall Plan, Site Lighting Plan, and Preliminary Grading Plan and Parcel Map)
8. CEQA Document (Mitigated Negative Declaration)
9. Applicant Provided Variance Justification
10. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1220MA16
11. Existing Site Photos

Prepared by: Sean P. Kelleher, Associate Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – STAFF FINDINGS

Case Numbers: P16-0556 (Specific Plan Amendment)
P15-1035 (Parcel Map)
P16-0557 (Design Review)
P17-0227 (Grading Exception)

Grading Exception Findings Pursuant to Section 17.32.020

Requested Grading Exception: To permit retaining walls higher than three feet visible from the public right of way.

- a. *That the strict application of the provisions of this Title would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent Title 17.*

The proposal complies with this finding. Retaining walls, up to 11 feet - 6 inches in height are proposed along portions of the south property lines for parcels 3 and 4 of PM-36888 to eliminate the need for grading within the defined 1.45 acre jurisdictional area. Reducing or eliminating the retaining walls would necessitate additional grading within the jurisdictional delineation area, directly impacting on- and -off site biological and hydrological resources. Additionally, revising the site plan, may cause additional variances from the Zoning Code related to development standards. Therefore, the constraint placed on the site by the existing jurisdictional delineation area presents practical difficulties and an unnecessary hardship, inconsistent with the general purpose and intent of Title 17 – Grading.

- b. *That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.*

The proposal complies with this finding. The site is unique to the area as it is bisected by a tributary creek that feeds into the Sycamore Canyon Creek. Grading and construction activities within the jurisdictional area of the tributary creek have been avoided due to the potential for environmental impacts to biological resources and hydrology and water quality. Therefore, there are existing site conditions which limit the development of this property that do not apply generally to other property in the same zone or neighborhood.

- c. *That the granting of a waiver will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.*

The proposal complies with this finding. The approval of the requested grading exception will allow the property to be developed in a manner consistent with the surrounding development. The limits and heights of the proposed retaining walls have been reduced to the maximum extent possible. The project has also been conditioned for the retaining walls to be constructed of decorative block with a decorative cap. Finally, the proposed grading design will not result in the obstruction of views from adjacent properties and will not result in adverse effects to surface drainage in the area.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: P16-0556 (Specific Plan Amendment)
P15-1035 (Parcel Map)
P16-0557 (Design Review)
P17-0227 (Grading Exception)

CONDITIONS

Case Specific

Planning

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the Mitigated Negative Declaration, shall be completed in accordance with the designated schedule.
2. The Project must be completed per the Specific Plan Amendment, Parcel Map, Design Review, and Grading Exception approved by the City Council, 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.
3. 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.
4. The applicant shall comply with conditions of approval of the Riverside County Airport Land Use Commission Development Review Number ZAP1220MA16.

Prior to Map Recordation

5. The amendment to the Sycamore Canyon Business Park Specific Plan shall be finalized and/or adopted.

Concurrent with Map Recordation:

6. The Applicant shall record easements for ingress and egress in favor of Assessor Parcel Numbers 263-080-015, 263-080-003, 263-080-004, 263-091-009, 263-100-008, 263-100-009, and 263-100-010.

Prior to Issuance of Grading Permit:

7. 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:

8. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
9. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
11. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
12. To reduce construction related particulate matter air quality impacts of 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.

13. 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:

8. A reciprocal parking and access agreement shall be recorded subject to the review and approval of the Planning Division and the City Attorney's Office.
14. **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.
15. **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.
16. **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 landscape planter located along the frontages of Buildings 1 through 6, along Old 215 Frontage Road, shall be increased from 10 feet to 12 feet. The drive aisle in front of Buildings 1 through 6 shall be reduced to 24 feet in width.
 - b. Trees shall be planted at a ratio 1 tree every 25 feet within the front landscape area along the Old 215 Frontage Road near Alessandro Boulevard on the Building 1 Site.
 - c. Trees shall be planted at a ratio of 1 tree every 25 feet within the landscape planter adjacent to Building 1 for consistency with the planting design of the Building 2, - 6 sites.
 - d. The parking space along the Cottonwood Avenue frontage of Building 7, nearest the intersection of Cottonwood Avenue and Old 215 Frontage Road shall be removed and replaced with landscaping.
 - e. Trees shall be provided at a ratio of 1 tree every 25 feet within the landscape planters along the east and west property lines of Building 7.
 - f. Trees shall be provided at a ratio of 1 tree every 25 feet within the landscape planters along the west property line of Building 8.
 - g. All plant species identified as invasive species in the Multiple Species Habitat Conservation Plan shall be replaced with noninvasive species of similar size and color.

17. **Wall Plans:** Revise the submitted wall plans such that the plan provided for building permit plan check incorporates the following change:
 - a. All retaining walls visible from public right-of way shall be constructed of split-faced masonry block with a decorative cap.
18. 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.
19. 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. Freestanding light standards within 50 feet of residentially zoned property shall be no more than 14 feet in height.
20. 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.
21. Ground mounted equipment shall be fully screened from the public right-of-way.

Prior to Release of Utilities and/or Occupancy:

22. 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:

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

Standard Conditions:

24. There is a 36 month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

25. Design Review and Grading Exception, related to an implementing subdivision, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of six years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case in addition to a time extension fee.
26. 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.
27. 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.
28. 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.
29. Failure to abide by all conditions of this permit shall be cause for revocation.
30. 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

31. If Site has a Tenant, then a Wastewater Discharge Survey needs to be submitted to Environmental Compliance Section and approved.

If an interceptor or wastewater treatment system is determined to be installed or replaced for a 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.

32. If a sampling station is required—submit proposed installation on corrected plans.
33. 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.
34. 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.
35. Applicant must completely satisfy all Notice to Complete requirements, such as meeting all noted requirements on EC plan check review and inspection reports.
36. 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.
37. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Fire Department

38. 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.
39. 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.
40. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
41. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
42. Construction plans shall be submitted and permitted prior to construction.
43. Fire Department access shall be maintained during all phases of construction.

44. 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.
45. 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 fire department turning radius.

Parks, Recreation & Community Services – Park Planning

46. 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

Conditions of approval to be approved prior to Case Finalization unless otherwise noted.

47. Access to be provided to existing residents/businesses behind Parcels 2-5 to Public Works specifications.
48. Installation of sewer main/ sewer laterals to serve new construction.
49. Extension of storm drain from Old 215 Frontage Road through Parcel 2 to be via underground conduit, not surface drainage/flow.
50. Advisory – Building 8 of Parcel Map 36888 shall not encroach into existing sewer or sewer easement.
51. Installation of curb and gutter at 43 feet from monument centerline, sidewalk and matching paving on Old 215 Frontage Road to Public Works specifications. Project shall construct a dedicated right turn lane for the southbound leg of Old 215/Alessandro Intersection.
52. Installation of curb and gutter at 64 feet from construction centerline, sidewalk and matching paving on Alessandro Boulevard to Public Works specifications.
53. Vacation of Bay Avenue right-of-way on the Parcel Map to Public Works Specifications.
54. Standard corner right-of-way cutback at northwest corner of Alessandro Boulevard and Old 215 Frontage Road to Public Works specifications.
55. Off-site improvement plans to be approved by Public Works prior to issuance of a construction permit.
56. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
57. Size, number and location of driveways to Public Works specifications.

58. 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.
59. Reciprocal access agreement between this development and PM 32297 prior to map recordation.
60. 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.
61. 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.

62. 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.

63. 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.

64. 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.
65. 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
66. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works - Street Trees

Conditions of approval to be approved prior to Case Finalization unless otherwise noted.

67. Planting of 24" Box Size Street Trees required along Old 215 Frontage Road with root barrier along hardscapes. Typical spacing is approximately 30 feet, Street Tree Inspector will spot for planting when final grading and construction is completed.
68. Installation of automatic irrigation system to provide deep-root watering to trees is required.

Public Utilities - Electric

69. 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.
70. 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.
71. 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.
72. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
73. Plot existing electrical distribution facilities on the original site plan.