

**PLANNING COMMISSION  
APPROVED CONDITIONS**

Planning Commission Meeting Date: September 7, 2017

**Case Numbers:**     **P16-0497** (General Plan Amendment)  
                          **P14-0294** (Specific Plan and Specific Plan Amendment)  
                          **P14-0297** (Rezone)  
                          **P14-0295** (Environmental Impact Report)

**CONDITIONS**

**Case Specific**

**Planning**

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
2. The applicant shall continually comply with all applicable rules and regulations of the CSHC Specific Plan at the time a permit is approved and exercised and which may become effective and applicable thereafter.
3. The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1181MA16.

*Prior to Grading Permit and Building Permit Issuance:*

4. The General Plan 2025 amendment (P16-0497) shall be finalized and adopted.
5. The Canyon Springs Business Park Specific Plan shall be amended to remove the area that encompasses the Canyon Springs Healthcare Campus Specific Plan and eliminate the overlap between the two specific plans.
6. The CSHCSP - Canyon Springs Healthcare Campus Specific Plan shall be finalized and adopted.

*Prior to Issuance of First Certificate of Occupancy*

7. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following condition and restriction:
  - a. Electric lawn equipment including but not limited to lawn mowers, leaf blowers and vacuums, shredders shall be used in lieu of conventional gas-powered equipment.

*Standard Conditions:*

8. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by the City Council. Subsequent one-year time extensions may be

granted upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

9. All necessary parcel description describing the exact area of the General Plan Amendment, the Canyon Springs Healthcare Campus Specific Plan, Amendment to the Canyon Springs Business Park Specific Plan, and Rezoning shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
10. 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.
11. 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.
12. 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.

## **Public Works**

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

13. Installation of sewer main/laterals to serve individual buildings to Public Works specifications.
14. Project shall comply with all mitigations and milestones identified in the Mitigation Monitoring and Reporting Program.
15. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
16. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of building permit.
17. Prior to final inspection for the development project or any individual building, 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.

18. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP in accordance with the approved Preliminary 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.

19. 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 approved by the Public Works Department and 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.
20. 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.
21. 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.