



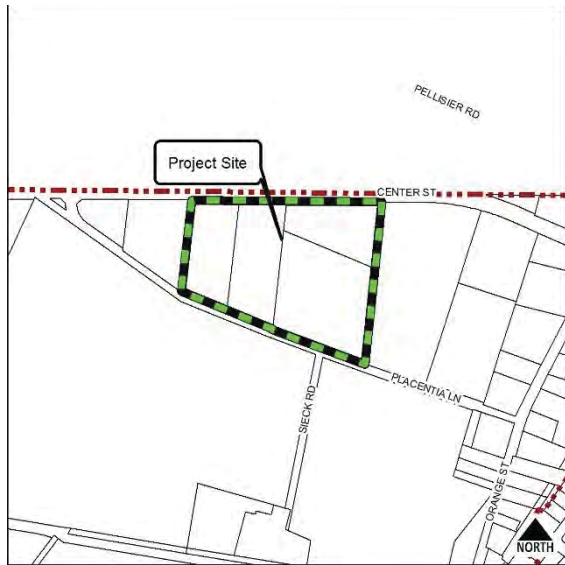
Community Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**PLANNING COMMISSION HEARING DATE: APRIL 5, 2018
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Numbers	P14-1033 (Design Review), P14-1034 (Lot Line Adjustment)	
Request	To consider an appeal of an approval by the Development Review Committee for a proposal by Art Day of Transition Properties, L.P. for a Design Review to construct a 308,000 square foot warehouse building, a Lot Line Adjustment to consolidate four parcels into one parcel, and related Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.	
Applicant	Karen Renfro on behalf of the Springbrook Heritage Alliance	
Project Location	3705-3667 Placentia Lane, located on the south side of Center Street, north side of Placentia Lane, between Orange and Main Streets	
APN	246-070-002, 246-070-017, 246-040-027, 246-040-028	
Project area	15.9 acres	
Ward	1	
Neighborhood	Northside	
General Plan Designation	B/OP – Business/Office Park	
Zoning Designation	BMP – Business and Manufacturing Park Zone	
Staff Planner	Brian Norton, Senior Planner; 951-826-2308; bnorton@riversideca.gov	

RECOMMENDATIONS

The City Planning Commission:

1. **UPHOLD** the decision of the Development Review Committee and determine that this proposed case will not have a significant effect on the environment based on the findings set forth in the case

record, **ADOPT** the Mitigated Negative Declaration; and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and

2. **DENY THE APPEAL**, uphold the decision of the Development Review Committee and **APPROVE** Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.

PROJECT DESCRIPTION/ BACKGROUND

The 15.9 acre site consists of four (4) contiguous parcels and has an average natural slope of 1.34 percent. The site is largely undeveloped with the exception of vacant structures, located at 3667 Placentia Lane, that include: a single family residence, garage, metal barn, animal hutch and wooden shed; constructed during the mid-1920's. The site is generally bounded by Center Street, a partially improved arterial street to the north and Placentia Lane, a partially improved local street to the south. Surrounding land uses, include undeveloped land to the north across Center Street in the City of Colton, industrial uses to the west and east, and a sports complex to the south across Placentia Lane. The Trujillo Adobe is located approximately 940 feet east of the site.

The proposed project involves the consolidation of four parcels into one parcel for the construction of a 308,000 square foot industrial warehouse building. The warehouse building will consist of 20,000 square feet of office area and 288,000 square foot of warehouse area. A total of 62 dock doors are proposed along the south and west sides of the building. Eight-foot high tilt-up concrete walls are proposed along the south side of the site and portions of the east and west property lines to screen the truck loading dock areas. No tenant has been identified at this time. A total of 404 parking spaces are provided to serve this site. Vehicular access is provided from Center Street via two 40-foot wide, two-way driveways. The loading dock area is secured by 40-foot wide gates. No access from Placentia Lane is proposed.

APPEAL

On February 21, 2018, the Development Review Committee (DRC) approved the project with a 10-day appeal period. On March 1, 2018, the DRC's decision was appealed by the Springbrook Heritage Alliance. Following are responses to concerns listed on the appeal letter:

Concern: State California Environmental Quality Act (CEQA) Laws

Response: A Mitigated Negative Declaration (MND) and technical studies were prepared for the proposed project in accordance with CEQA Laws. Technical studies included Air Quality/Climate Change Assessment, Health Risk Assessment, Biological Resources Analysis, Historical/Archeological Resources Report, Geotechnical Engineering Investigation, Noise Study, Traffic Impact Analysis and a Water Quality Management Plan.

Pursuant to CEQA, a 20-day review and comment period was provided for the draft MND from August 23, 2016 to September 12, 2016. Upon request from the Northside Neighborhood, the City extended the comment period an additional 18 days to September 30, 2016. The City received 15 comment letters regarding the MND. Responses to comments were prepared and included as an exhibit upon approval by the DRC. On February 21, 2018 the DRC determined the proposed project would not have a significant effect on the environment and adopted the MND and Mitigation and Monitoring and Reporting Program (MMRP). Upon adoption of the MND a response to comments exhibit was provided, with responses to comments received during the public comment period.

Concern: Ralph M. Brown Act

Response: Pursuant to The Brown Act, the DRC is not a legislative body or a governing body. The DRC is comprised solely of City of Riverside Staff members and does not include members of a legislative body. The Municipal Code explicitly gives the DRC the authority over activities that require determination of compliance with applicable zoning provisions, such as Design Review and Lot Consolidation applications.

Concern: State and Local Laws for Potential Historical Sites and Landmarks

Response: Pursuant to CEQA standards a Historical/Archeological Resources Report was prepared for the subject site. The Resources report conducted: a records search through the Eastern Information Center (EIC) of the site; a historical search utilizing U.S. General Land Office's (GLO) land survey plat maps and U.S. Geological Survey's (USGS) topographical maps; as well as a field survey of the project area for identification of all existing buildings and to identify any potential surface archaeological features or artifacts that may be present.

While the Cultural Resources report does not identify any adobe structures on the site, it does discuss existing on-site structures, which were constructed during the 1920s or later. It should be noted that the Trujillo Adobe, a City Landmark, was constructed in 1862 and located approximately 940 feet to the east of the proposed subject site, at the intersection of Orange Street and Center Street. The Adobe is located outside the project boundaries and will not be modified or otherwise disturbed by construction or operation of the proposed building. As part of the environmental analysis under CEQA, an operational vibration analysis was conducted as it relates to truck traffic passing within proximity to the Trujillo Adobe on Center Street. A continuous threshold was utilized and compared against vibration standards and thresholds from CalTrans, Swiss Association of Standardization and AASHTO. Vibrations associated with truck traffic on the adobe were below thresholds adopted by the associations listed above.

Concern: Riverside City Charter, Municipal Code, Good Neighborhood Policy, and other local laws

Response: The subject site is governed by Title 19 of the Municipal Code, specifically sections 19.150 – Base Zones Permitted Land Uses, 19.130 – Industrial Zones (BMP, I, AI, and AIR), and 19.580 – Parking and Loading. The proposed project was analyzed against applicable development standards, as listed in the table below. Due to the speculative nature of the project, the applicant was directed to submit an alternate site plan with a percentage of the project utilized for a mix of warehouse and manufacturing uses, consistent with parking ratios for both. The project was determined to be in compliance with all the development standards of the underlying BMP Zone.

The City of Riverside adopted Good Neighbor Guidelines in 2008 apply to buildings 400,000 square feet in size and greater. The project, as proposed is smaller than 400,000 square feet, therefore is not subject to the Good Neighbor Guidelines. Nonetheless, an Air Quality study and a Health Risk Assessment (HRA) study were prepared for the project. Additionally, the site has been designed to minimize impacts to surrounding land uses by restricting all project traffic to Center Street, an arterial street as defined in the Circulation Element of the General Plan.

Although no tenant has been identified at this time, the building has not been designed to accommodate Transportation Refrigeration Units (TRU). Should the project be revised or redesigned to include TRU's, a mitigation measure has been included requiring the applicant to prepare a new Air Quality and Climate Change Assessment, analyzing any new or increased potential impacts of a refrigerated use and determine the significance of potential impacts.

Concern: Riverside General Plan 2025 Northside Land Use Policy and Design Guidelines.

Response: The subject site has a General Plan Land Use designation of B/OP - Business/Office Park, which provides for industrial uses that do not create nuisances. The General Plan provides a broad statement regarding goals and policies for future development. Those policies and goals are implemented by the Zoning Code, which provides specific regulations, such as: permitted uses, and site development standards.

The development is consistent with General Plan preservation of industrial land and the redevelopment of older, underutilized properties. In addition, the project is consistent with the following objectives and policies of the Northside Neighborhood:

Objective LU-70: Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single family residential preeminence of the community.

Policy LU-72.8: Encourage appropriate industrial development opportunities.

Policy LU-74.5: Land use interfaces between residential and commercial or industrial properties should receive special design consideration to protect the scenic integrity of the residential neighborhood.

It should be noted the Northside Neighborhood is comprised of 1,422 acres and contains: a mixture of single family residential, primarily located along the southern and easterly portion of the neighborhood; industrial uses located along the northerly and westerly portion of the neighborhood; commercial uses along Main Street; and open space/park land centrally located in the neighborhood. The proposed 15.9 acre subject site is located in the northerly portion of the neighborhood and with the exception of Ab Brown Soccer Complex to the south is surrounded by industrial uses. The proposed subject site represents 0.01 percent of the overall size of the Northside Neighborhood.

The proposed project was analyzed for compliance with the standards of the Industrial Design Guidelines in the Citywide Design Guidelines. The site has been designed consistent with Site Design standards for controlled site access, service areas located on the rear and sides of the building, convenient visitor parking, screening of outdoor storage/docks and landscaped setbacks. Building elevations reflect a modern concrete tilt-up industrial style design, which includes; a varied roof line, articulated walls, spandrel glass, score lines and reveal lines. Office segments located on the west and east ends of the building, fronting Center Street include additional architectural enhancements such as large storefront glazing systems. Elevations reflect a neutral color palette comprised of various colors of gray, white and blue. All roof mounted equipment will be screened from the public right-of-way, by proposed parapets.

Concern: The fact that a project of this size--a 308,000 square foot building on a 15-acre site located in the open-space recreational area of a long established residential neighborhood that is not suitable for most types of development, including industrial—should trigger a requirement for a full Environmental Impact Report and a Public Hearing before a duly-authorized governing body.

Response: As noted the project site of 15.9 acres is zoned BMP-Business Manufacturing Park and is not within a zone designated for open space or recreational activity. The proposed light industrial use is consistent with surrounding development and land uses along Center and Main Streets. As previously noted an MND and technical studies were prepared for this projects, which concluded that impacts related to the development can be mitigated to less than significant levels.

Concern: The project site is also located in study area of the Northside Specific Plan which was undertaken not only to comply with State Law, but to provide local residents and businesses with a land use policy that is beneficial to their neighborhood. To approve this project before finalizing the NSP is a conflict of interest.

Response: Although the preparation of a Specific Plan is in process, it has yet to be adopted. It should be noted that the standards of the Specific Plan would not apply to the proposed project, as the project was submitted prior to the beginning of the Specific Plan process. The project, as proposed complies with the development standards of the Zoning Code, the regulating document that is currently in effect for the site.

Concern: Numerous errors, flaws, deficiencies, omissions, insufficiencies and unsupported claims in the August 2016 and November 2017 Initial CEQA Study and Draft MND.

Response: The MND and technical studies were prepared in compliance with all applicable local and State regulations, including the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public Hearing Notices were mailed to property owners within 300 feet of the subject site. As of the writing of this report, Planning Division staff received a total of nine comment letters, eight in opposition and one in support. Staff has reviewed submitted comments where residents expressed concerns with impacts to quality of life, truck traffic, aesthetics, land use compatibility, soil/liquefaction, historical/archeological resources, hydrological conditions and inappropriate siting of the project in the Northside. No additional analysis is needed. Comments received have been adequately addressed by the MND and technical studies.

APPEAL INFORMATION

Actions by the City Planning Commission including any environmental finding, may be appealed to the City Council Land Use Committee with final action by the full City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division front counter, 3rd Floor, City Hall.

EXHIBITS LIST

1. Development Review Committee Staff Report
2. Development Review Committee appeal letter
3. Comment Letters



Development Review Committee Memorandum

Community & Economic Development Department

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Planning Division

PROPOSED PROJECT

Case Numbers	P14-1033 (Design Review), P14-1034 (Lot Line Adjustment)	
Request	To consider a Design Review of project plans for the construction of a 308,000 square foot industrial warehouse building and a Lot Line Adjustment to consolidate four parcels into one parcel.	
Applicant	Art Day of Transition Properties, L.P.	
Project Location	3705-3667 Placentia Lane, located on the south side of Center Street, north side of Placentia Lane, between Orange and Main Streets	
APN	246-070-002, 246-070-017, 246-040-027, 246-040-028	
Project area	15.9 acres	
Ward	1	
Neighborhood	Northside	
General Plan Designation	B/OP – Business/Office Park	
Zoning Designation	BMP – Business and Manufacturing Park Zone	
Staff Planner	Brian Norton, Senior Planner; 951-826-2308; bnorton@riversideca.gov	

RECOMMENDATIONS

The Development Review Committee:

1. **DETERMINED** that this proposed case will not have a significant effect on the environment based on the findings set forth in the case record and **ADOPTED** a Mitigated Negative Declaration; and **ADOPTED** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and

2. **APPROVED** Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.

SITE BACKGROUND

The 15.9 acre site consists of four (4) contiguous parcels and has an average natural slope of 1.34 percent. The site is largely undeveloped with the exception of vacant structures, located at 3667 Placentia Lane, that include: a single family residence, garage, metal barn, animal hutch and wooden shed; constructed during the mid-1920's. The site is generally bounded by Center Street, a partially improved arterial street to the north and Placentia Lane, a partially improved local street to the south. Surrounding land uses, include undeveloped land to the north across Center Street in the City of Colton, industrial uses to the west and east, and a sports complex to the south across Placentia Lane.

PROPOSAL

The proposed project involves the consolidation of four parcels into one parcel for the construction of a 308,000 square foot industrial warehouse building. The warehouse building will consist of 20,000 square feet of office area and 288,000 square foot of warehouse area. A total of 62 dock doors are proposed along the south and west sides of the building. Eight-foot high tilt-up concrete walls are proposed along the south side of the site and portions of the east and west property lines to screen the truck loading dock areas. No tenant has been identified at this time.

A total of 404 parking spaces are provided to serve this site. Vehicular access is provided from Center Street via two 40-foot wide, two-way driveways. The loading dock area is secured by 40-foot wide gates. No access from Placentia Lane is proposed.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<i>General Plan 2025</i> The subject site has a General Plan Land Use designation of B/OP – Business/Office Park, which provides for industrial uses that do not create nuisances. While the General Plan provides a broad policy statement regarding goals for future development, the General Plan Land Use Designation does not contain project or use specific implementation procedures, such as: permitted uses, performance standards and development standards; which are translated into parcel-specific regulations, found in the Zoning Code. The development is consist with General Plan preservation of industrial land and the redevelopment of older, underutilized properties. In addition, the project is consistent with the following objectives and policies:	☒	☐

Objective LU-70: Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single family residential preeminence of the community. Policy LU-72.8: Encourage appropriate industrial development opportunities. Policy LU-74.5: Land use interfaces between residential and commercial or industrial properties should receive special design consideration to protect the scenic integrity of the residential neighborhood.		
<i>Zoning Code Land Use Consistency (Title 19)</i> The BMP – Business and Manufacturing Park Zone is consistent with the B/OP – Business/Office Park General Plan land use designation. The proposed warehouse is permitted in the BMP Zone subject to the approval of a Design Review. The project, as conditioned, meets the development standards of the BMP Zone.	☒	☐
<i>City's Adopted Good Neighbor Guidelines</i> The City of Riverside has adopted Good Neighbor Guidelines, primarily intended to be used for proposed warehouse distribution centers greater than 400,000 square feet in size. Although the proposed warehouse is smaller than 400,000 square feet, the project was reviewed against the Guidelines, and it complies, as conditioned.	☒	☐
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project meets the objectives of the Citywide Design Guidelines, subject to the recommended conditions of approval and mitigation measures. In summary, the proposed site design complies with development standards and can be supported, subject to the recommended conditions of approval. As conditioned, Staff supports the building elevations as they are consistent with recently constructed warehouse buildings located throughout the City and are consistent with the Citywide Design Guidelines. Lastly, Staff supports the conceptual landscape plans, as the proposal meets the landscape requirements of the Zoning Code and provides additional screening of the project from the public rights-of-ways.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Development Standards 19.130 – Industrial Zones –BMP					
Standard			Proposed	Consistent	Inconsistent
Minimum Lot Size	40,000 square feet		680,778 square feet (Consolidated)	☒	☐
Maximum Floor Area Ratio	1.5 FAR		0.45 (308,000 / 680,778) FAR	☒	☐
Maximum Building Height	45 feet Uninhabited architectural projections may exceed the specified height limit by 10 feet.		43 feet (parapet level) 47 feet (tower elements)	☒	☐
Minimum Building Setbacks	Front Yard				
	North (Center Street)	50 feet	87 feet	☒	☐
	Interior Side East	0 feet	40 feet	☒	☐
	Interior Side West	0 feet	79 feet	☒	☐
Minimum Landscape Setbacks	Rear Yard South (Placentia Lane)	50 feet	85 feet	☒	☐
	Center Street	20 feet	20 feet	☒	☐
	East Interior Side	0 feet	0 feet	☒	☐
	West Interior Side	0 feet	20 -feet	☒	☐
Minimum Landscape Setbacks	Placentia Lane	20 feet	20 feet	☒	☐

Chapter 19.580 – Parking and Loading Primary Site Plan - Warehouse						
Minimum Parking	Use	Parking Ratio	Required Parking	Proposed Parking	Consistent	Inconsistent
	Office 20,000 sq. ft.	1 space/250 sq. ft.	80 spaces	404 spaces	☒	☐
	Warehouse 288,000 sq. ft.	1 space/1000 sq. ft.	288 spaces			
	Total		368 spaces			

Chapter 19.580 – Parking and Loading Alternate Site Plan - Warehouse - Manufacturing						
Minimum Parking	Use	Parking Ratio	Required Parking	Proposed Parking	Consistent	Inconsistent
	Office 20,000 sq. ft.	1 space/250 sq. ft.	80 spaces	628 spaces	☒	☐
	Warehouse 148,000 sq. ft.	1 space/100 0 sq. ft.	148 spaces			
	Manufacturing 140,000 sq. ft.	1 space/350 sq. ft.	400 spaces			
	Total		628 spaces			

DESIGN REVIEW

Site Design

The proposed warehouse building is generally located on the north side of the site and oriented towards Center Street. The site has been designed to provide adequate access, parking, and circulation. Vehicle parking will primarily be located in the surface parking lot facing Center Street and within the secured loading dock area in the rear of the site. All truck parking will be located within the secured loading dock area. No vehicle or pedestrian access to the site is proposed from

Placentia Lane. Staff supports the proposed site plan design as it will provide internal and external circulation, adequate truck access and turning movement, and vehicles will be limited to accessing the site via Center Street, an 88-foot wide arterial street designed to carry traffic volume consistent with the anticipated and permitted uses.

Building Elevations

Building elevations reflect a modern concrete tilt-up industrial style design, which includes; a varied roof line, articulated walls, spandrel glass, score lines and reveal lines. Office segments located on the west and east ends of the building, fronting Center Street are proposed to include additional architectural enhancements such as large storefront glazing systems. Elevations reflect a neutral color palette comprised of various colors of gray, white and blue. All roof mounted equipment will be fully screened from the public right-of-way, by proposed parapets.

Staff has added conditions recommending 'returns' be added to office tower elements and panel sections that protrude higher than the main roof line adding visual interest and greater articulation. Additionally, staff recommends the westerly most south facing wall be enhanced and finished similar in architectural style to the office segments of the building. As conditioned, Staff supports the building elevations as they are consistent with recently constructed warehouse buildings located throughout the City and are consistent with the Citywide Design Guidelines.

Walls and Fencing

The Project proposes to construct 8-foot high tilt-up concrete walls along the south side of the site and portions of the east and west property lines to screen the truck loading dock areas, located on the south and west sides of the building. Additionally, an 8-foot high tubular steel fence is proposed along the remainder of the east and west property lines. Staff has added a condition requiring the 8-foot high tubular steel fence be reduced to 6-feet in overall height to meet the Code. As conditioned, staff supports proposed walls and fences as they serve to adequately screen the loading dock area and portions of the building from the public right-of-way.

NEIGHBORHOOD COMPATIBILITY

The project, as proposed, is consistent with existing industrial and warehouse uses within proximity to the subject site. The proposed warehouse building has been sited on the northern most portion of the site for compatibility with nearby sensitive uses, approximately 143 feet from the Ab Brown Sports Complex and 1,355 feet from the nearest residential property, southeast of the project. Further, access to the site will be provided from Center Street, an arterial street, which will be fully improved to the Public Works Department specifications that can carry the vehicular capacity anticipated for this use. No access will be provided from Placentia Lane. As previously indicated proposed warehouses smaller than 400,000 square feet do not trigger the City's Good Neighbor Guidelines, however to further ensure the project will be compatible with surrounding land uses, the project was analyzed for consistency with the Guidelines and it complies, as conditioned.

In summary, staff supports the proposed project, as the project is a permitted use in the underlying BMP Zone; it has been designed to comply with the standards of the BMP Zone; furthermore, with implementation of the conditions of approval and mitigation measures, the project will be

compatible with the surrounding uses by providing adequate buffers, screening of loading areas and infrastructure to improve the circulation in the area.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The MND includes mitigation measures related to nesting birds and bats and Tribal Cultural Resources in case of inadvertent discoveries. Although construction noise is exempt from compliance with Title 7- Noise Control, Mitigation Measure N-1 requires the reduction of levels of construction noise to within allowable levels.

As part of the Good Neighbor Guidelines, a Health Risk Assessment was completed for this project to estimate the health risks from project-generated diesel particulate matter (DPM). The results of the HRA indicate the maximum exposed individual resident cancer risk (MEIR) is 2.87 in one million and the maximum exposed individual worker (MEIW) is 1.09 in one million, both below the threshold set by SCAQMD of 10 in one million. For non-cancer risks, the SCAQMD threshold of significance is a non-cancer index of 1.0. The results of the HRA indicate the hazard index will be 0.0071. As indicated above, none of the cancer or non-cancer thresholds are exceeded as a result of the Project for residents or off-site workers within the proposed Project vicinity.

Pursuant to CEQA, a 20-day review and comment period was provided from August 23, 2016 to September 12, 2016. Upon request by the Northside community, the City extended the comment period an additional 18 days to September 30, 2016. A Notice of Intent to Adopt was mailed to property owners within 300 feet of the project site and to various Federal, State, regional, and local government agencies. During this period, staff received written comments from the following agencies:

1. State of California Department of Transportation – Requested additional clarification and further analysis be included in the Traffic Impact Analysis.
2. Pechanga Band of Luiseno Mission Indians – Requested clarification and additional information regarding processes in case of inadvertent discoveries.

Staff received a total of 15 comment letters, which include the two letters from the agencies mentioned above. Staff reviewed all submitted comments where residents expressed concerns with impacts to quality of life, truck traffic, aesthetics, land use compatibility, air quality, and impacts to the Trujillo Adobe. Responses to the comments are attached to this report. The MND concludes that all impacts have been identified as less than significant or have been reduced to below the level of significance with mitigation. Thus, no further mitigation is necessary.

APPEAL INFORMATION

Actions by the Development Review Committee including any environmental finding, may be appealed to the City Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division front counter, 3rd Floor, City Hall.

EXHIBITS LIST

1. Conditions of Approval
2. Aerial Photo/Location
3. Existing General Plan
4. Existing Zoning
5. Project Plans (Site Plan, Alternate Site Plan-Manufacturing, Building Elevations, Floor Plans, , Conceptual Grading Plan, Line of Sight-Walls, , Photometric, Conceptual Landscape Plan)
6. Existing Site Photos
7. CEQA Documents (Mitigated Negative Declaration, Cultural Resources Report, Air Quality/GHG, Biological Assessment, Traffic Impact Analysis, Health Risk Assessment, Noise Study, Geotechnical Engineering Investigation, Water Quality Management Plan)
8. Mitigated Negative Declaration, Responses to Comments

Technical Studies are available for review upon request at the Planning Division of the Community & Economic Development Department.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

CONDITIONS OF APPROVAL – Exhibit 1

Case Numbers: **P14-1033** (Design Review)
P14-1034 (Lot Consolidation)

Meeting Date: February 21, 2018

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

Case Specific

Planning

1. **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

2. 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.
3. ***MM Bio 1:** To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), all suitable habitats shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. If it is determined that the project site is occupied by nesting birds, Mitigation Measure BIO-2 shall apply. Conversely, if the project site is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

Staff Conditions of Approval

February 21, 2018
P14-1033, P14-1034

4. ***MM Bio 2:** If pre-construction nesting bird surveys result in the location of active nests, no grading or heavy equipment activity shall take place within 300 feet of sensitive bird nests and 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant California Fish and Game Code requirements.
5. ***MM Bio 3:** A pre-construction survey shall be conducted in suitable habitat (e.g., dilapidated sheds and trees) for roosting bats within 14 days prior to activities that remove vegetation or suitable structures. If an occupied maternity or colony roost is detected, California Fish and Wildlife (CDFW) shall be contacted about how to proceed. Typically, a bugger exclusion zone would be established around each occupied roost until bat activities have ceased. The size of the buffer would take into account:
 - a. Proximity and noise levels of project activities;
 - b. Distance and amount of vegetation or screening between the roost and construction activities;
 - c. Species-specific needs, if known, such as sensitivity to disturbance.

Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist will be contacted immediately if a bat roost is discovered during project construction.

6. ***MM CUL-1:** Archaeological 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 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 Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; and
 - iv. The scheduling and timing of the Cultural Sensitivity Training noted in Mitigation Measure CUL-3.
7. ***MM CUL-3:** Cultural Sensitivity Training: The certified Archaeologist and Native American monitors 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.

During Grading and Construction Activities

8. 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.
9. ***MM CUL 2:** 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. For purposes of conflict resolution, 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

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

10. ***MM CUL-4:** If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant shall bear the cost of implementing this mitigation.
11. ***MM CUL-5:** 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.
12. ***MM N-1:** The following measures are required to ensure that project-related short-term construction noise levels are reduced to less-than-significant levels. Prior to issuance of demolition permits, a noise mitigation plan verifying that compliance with the following measures would reduce construction noise to within the allowable levels of 70 dBA for industrial uses and 65 dBA for recreation facilities. Should construction noise exceed allowable levels after implementation of the following measures, the use of sound curtains or other noise barriers shall be required. The noise mitigation plan shall identify the type and location of sound curtains or other noise barriers to be utilized to reduce construction noise to within allowable levels.
 - a. Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the City Planner, or designee during routine inspections.
 - b. Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the City Planner or designee during routine inspections.
 - c. Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained.
 - d. Idling equipment must be turned off when not in use.

- e. Equipment must be maintained so that vehicles and their loads are secured from rattling and banging.
13. 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;
 - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
14. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
15. 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

16. **MM* AQ-1:** If a refrigeration use is proposed for future operation of the development, the applicant shall prepare a new Air Quality and Climate Change Assessment to analyze any new or increased potential impacts of a refrigerated use and determine the significance of potential impacts.
17. 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,

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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.

18. 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.
19. **Staff Required Building Elevation Conditions:** Revise submitted building elevations such that the plans provided for building permit plan check incorporate the following changes;
 - a. Where building walls protrude higher than the main roof line, returns shall be added.
 - b. The westerly most south facing wall be enhanced and finished similar in architectural style to the remainder of the building
20. All fences and walls, excluding those used to screen the loading dock/truck bay area shall be no more than 6-feet in height and shall be reduced to three-feet in height within the front setback.
21. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans 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. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.
22. Add details for the enhancement of the existing trash enclosure to include colors and materials as those proposed for the industrial warehouse buildings and a decorative overhead trellis subject to Planning Division staff approval and in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division).
23. 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.
24. ***MM AQ 1:** Prior to issuance of business permits, a building tenant shall provide evidence that emissions from truck fleet operations and other sources of NOX emissions can be reduced to below SCAQMD thresholds. Emissions from fleet operations can be reduced in a variety of ways including but not limited to engine retrofitting, engine replacement, use of hybrid or zero-emissions vehicles, and operational restrictions such as further limitation on idling beyond state requirements.

During Construction:

25. 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.
26. 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

27. 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 Brian Norton, Senior Planner, at (951) 826-2308 or bnorton@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Conditions

28. Provide on-site signage for directional guidance to trucks entering and exiting the facility.
29. Provide signage or flyers that advise truck drivers of the closest restaurants, fueling stations, truck repair facilities, lodging and entertainment.
30. Post signage inside and outside the facility informing truck drivers of CARB regulations, idling limits, authorized truck routes and designated truck parking locations. Post signs requesting truck drivers to turn off engines when not in use and restrict idling within facilities to 5 minutes.
31. 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

32. There is a 24 month time limit on this approval.

33. 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.
34. 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.
35. 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.
36. 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.

Public Works

The following public works "engineering" conditions to be met prior to case finalization unless otherwise noted:

37. Installation of curb and gutter at 32 feet from monument centerline, sidewalk and matching paving on Center Street to Public Works specifications.
38. Deed for widening Placentia Lane to 33 feet from monument centerline to Public Works specifications.
39. Installation of curb and gutter at 22 feet from monument centerline, sidewalk and matching paving on Placentia to Public Works specifications.
40. 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.
41. Hydrologic and Hydraulic study to assess on and off-site flows to be prepared for approval prior to issuance of grading permit to the satisfaction of the Public Works Departments.
42. Storm Drain construction will be contingent on engineer's drainage study.
43. Off-site improvement plans to be approved by Public Works prior to issuance of a construction permit.
44. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of building permit.

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45. Installation of sewer lateral to serve this project to Public Works specifications.
46. Size, number and location of driveways to Public Works specifications.
47. The project shall install a modified R5-2 / R3-1 sign facing eastbound vehicles at the intersection of Center Street & Orange Street. The sign shall illustrate no right turns for vehicles over 5 tons. This restriction has already been established in RMC Section 10.56.020.
48. Waiver of vehicular access to Placentia Lane.
49. 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.

50. 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.
51. 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.

52. 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.
53. 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.
54. All conditions placed upon this case must be fulfilled prior to the issuance of the Certificate of Compliance for Lot Line Adjustment.
55. All necessary parcel descriptions and plats shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California. DESCRIPTIONS and PLATS ARE REQUIRED TO BE ON 8 1/2 inch by 11 inch FORMAT.
56. Applicant shall provide a Lot Book Report or Preliminary Title Report and a copy of the vesting deed(s) for each parcel.
57. Prior to finalization of the case, the applicant shall provide the appropriate documentation that the lender(s) / trustee(s) has(have) agreed to modify any Trust Deed(s) to reflect the reconfigured parcel(s).
58. Property transfers to the final proposed parcel configurations must be accomplished concurrently with the finalization of this case. Ownership of the property shall remain undivided prior to recordation of the Certificate of Compliance for Lot Line Adjustment.
59. All recording fees of the Riverside County Recorder, including transfer documents, grants of right-of-way and the Certificate of Compliance for Lot Line Adjustment are the responsibility of the applicant.
60. Applicant shall prepare Grant Deeds that have each owner grant to themselves each of the parcels in their final configuration. This requirement is necessary to insure that the final parcel configurations and ownership's are clearly identified in the Land Title History.

Public Utilities – Electric

61. 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.
62. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
63. Blanket public utility easements on all parcels.

Public Utilities – Water

64. **Advisory:** All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
65. **Advisory:** The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
66. **Advisory:** The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
67. A water main replacement, relocation, and/or extension will be required for development. Contact Water Division for specific requirements.
68. Prior to issuance of building permit, applicant shall construct or guarantee the construction of a 12-inch potable water main in Placentia Lane, from the existing water main approximately 535 feet west of Orange Street west to the projects westerly property line. Additional water main extension may be required if the projects fire flow demand cannot be met from the existing water system.

Fire Department

The following to be met prior to construction permit issuance:

69. An automatic fire sprinkler system is required by City Ordinance 16.32.076. 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 an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have 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.
70. Fire Department access is required to be maintained during all phases of construction.
71. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
72. New public fire hydrants are required on Placentia Lane, spaced 350 feet apart.
73. All gates shall have a Knox switch for electric gates and/or Knox padlock for manual gates. In addition to the Knox switch all electric gates shall have installed an automatic infrared gate system that is activated by the emergency vehicle strobes.

Parks and Recreation

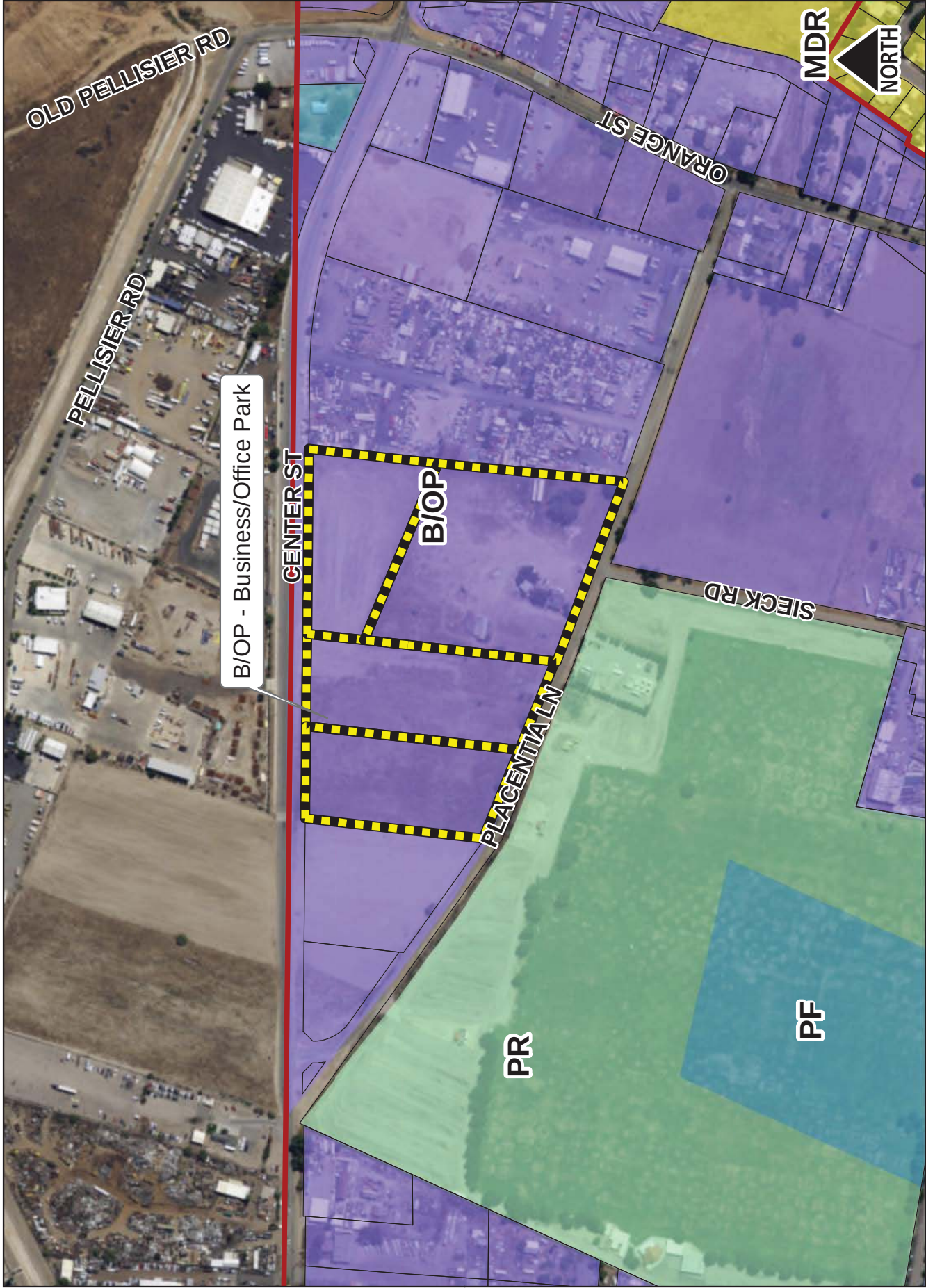
Staff Conditions of Approval

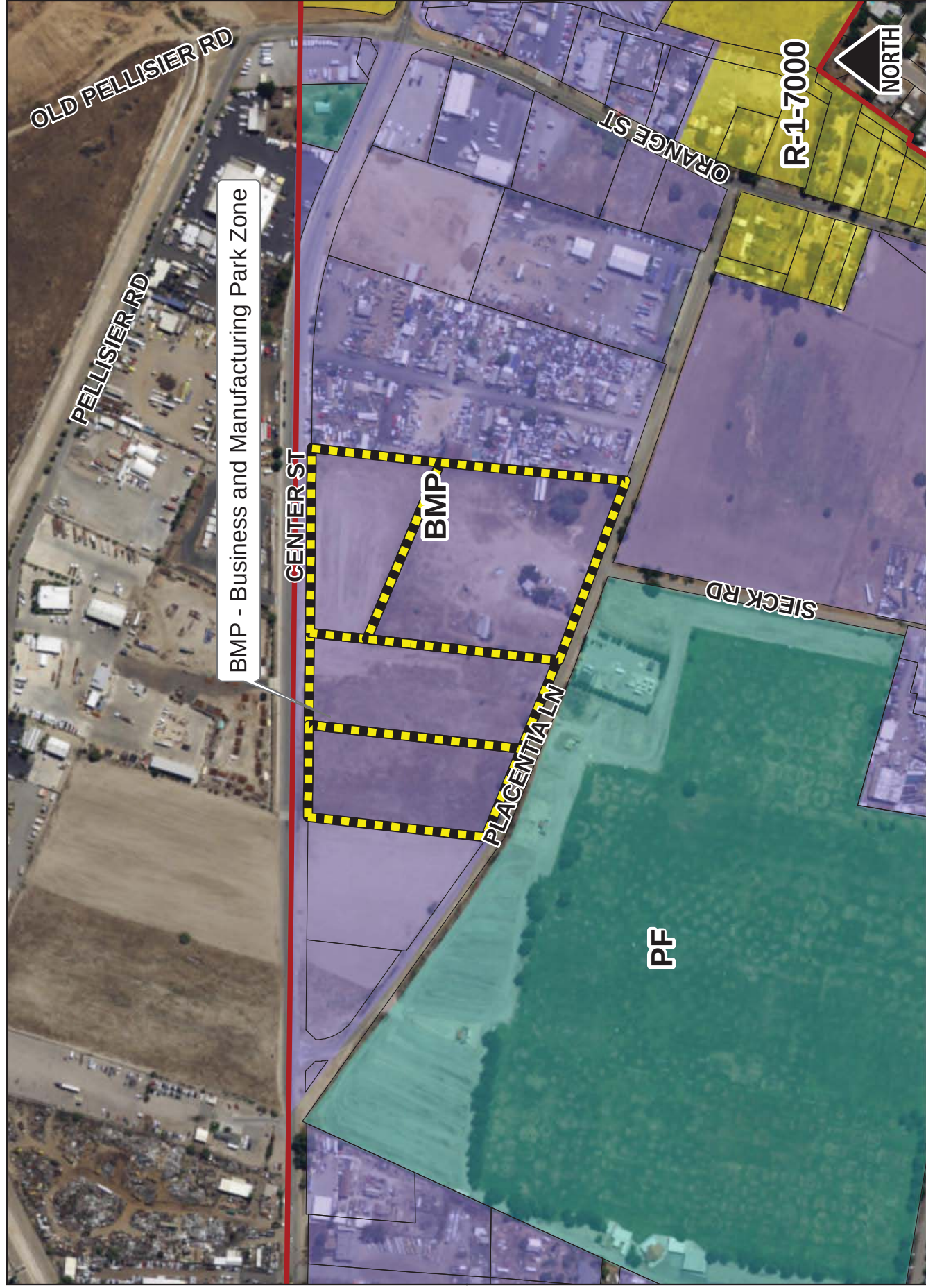
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Prior to Building Permit Issuance:

74. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951-826-2000.







Planning Commission - Exhibit 1 - Development Review Committee Staff Report
 Development Review Committee - Exhibit 4 - Zoning Map
 Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018

TRANSITION PROPERTIES
PO BOX 1010
BLUE JAY, CA 92317
CONTACT: ART DAY
951-312-5367

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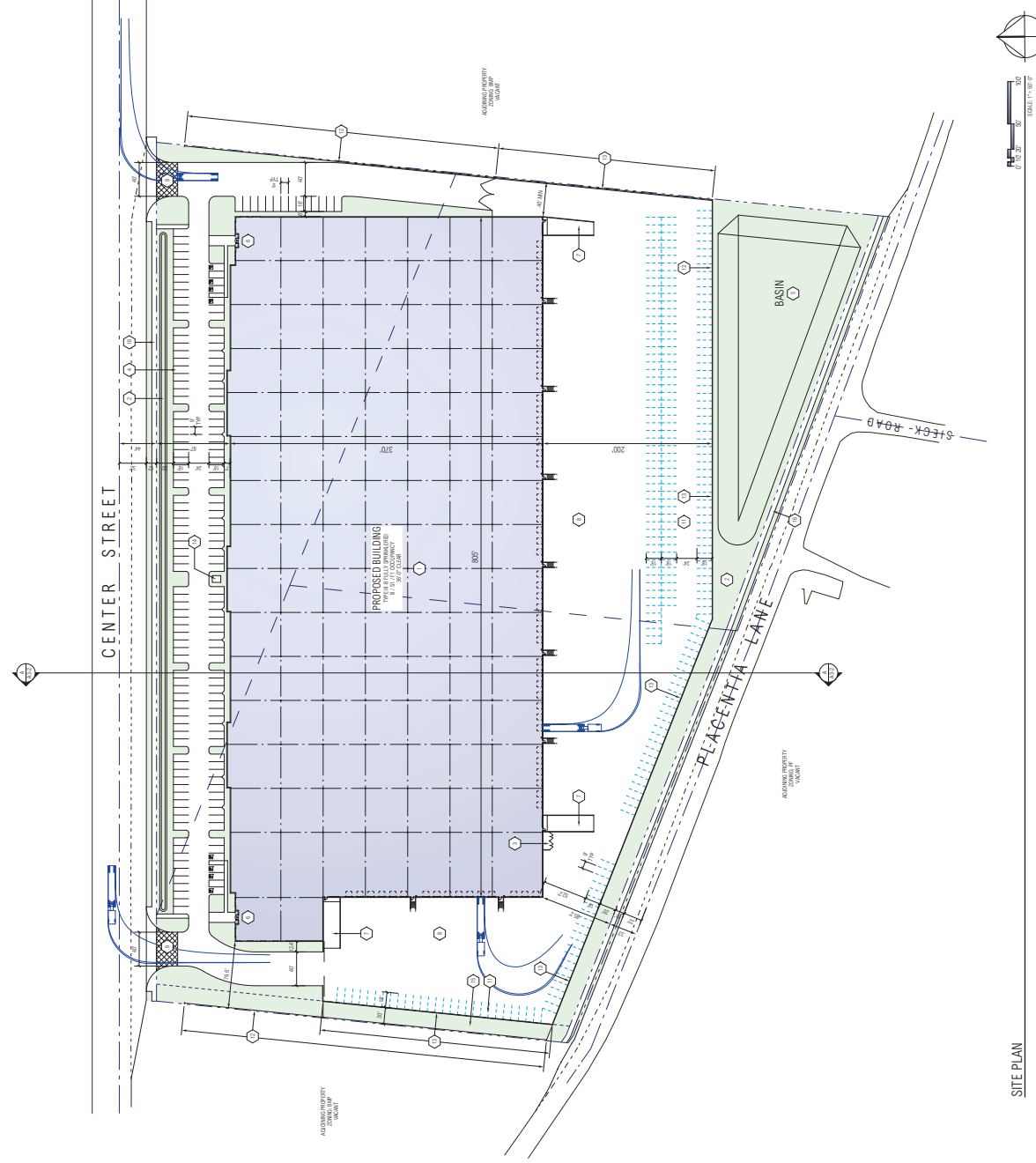
PROJECT DATA	
GROSS SITE AREA	691,754 SF / 15.88 AC
NET SITE AREA	690,778 SF / 15.63 AC
BUILDING AREA:	
FOOTPRINT	302,500 SF
MEZZANINE	5,500 SF
TOTAL	308,000 SF
NET COVERAGE	45.24 %
PARKING REQUIRED:	
20,000 SF OFFICE (1/250 SF)	80 STALLS
250,000 WAREHOUSE (1/1,000 SF)	250 STALLS
TOTAL REQUIRED	330 STALLS
PARKING PROVIDED:	
PROVIDED STALLS	167 STALLS
FUTURE STALLS IN TRUCK YARD	237 STALLS
TOTAL STALLS	404 STALLS
LANDSCAPE AREA	
	116,675 SF
	17.14 %

ASSESSORS PARCEL NO.
246-070-017 / 246-070-002 / 246-040-027 / 2

ZONING

KEYNOTES [illegible]

7. CONCRETE IN PLACE FOR TYPICAL PAVEMENT.
8. CONCRETE IN PLACE FOR THICKNESS AND CURB AND GUTTER.
9. ASPHALT ON TOP OF CONCRETE. SUBGRADE FOR ASPHALT SHALL BE PREPARED TO ACCEPT THE ASPHALT. ASPHALT SHALL BE PLACED IN 1" LIFT. TYPICAL PAVEMENT THICKNESS SHALL BE 4" FOR DRIVEWAYS, 6" FOR SIDEWALKS, AND 8" FOR PARKING AREAS.
10. FINISH AND CURB SHALL BE TO MATCH THE ADJACENT DRIVEWAY.
11. FINISH AND CURB SHALL BE TO MATCH THE ADJACENT SIDEWALK.
12. 6" OF BLACK TIEBARS AT STAIR POCKETFACE.
13. 8" OF PARTIALLY CONCRETE 4" UP. SPEED WALL SHALL BE PARTIALLY TO MATCH BUILDING.
14. ELECTRICAL TRANSFORMER.
15. DRIVEWAY DISMOUNT. SEE DETAILS DRAWING.
16. NEW 8" TYPICAL PARKING CONSTRUCTION WITH 4" PAVEMENT. SEE CIVIL DRAWINGS.

VICINITY MAP

PROJECT DATA			
GROSS SITE AREA:	691,774 SF / 15.68 AC		
NET SITE AREA:	680,778 SF / 15.63 AC		
BUILDING AREA:	302,500 SF		
FOOTPRINT:	302,500 SF		
PAVING AREA:	303,000 SF		
TOTAL:	303,000 SF		
NET COVERAGE:	45.24 %		
PARKING REQUIRED:	80 STALLS		
20,000 SF OFFICE (1/250)	400 STALLS		
140,000 SF MANUFACTURING (1/350)	400 STALLS		
148,000 SF STOCK WAREHOUSE (1/1000)	148 STALLS		
TOTAL REQUIRED	628 STALLS		
PARKING PROVIDED:	167 STALLS		
PROVIDED STALLS	461 STALLS		
STALLS IN SECURE YARD	628 STALLS		
TOTAL STALLS	628 STALLS		
LANDSCAPE AREA	116,675 SF		
	17.14 %		

CONSULTANTPROFESSIONAL SEAL 5

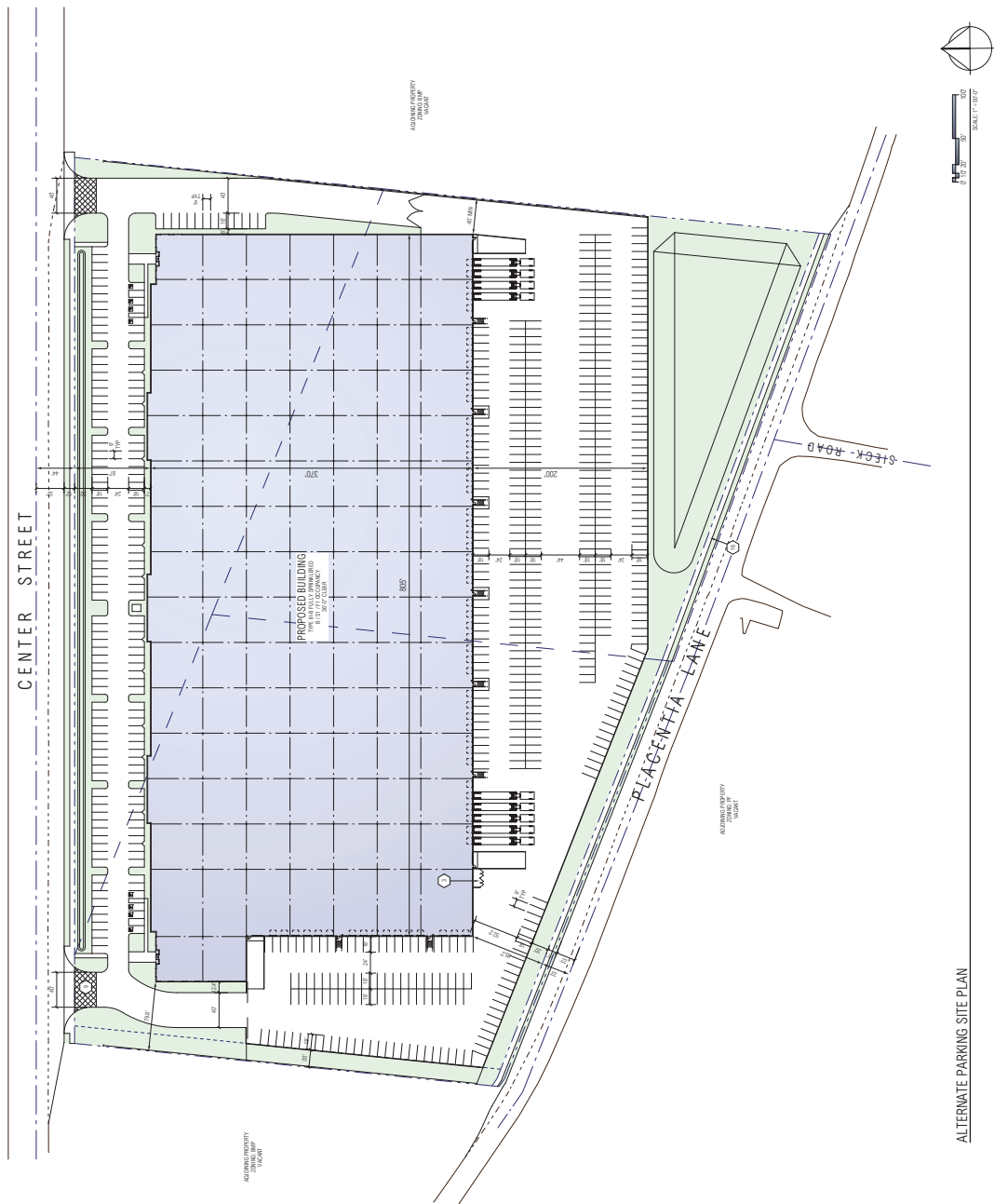
CENTER STREET
FACILITY

00000 CENTER STREET
CITY OF RIVERSIDE, CA

TRANSITION PROPERTIES
PO BOX 1010
BLUE JAY, CA 92317
CONTACT: ART DAY
951-312-5367

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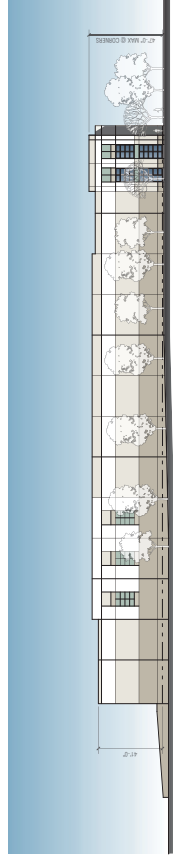
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Planning Commission - Exhibit 1 - Development Review Committee Staff Report

Development Review Committee - Exhibit 5 - Project Plans

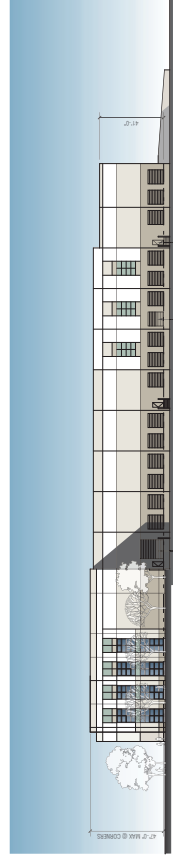
Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018



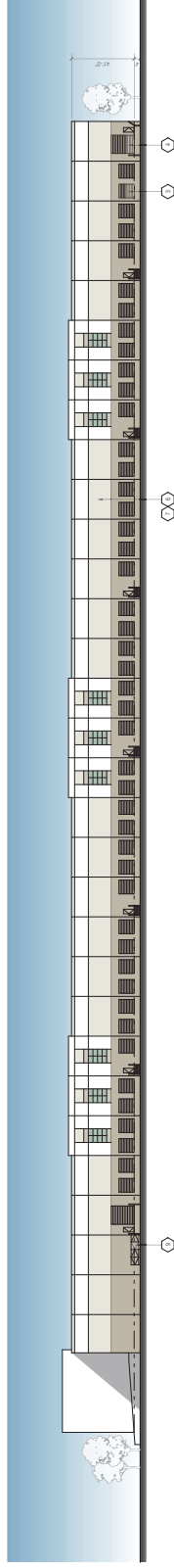
EAST ELEVATION
SCALE: 1" = 20'-0"



NORTH ELEVATION - CENTER STREET



WEST ELEVATION
SCALE: 1" = 20'-0"



SOUTH ELEVATION - PLACENTIA LANE
SCALE: 1" = 30'-0"

- KEYNOTES**

 1. PRIMARY ACCESSIBLE BUILDING ENTRY

2. BLUE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME

3. PAINTED DOOR WITH TRACK GLAZING DOOR

4. PAINTED DOOR WITH TRACK GLAZING DOOR

5. 6" X 7" PAINTED METAL WALL DOOR @ APPROXIMATELY 1'00" ON CENTER AROUND THE PERIMETER OF THE BUILDING

6. PAINTED CONCRETE WALL WITH RECESSED DOOR LINES IN PLACE

7. CONDUITS FOR NEIGHBORING UTILITIES SHALL BE EXTERNAL

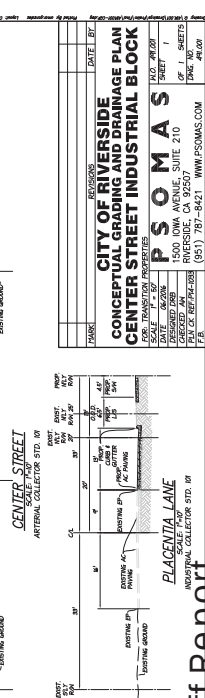
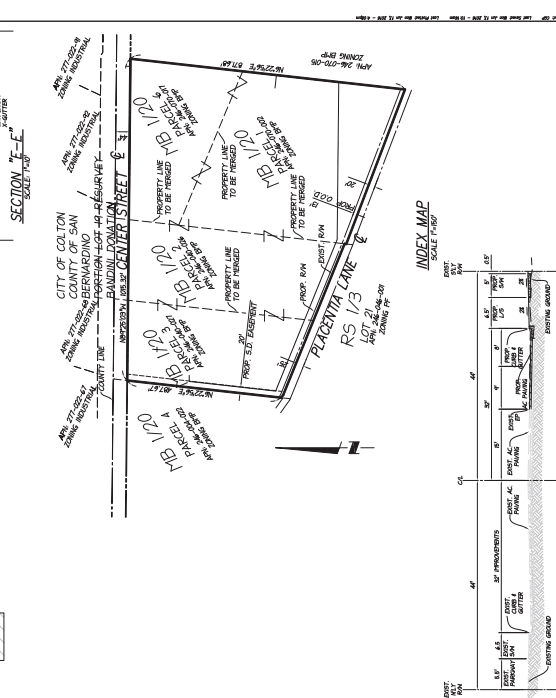
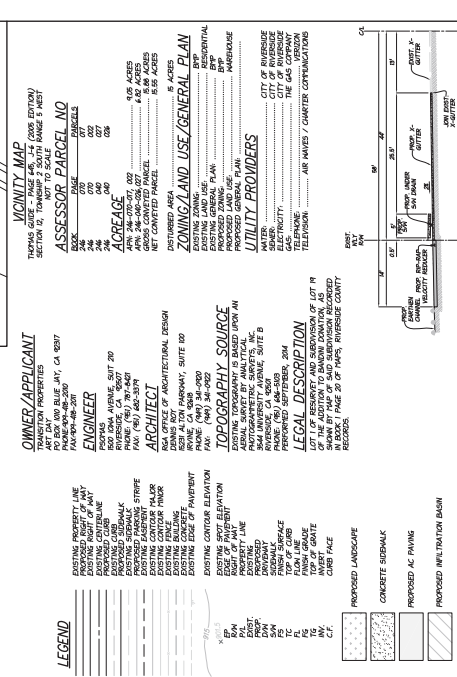
8. CONDUITS FOR THE FUR COMMERCIAL INTERNAL

9. PAINTED CONCRETE INFILL AND RECYCLE INSULATING WALLS ARE 4" HIGH PERMITTED TO 1'00" ABOVE THE DOOR. GATES ARE TO BE CONSTRUCTED WITH TRIMMABLE WAY ONE INL. IS LOCATED ON TRIM AND ONE INL FOR RECYCLED PRODUCTS

- [illegible]

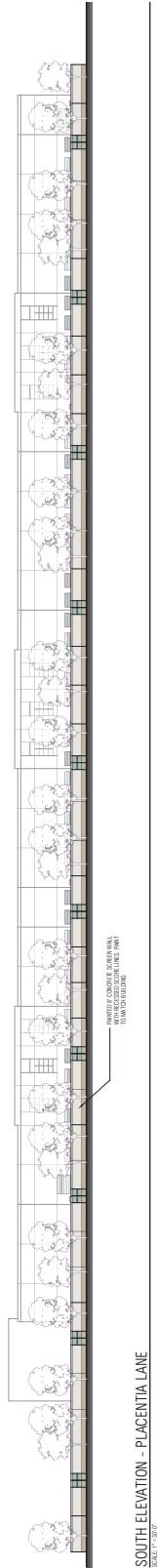
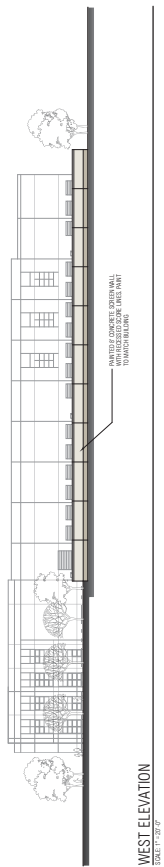
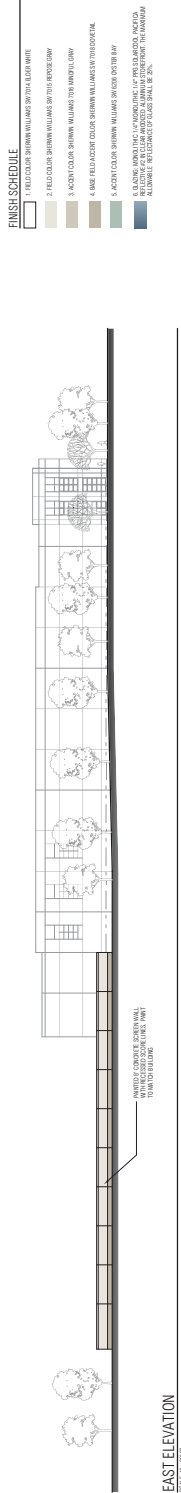
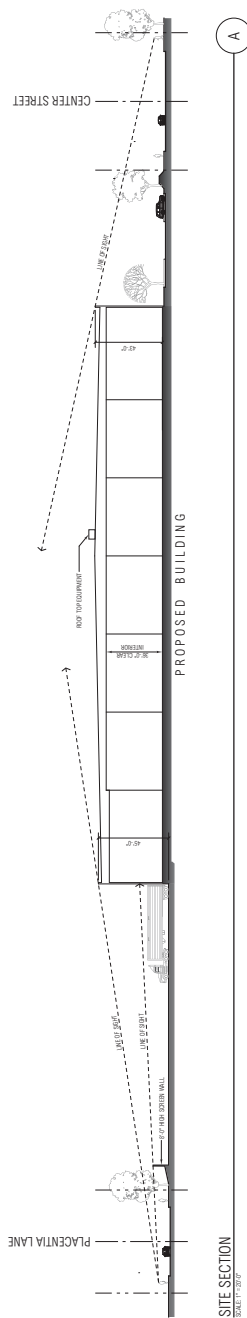
[illegible]

A map showing the location of the 'SITE' at the intersection of Central St. and Placental Rd. The site is located south of Central St. and west of Placental Rd. Major roads shown include Central St., Placental Rd., Orange Rd., Lehigh Ave., and Stearns Ave. Other roads shown are La Cueva Dr East, La Cueva Dr West, and To E Highway. A scale bar indicates distances from 0 to 1 mile.



Development Review Committee - Exhibit 5 - Project Plans

Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018

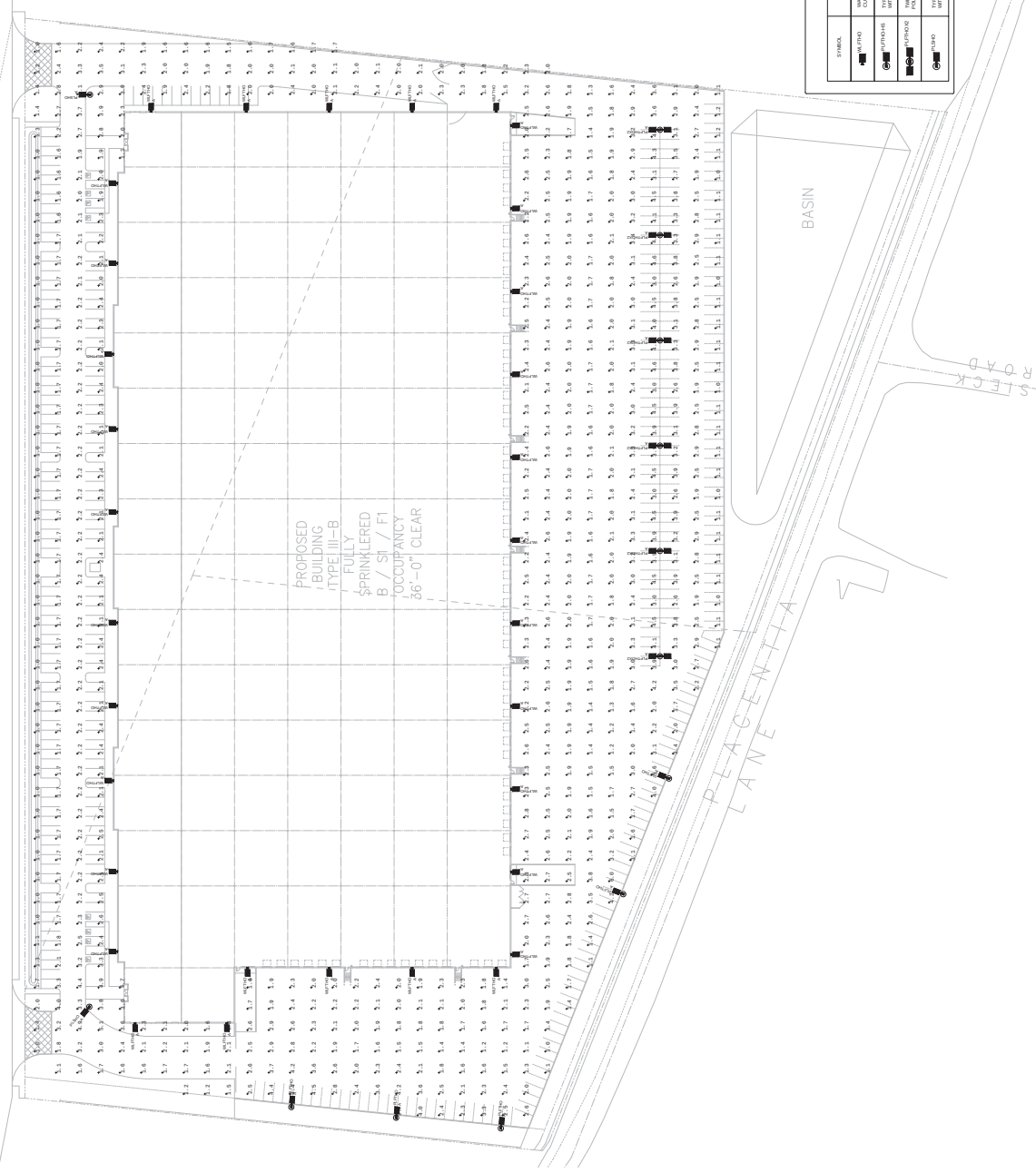
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~~Planning Commission - Exhibit 1 - Development Review Committee Staff Report~~

Development Review Committee - Exhibit 5 - Project Plans

Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018

CENTER STREET



SITE LIGHTING PLAN
(SCALE: 1"=10'-0")



LIGHTING STATISTICS

STATISTICS	AREA	AVG	MIN	MAX	PERCENT
TOTAL AREA	10,000				
AVERAGE FOOTCANDLE	1.5				
MINIMUM FOOTCANDLE	0.5				
MAXIMUM FOOTCANDLE	2.5				

TABLE 1: IESNA 90-01 - Minimum Illuminance (Footcandle) Requirements

Maximum Allowable Illuminance (Footcandle) Requirements

Area	Minimum Illuminance (Footcandle)	Maximum Allowable Illuminance (Footcandle)
General Illuminance	1.0	2.5
Task Illuminance	2.0	5.0
Emergency Illuminance	0.5	1.0
Exit Illuminance	0.1	0.2

CAL GREEN BUG TABLE

TABLE 2: IESNA 90-01 - Green Bug Table

Green Bug Table

Area	Green Bug Table
General Illuminance	1.0
Task Illuminance	2.0
Emergency Illuminance	0.5
Exit Illuminance	0.1

TITLE 24 ZONAL LUMEN TABLE

SYMBOL	DESCRIPTION	ILLUMINANCE	ZONE LUMENS	COMPARISON WITH CAL GREEN BUG
1	General Illuminance	1.0	1,000	Yes
2	Task Illuminance	2.0	2,000	Yes
3	Emergency Illuminance	0.5	500	Yes
4	Exit Illuminance	0.1	100	Yes



CONTRACTORS
LE No. 201042

Gregg
Shade
Inc.

655 N. EUPHORIA ST.
ONTARIO, CA 91762
(909) 885-1794



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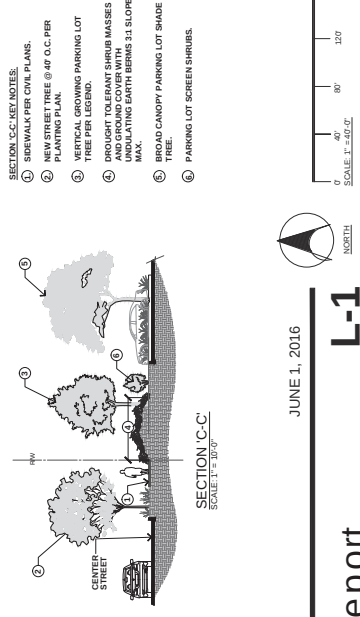
PROJECT:
CENTER STREET
FACILITY

TITLE:
SITE LIGHTING PLAN

DRAWN BY:
SCALE:
1"=10'-0"

SHEET:
SL1

CENTER STREET

[illegible][illegible]

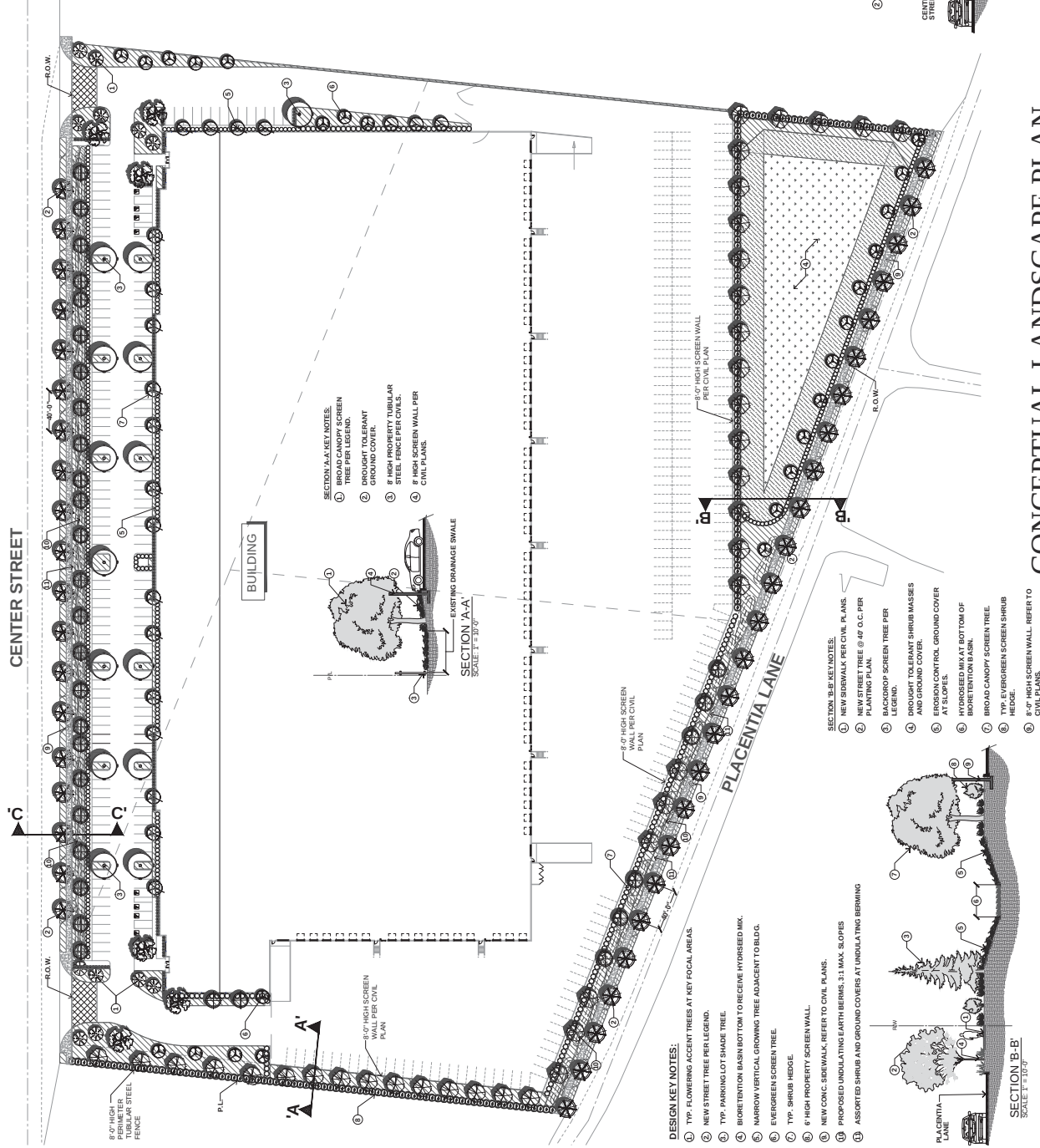
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ΣΕ

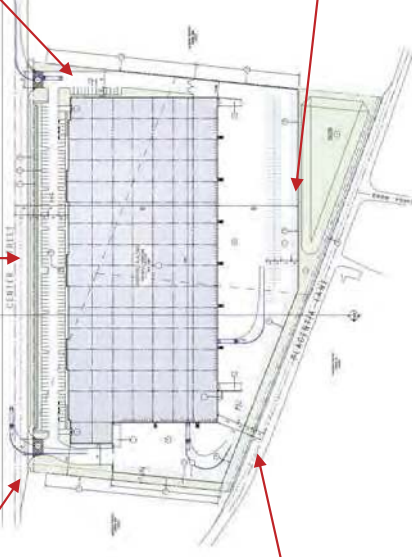
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
5256 S. MISSION RD. SUITE NO. 121
BONSALE, CA 92003
PH: 760-842-8993

Development Review Committee - Exhibit 5 - Project Plans

Attachment 3 - City Planning Commission Report and Exhibits - April 05, 2018



EXISTING SITE PHOTOS



Planning Commission - Exhibit 1 - Development Review Committee Staff Report
Development Review Committee - Exhibit 6 - Existing Site Photos

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