



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Case Numbers: **P17-0506** (Design Review)
P17-0507 (Grading Exception)
P17-0748 (Grading Exception)
P17-0749 (Variance)

Meeting Date: May 2, 2018

All mitigation measures are noted by an asterisk (*).

Planning

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Program in the Mitigated Negative Declaration, shall be completed in accordance with the designated schedule.
2. All conditions of Riverside County Airport Land Use Commission case ZAP1277MA17 shall apply.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. *** MM BIO-1:** Burrowing Owl Pre-Construction Survey. A pre-construction survey shall be conducted by a qualified biologist within 30 days prior to initiating ground disturbing activities per Objective 6 of the MSHCP BUOW Species Account. If owls are not present on the project site during the pre-construction survey, the proposed disturbance activities may proceed. In the event that owls are discovered and may be affected by the proposed project, avoidance measure shall be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County Regional Conservation Authority.
5. *** MM BIO-2:** Nesting Bird Survey. A pre-construction survey shall be conducted by a qualified biologist within 30 days prior to initiating vegetation removal and/or ground disturbing activities. Vegetation removal and initial ground disturbance should occur outside the nesting bird breeding season between the months of February through August. If project activities occur during the nesting season, which can vary based on annual climatic conditions, geographic location, and avian species requirements; or if potential nesting activity is observed by qualified project personnel, then a nesting bird survey should be conducted by a qualified biologist within one (1) week of proposed construction activities. If active nests of protected native species are located, construction work should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction in the vicinity of an active nest should be conducted at the discretion of a biological monitor.
6. *** MM CR-1:** Plan Review. Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to

provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.

7. *** MM CR-2:** Archaeological and Paleontological Monitoring. At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified Archaeological Monitor and Native American Tribal Monitor(s) from the consulting tribes to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - a. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:
 - i. Project grading and development scheduling;
 - ii. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;
 - iii. The protocols and stipulations that the Applicant, tribes and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
 - iv. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
 - v. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM CR-3.
 - b. In the case of inadvertent discoveries, the consulting Native American tribes or bands will be contacted and provided information of the find, and permitted/invited to perform a site visit when the Project Archaeologist and Tribal monitor makes his/her assessment, so as to provide input. In the case of inadvertent discoveries, the consulting Native American tribes or bands have the right to elect to monitor the project moving forward, should the consulting Native American tribes or bands choose to do so after assessment of the find(s).
 - c. During the project duration, the consulting Native American tribes or bands will be provided copies of any daily/weekly/etc. logs completed by the archaeologist(s) and tribal monitor(s) for review. In addition, the consulting Native American tribes or bands will be provided a copy of the final monitoring report(s) for review.
8. *** MM CR-3:** Cultural Sensitivity Training. The Project Archaeologist and Native American Monitors from consulting tribes shall attend the pre-grading meeting with the developer/permit holder's

contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

9. *** MM CR-6:** Native American Cultural Resources. Prior to any grading, the Project Applicant will meet with the Project Archeologist, and the consulting Native American tribes or bands in order to assess the feature, identified during consultation, located on the southeast border of the project boundary to determine the suitability for relocation to a permanent open space area. The consulting Native American tribes or bands shall work with the Project Archaeologist, Project Applicant and the Grading Contractor or appropriate personnel to determine whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features' new location. The site record should clearly indicate that the features are not in their original location and why they were relocated.
10. *** MM NOI-4:** Construction Management Plan. Prior to the issuance of grading permits, the applicant shall submit a Construction Management Plan satisfactory to the City of Riverside. The Building Official, or appropriately assigned City staff member, shall be responsible for enforcing noise attenuating construction requirements. The Construction Management Plan shall include, but not be limited to, the following:
 - a. Excavation, grading, and other construction activities. These activities shall be restricted to the hours allowed under RMC Section 7.35.010. Any deviations from these standards shall comply with the provisions in Title 7 (Noise Control).
 - b. Staging Area. Provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between activity and sensitive receptors. This should reduce noise levels associated with most types of idling construction equipment.
 - c. Avoid Operating Equipment Simultaneously. Whenever possible, ensure that construction activities are scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - d. Inspections. The contractor shall inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features. Construction equipment shall utilize all standard factory silencing features, such as equipment mufflers, enclosures, and barriers.
11. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;

- c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
- e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

12. * MM CR-4: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:

- a. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- b. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. If more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
 - iv. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the

archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes.

12. * **MM CR-5:** Human Remains. Cease ground-disturbing activities and notify County Coroner if human remains are encountered. If human remains are unearthed during implementation of the Proposed Project, the City of Riverside and the Applicant shall comply with State Health and Safety Code Section 7050.5. The City of Riverside and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to provide recommendations to the landowner. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.
13. * **MM NOI-5:** Construction Noise Reduction. The following measures shall be followed during construction of the proposed project and associated site improvements:
 - a. Newest Power Construction Equipment. The newest available power construction equipment with standard recommended noise shielding and muffling devices shall be used.
 - b. Mufflers. During project grading and construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. Use of manufacturer-certified mufflers associated with construction equipment has been shown to reduce noise levels by 8 to 10 dBA.
 - c. Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms should be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving the reverse direction.
 - d. Idling. All construction vehicles, such as bulldozers and haul trucks, shall be prohibited from idling in excess of five minutes, consistent with the City's Good Neighbor Guidelines.
14. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
15. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);

- c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;
 - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - f. Wash off trucks and other equipment leaving the site;
 - g. Replace ground cover in disturbed areas immediately after construction;
 - h. Keep disturbed/loose soil moist at all times; and
 - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
16. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
17. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

18. *** MM AES-1:** Photometric Plan. Prior to the issuance of building permits, the applicant shall submit a photometric (lighting) plan for approval by the Community & Economic Development Department, Planning Division. The approved light design requirements shall be included on the final building plan sheets. The lighting plan shall incorporate the following requirements:
- a. The project shall be designed in such a manner as to prevent light spillage from the project to the adjacent and nearby open space areas
 - b. Project lighting shall not exceed an intensity of one foot-candle
 - c. Shielding shall be employed, where feasible
 - d. Any night lighting shall be directed away from natural open space areas and directed downward and towards the center of the development
 - e. No project lights shall blink, flash, oscillate, or be of unusually high intensity or brightness
 - f. Energy-efficient LPS or HPS lamps shall be used exclusively throughout the project site to dampen glare

- g. Exterior lights shall be only "warm" LED lights (<3000K color temperature)
19. *** MM NOI-3:** Rooftop Mechanical Equipment Shielding. A noise-attenuating barrier shall be installed around any new rooftop mechanical equipment to reduce operational noise at Box Springs Mountain Reserve Park to equal to or less than pre-project ambient noise of 49.4 dBA.
20. **Staff Required Building Elevation Conditions:** Revise submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. Clearly specify all materials and colors of exterior finishes on the building elevations.
21. **Staff Required Fence/Wall Condition:** Plans submitted for Building Plan Check shall include the following:
- a. The terraced retaining walls shall be planted, subject to staff approval;
- b. Clearly specify the terraced retaining walls shall consist of decorative materials;
- c. Clearly specify the materials and colors of the screen walls; and
- d. The gates located on the drive aisles from Marlborough Avenue, and at the loading docks, shall be opaque to screen all loading dock activities.
22. **Photometric/Lighting Plan:** Plans submitted for Building Plan Check shall include an exterior lighting plan, and shall include the following:
- a. A photometric study and manufacturer's cut sheets of all exterior lighting shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Per the Hunter Business Park Specific Plan, light poles shall not exceed 30 feet in height, including the height of any concrete or other base material.
23. **Staff Required Landscape and Irrigation Conditions:** Plans submitted for Building Plan Check shall include the following:
- a. To ensure compliance with the Multiple Species Habitat Conservation Plan (MSHCP), permanently irrigated, non-invasive, native plant species shall be provided, adjacent to the MSHCP Conservation Area (Box Springs Mountain Reserve Park); and
- b. All plant material shall comply with the requirements of the Very High Fire Severity Zone.
24. 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.
25. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service

trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.

26. Plans submitted for Plan check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

During Construction:

27. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport or urban pollutants, and flooding.
28. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Occupancy:

29. If the proposed business is anticipated to generate more than 100 or more employees, a trip reduction plan shall be submitted to the Planning Division prior to a certificate of occupancy, in compliance with Municipal Code Section 19.880 – Transportation Demand Management Regulations.
27. 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 Candice Assadzadeh, Senior Planner, at (951) 826-5667 or cassadzadeh@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Conditions:

28. * **MM NOI-1:** Volume Adjustable Backup Alarms. To reduce noise associated with the use of backup alarms, either ambient-sensitive self-adjusting backup alarms or manually adjustable alarms shall be used on all equipment in use on the project site that requires a backup alarm. Ambient-sensitive self-adjusting backup alarms increase or decrease their volume based on background noise levels. The alarm self-adjusts to produce a tone that is readily noticeable over ambient noise levels (a minimum increment of 5 decibels is typically readily noticeable), but not so loud as to be a constant annoyance to neighbors. Close attention shall be given to the alarm's mounting location on the machine in order to minimize engine noise interference, which

can be sense by the alarm as the ambient noise level. These alarms shall be mounted as far to the rear of the machine as possible. An alarm mounted directly behind a machine radiator will sense the cooling fan's noise and adjust accordingly.

If manually-adjustable alarms are used, each alarm shall be set at the beginning of each day and night shift. The manual setting feature eliminates the machine mounting location problem of the ambient-sensitive self-adjustable backup alarms. Alternatively, backup movements can be supervised with a guide and flagging system.

29. * **MM NOI-2:** Restricted Loading Dock Use. Prohibit the use of the south-facing loading docks between the hours of 10 PM and 7 AM.
30. All semi-trucks and trailers shall be parked and stored in the secure loading dock area. No semi-trucks or trailers shall be parked or stored in designated vehicular parking stalls or drive aisles outside the secure loading dock area.

Standard Conditions:

31. There is a 24 month time limit on this approval.
32. The Project must be completed per the Design Review approved by the Development Review Committee, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Development Review Committee or by Planning 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.
33. 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.
34. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
35. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

Fire Department

Prior to issuance of Building Permits:

36. 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.

37. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

- a. New buildings greater than fifty thousand (50,000) square feet.
- b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%)
- c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.

38. 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.

39. 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.

40. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments. Note: This project has been identified as being located in a very high fire severity zone; and shall meet all Code requirements.

41. Fire Department access shall be maintained during all phases of construction.

42. 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.

43. Maximum 15 percent slope for access onto the project site and for the Parks trail behind this project.

44. **Trail/Fire Access Road Exhibit:** Trail Exhibit Sheet Details A, C, and D (not to scale): The required 12-foot wide access road clearance, for Fire Department access, can encroach into a v-ditch drainage channel provided that the proposed channel width and depth will not disable Fire Department emergency vehicles. Should it be determined during plan check that the dimensions

of the proposed v-ditch will disable Fire Department emergency vehicles, then a fence/barrier may be required, subject to the review/approval of the Fire Department.

If required, the fence/barrier must meet the Fire Department's criteria for very high fire severity zone.

Parks, Recreation & Community Services – Park Planning

45. 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.

Parks, Recreation & Community Services – Trails

For questions or concerns regarding this condition, contact Alisa Sramala, Trails Coordinator at 951-351-6039 or ASramala@riversideca.gov.

Prior to issuance of Grading Permits:

46. Dedicate Multi-purpose Recreational Trail Easements/rights- of-way, designated for non-motorized use, along alignments as acceptable to the Park and Recreation Department and as necessary for implementation of the City's Multi-purpose Recreational Trails System.

The trail easement must be recorded prior to grading permit issuance.

47. Per the City General Plan, a multi-purpose recreational trail segment is designated within and/or adjacent to this project. Therefore, installation (or execution of trail construction agreement and posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of full multi-purpose recreational trail improvements for the trail segment within the project is required. Trail installation work shall be subject to the Park and Recreation Department's review, approval, and inspection process.

48. Grading, construction and landscape plans for the project shall meet City Standards and be subject to the review and approval of the Park, Recreation, & Community Services Department. The drawings submitted for this current review are approved in concept, but will be refined during the Building and Safety Permit Plan Check Process. Submit a full set of construction documents to the Parks, Recreation, and Community Services Department for review and approval.

Please note: A City approved mix-in soil stabilizer must be added to the decomposed/disintegrated granite used for the trail. The construction documents submitted for Building and Safety Permit Plan Check must indicate the requirement for the soil stabilizer.

Prior to Final Inspection / Certificate of Occupancy:

49. Appropriate mechanisms acceptable to the Planning, Parks, and Legal Departments shall be in place to ensure the owner's responsibility in perpetuity to maintain and repair retaining walls, barriers, and fences that impact the trail.

Public Utilities – Electric

50. 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.

51. 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.

52. 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.
53. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.

Public Utilities – Water

54. Prior to issuance of any grading or building permit, applicant shall obtain legal rights for public access across City owned property commonly referred to as the Gage Canal.

Public Works

Prior to Occupancy:

30. * **MM T-1:** Fair Share Contributions - Interchange Street/W La Cadena Drive/I-215 SB Ramps. For the intersection at Interchange Street/W La Cadena Drive/I-215 SB Ramps to operate at an LOS D or better under project operation, the intersection would need to be signalized. With the current lane configuration at this intersection, the signal would have to provide split phases for all directions. Prior to the issuance of occupancy permits, the project proponent shall make a fair-share contribution towards the improvement of the intersections of Interchange Street/W La Cadena Drive/I-215 SB Ramps, calculated to be 7 percent.
31. * **MM T-2:** Fair Share Contributions - I-215 NB Ramps/E La Cadena Drive. For the intersection at I-215 NB Ramps/E La Cadena Drive to operate at an LOS D or better under project operation, the intersection would need to be signalized. With the current lane configuration at this intersection, the signal would have to provide permissive phases for the northbound and southbound movements and a split phase for the eastbound traffic off the freeway. Prior to the issuance of occupancy permits, the project proponent shall make a fair-share contribution towards the improvement of the intersection of 215 NB Ramps/E. La Cadena Drive, calculated to be 6.5 percent.
32. * **MM T-3:** Route Signage. Prior to occupancy, the applicant shall install signage on each side of the cul-de-sac where the Gage Canal meets the road extension in order to notify the pedestrians and bicyclists of the break in the Gage Canal pathway. The signage shall direct the public to utilize the sidewalk to reconnect to the remainder of the pathway.
33. * **MM T-4:** Stop Signs Install at Egress Points along Marlborough. Prior to occupancy, the applicant shall install additional stop signs to be placed at the egress points of the Marlborough Avenue driveways from the project located outside of public right-of-way.

Conditions to be fulfilled prior to occupancy unless otherwise noted:

55. Size, number and location of driveways to Public Works specifications.
56. Required double trash enclosure per City standards for every 30,000 sf building area. In lieu of enclosure applicant may provide one (1) 40 yard trash compactor for solid waste and one (1) 30 yard trash compactor for recycling to Public Works Specifications.
57. Installation of sewer main/laterals to serve new construction.
58. Deed for widening Marlborough Avenue to accommodate revised cul-de-sac to Public Works Specifications prior to issuance of any Grading or Building permits. Vacation of any excess right-

of-way to accommodate revised cul-de-sac to be approved prior to issuance of any Grading or Building permits.

59. Terminus of Marlborough Avenue to Public Works Specifications.
60. Off-site improvement plans to be approved by Public Works prior to issuance of a construction permit.
61. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of a building permit.
62. Storm Drain construction will be contingent on engineer's drainage study.
63. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
64. On Marlborough Avenue, plant 24" box size trees, species shall be Koelreuteria paniculata, typical spacing is 35 feet; final spacing will be determined by the Tree Inspector at time of spotting. On Research Park Drive, species shall be London Plane Sycamore (Platanus acerifolia), typical spacing is 35 feet; final spacing will be determined by the Tree Inspector at time of spotting. Developer will be responsible for all expenses.

Quantity and final spotting will be determined after site inspection after fine grading and hardscape installation has been completed.

65. Installation of automatic irrigation system to provide deep-root watering to trees is required.
66. 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.

67. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

- c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
68. 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.
69. 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.
70. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
71. The construction of the cul-de-sac at the easterly terminus of Marlborough Avenue requires the project to bisect the Gage Canal trail. The project will provide the necessary ramps and trailhead signage to route trail-users to continue along the Gage Canal.
72. An axle restriction prohibiting use by commercial vehicles exceeding three axles on Iowa Avenue from Spruce Street to Blaine Street was approved prior to this development's construction. The project shall propose and furnish two MUTCD compliant signs to advise heavy vehicles at Marlborough and Iowa Avenues of the restriction to the south, and route plans provided to trucks serving the project shall not depict a route along the axle restricted segment of roadway towards I-215.

Building and Safety

No conditions