

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

CASE NO. P09-0808 (CUP)

City Council Meeting Date: June 14, 2011

CONDITIONS

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

• **Planning**

1. All applicable conditions of related Planning Cases P09-0809 (Design Review) & P09-0910 (Vacation) shall apply to this project.
2. The senior housing facility shall be developed and operated substantially as described in the text of this staff report and as shown on the plot plan on file with this case, except for any specific modifications that may be required by these conditions of approval. Modifications to these operational characteristics are subject to Zoning Administrator approval.
3. A maximum of 121 units (including any required on-site managers units) are permitted in conjunction with this Conditional Use Permit.
4. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
5. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
6. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
7. The Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. The applicant's justifications and staff's supplemental variance justifications are referenced:
 - a. To allow the proposed project to have a parking ratio of 1.0 parking spaces per dwelling unit where the Zoning Code requires a minimum parking ratio of 1.1 parking spaces per dwelling unit for senior housing projects;
 - b. To allow the proposed Senior Housing project to have approximately 43% covered parking where the Zoning Code requires a minimum of 50% covered parking spaces (either under a carport or within an enclosed garage) for senior housing projects;
 - c. To allow a four story, approximately 59-foot tall building where the Zoning Code restricts the height of buildings to two stories and 35 feet in the R-1-7000 – Single Family Residential Zone;
 - d. To allow an architectural feature on the proposed apartment building to have height of approximately 60 feet where the Zoning Code restricts the height of architectural

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features to not extend more than 10 percent beyond the maximum height limit permitted in the underlying zone (38 ½ feet in the R-1-7000 – Single Family Residential Zone);

- e. To allow an approximately 12 ½ foot landscape setback along the Fourteenth Street frontage, where a minimum 15-foot landscape setback is required for parking lots with 21 or more parking spaces; and
- f. To allow 32 parking spaces along the Fourteenth Street frontage to have a 2 foot bumper overhang into an adjacent landscaped area where the Zoning Code does not allow for parking stalls to be reduced in depth by an overhang into a planter.

Prior to Building Permit Issuance

- 7. The applicant shall coordinate with the Riverside Transit Agency to determine the best location and construct a bus shelter at one of the three adjacent bus stops in close proximity to the project site; either at Dario Vasquez Park, at the Kansas Avenue Church at the northwest corner of Fourteenth Street and Kansas Avenue, or at the Riverside Faith Temple located across Fourteenth Street from the project site.
- 8. The applicant shall provide a client profile and a detailed management/operations plan for Planning Staff review and approval. The plan shall include a profile of the anticipate residents (age, income level, number of vehicles, etc.). Additionally a management/operations profile shall include the number of employees and shift schedule (including on-site manager) and a detailed description of the services and amenities to be provided, including a draft schedule for the shuttle service for residents and the range of services/facilities that the shuttle will service for residents.
- 9. As part of the management plan, rules, regulations and restrictions for resident conducts shall be submitted for Planning Division Staff review and approval. Regulations shall include provisions that prohibit visible storage or barbeques allowed on the balconies or patios.
- 10. As part of the management plan, managers and shall be required to live onsite. Up-to-date names and contact information shall be placed on file with the Police Department.
- 11. A detailed written security plan shall be submitted and approved to the satisfaction of the Planning Division and Police Department.
- 12. The written security plan shall indicate that the development shall be required to participate in the Police Department's Crime Free Multi-Housing Program.
- 13. The written, security plan shall indicate that adequate lighting shall be maintained throughout the facility in such a manner to discourage criminal activity, unlawful loitering and graffiti vandalism
- 14. The written security plan shall indicate that trees and shrubs shall be kept trimmed to maintain visibility from the perimeter of the project site.

During Grading/Construction

15. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
16. Potential soil stability impacts shall be adequately minimized by: 1) Compliance with the recommendations of the project soils engineer included within the required detailed soils report; and 2) adherence to City adopted interim erosion control measures and the Grading Ordinance (Title 17).
17. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
18. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.
19. Construction and operation of the activities on the property will be subject to the City's Noise Ordinance (Title 7), which limits construction noise that would create a noise disturbance across a residential or commercial property line, to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

Prior to Occupancy

20. A covenant shall be recorded to the satisfaction of the City Attorney's Office and Planning Division stipulating that tenants of the project shall be individuals with a minimum age of 55 years.
21. The required bus shelter shall be constructed to the satisfaction of the Riverside Transit Agency and the City.
22. The applicant shall provide written evidence to the Planning Division and Police Department that they will be participating in the City's Crime Free Multi-housing Program.
23. A Trespass Authorization shall be filed with the Police Department.
24. Install video surveillance cameras to the specifications of the Riverside Police Department which will act as a visual deterrent to crime, give residents a feeling of security and serve as a valuable investigative resource if needed by the Riverside Police Department. Recordings shall be maintained for a minimum of 72 hours.
25. The site address, as well as individual building letter/number shall be clearly posted and illuminated using 18" (min.) lettering.
26. Address and building letters/numbers shall be painted on the roof of each building using 24" (min.) lettering, so they may be easily located from the air

27. *Advisory:* The business operator shall obtain a business tax certificate from the City of Riverside. An active and current business tax shall maintained by the business operator at all time the permit is active. A lapse in business tax shall constitute an abandonment of the permitted use and may result in the voiding of the permit in accordance with the provisions of Section 19.760.090 of the Municipal Code (Voiding of Conditional Use Permits).
28. A site map of the complex shall be posted at the entrance.
29. "Tenant Parking Only" signs shall be posted.

Operational Conditions

30. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
31. The applicant shall coordinate with the Riverside Transit Agency (RTA) and Planning Staff to develop a bus pass program for residents.
32. Resident parking on the street in front of the complex or on perimeter streets to the north and east of the complex shall be prohibited.

Standard Conditions

• **Planning**

33. There shall be a four-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
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 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.

36. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
37. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
38. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
39. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
40. Failure to abide by all conditions of this permit shall be cause for revocation.
41. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
42. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
43. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

CASE NO. **P09-0809 (DR)**

City Council Meeting Date: June 14, 2011

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

Case Specific

• **Planning**

1. All applicable conditions of related Planning Cases P09-0808 (Conditional Use Permit) & P09-0910 (Vacation) shall apply to this project.

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 any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Incorporate contour grading in accordance with City policy;
 - 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;
 - f. Note all drainage features will be color treated to match surrounding terrain;
 - g. Slope landscape/irrigation plans for all slopes over 5 feet in vertical height shall be submitted to and approved by the Planning Division; and
 - h. Final BMPs shall be finalized, subject to Public Works Department approval.

Prior to Permit Issuance:

3. Landscaping, irrigation, exterior lighting, perimeter wall/fence and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping, irrigation and exterior lighting plans must be submitted prior to building permit issuance.
4. Submit three sets of plans depicting the exact size, design and location of the domestic water backflow preventer and all on and off-site utility cabinets to the Planning Division. These plans will be reviewed and approved by the Water Department and Planning Division. The design shall

include the smallest preventer possible, painted green with some form of screening. The applicant is advised to consult with the Water Department prior to preparing these plans.

5. Submit three sets of plans depicting the preferred location for an above ground utility transformer of capacity to accommodate the planned or speculative uses within the 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.
6. An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas 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 off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
7. The Building Elevations shall be submitted for Design Review staff approval, and shall include the following:
 - a. Plans shall indicate that all units on above ground floor patios or upper story balconies will be at least 50 square feet in area, with no dimension less than five feet;
 - b. The building elevations submitted for building permits shall clearly specify all building materials and colors to comply with the recommended conditions of approval as specifically required under this condition;
 - c. All windows shall have a minimum modulation (recess or frame out surround) of at least three inches;
 - d. The plans shall reflect rafter tails, rain gutters and score lines as required per the Uniform Building Code;
 - e. Add additional decorative tile and articulation at the main entry and other strategic locations such as the doors to the patio area and shuttle pick up area;
 - f. Roofing material shall consist of a high quality concrete "S" tile intended to emulate terra cotta;
 - g. Upper floor balcony railings shall be constructed of wrought iron or comparable to allow visibility;

- h. The building elevations submitted for building permits shall include carport plans which include a decorative pitched roof with colors and materials to match the building, and a decorative rear wall, to the satisfaction of Planning Staff; and
 - i. The back walls of the carports along the Georgia Street frontage shall be decorative in nature to completely screened and designed in a manner complementary to the proposed building.
8. Manufacture's Cut sheets of the proposed building details (i.e. decorative sconce lighting, decorative tile, shutters, metal railings, and decorative columns, etc.) shall be submitted to Planning Staff for approval.
9. A sight line study shall be submitted for review and approval of Design Review staff, indicating that any existing and new roof mounted mechanical equipment will be completely screened from view of all perimeter streets. Parapet walls shall be designed so the top of these walls are higher than the tallest mechanical equipment on the roof of the building. Additionally, mechanical equipment screening details shall be provided as follows:
- Where exposed pitched roofs are proposed, locate NO mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission or Design Review staff;
- a. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened;
 - b. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
 - c. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Design Review staff approval.
10. **Staff Required Site Plan Conditions:** Site plans shall be submitted for Design Review staff approval, and shall include the following:
- a. The on-site security gate and turnaround configurations shall be designed to comply with an underlying easement agreement and the final design be subject to approval of the Planning, Public Works and Fire Departments;
 - b. Verify that all internal drive aisles meet the minimum standards, as specified in Section 19.58.080 of the Zoning Code;
 - c. Decrease the width of the drive aisle closest to Fourteenth Street to 24 feet in width;
 - d. Provision for minimum 12-inch wide concrete walkways, including curb width, along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
 - e. Indicate the use of colored textured paving material within common open space areas throughout the project;

- f. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;
 - g. Include the delineation of wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;
 - h. Right turn only signs shall be installed at both egress points along Fourteenth Street;
 - i. Pedestrian connection shall be added to 14th Street at the easterly and westerly portions of the complex.
11. Trash container/enclosures shall not be located adjacent to buildings for security purposes.
12. Manufacturer's Cut sheets of the proposed outdoor furniture shall be submitted to Planning Staff for approval.
13. **Staff Required Fence/Wall Plan Conditions:** Fence/Wall plans shall be submitted for Design Review staff approval, and shall include the following:
- a. The location, height and design of all perimeter and interior fences and retaining walls;
 - b. A six foot high decorative masonry wall with a decorative cap shall be constructed along the Eucalyptus Avenue interface in lieu of the proposed wrought iron fence for privacy of the on-site common open space area, to the satisfaction of Design Review staff;
 - c. Decorative pilasters shall be integrated into the design of the fences along the street frontages and the gate to the secure parking area to the satisfaction of Design Review staff;
 - d. The fence and wall plan shall include details as to the height, color and material of the proposed emergency "crash" gate along the Georgia Street frontage;
 - e. Perimeter fencing adjacent to the public rights-of-way shall be constructed of wrought iron, or comparable, to provide visibility into the complex,
 - f. The back walls of the carports along the Georgia Street frontage shall be decorative in nature to completely screened and designed in a manner complementary to the proposed building;
 - g. A six foot high decorative masonry wall with a decorative cap shall be constructed along the Georgia Street frontage between the westerly-most carport structure and the Fourteenth Street frontage as to screen uncovered parking spaces from the existing adjacent residences on the northerly side of Georgia Street, to the satisfaction of Design Review staff;
 - h. The developer shall construct all walls and fences in conjunction with construction of the project.
14. **Staff Required Landscape/Irrigation Plans Conditions:** Landscape and irrigation plans submitted for Design Review staff review and approval shall include the following:

- a. Decorative concrete shall be provided at the primary driveway, to the satisfaction of Planning Staff;
- b. Landscaping of all common areas;
- c. An amenities plan including all proposed outdoor furniture;
- d. Landscape pockets with vertical plantings between garage doors along drive aisles;
- e. Vines trained to grow up all wrought iron perimeter fencing;
- f. The landscaping along the Fourteenth Street frontage adjacent to the parking areas shall consist of low shrubs and ground cover on the project side as to accommodate two feet of bumper overhang, and decorative low shrubs and hedges to allow visibility into the complex while providing visually appealing landscape design.
- g. The plant palette shall include the use of drought tolerant plant species in accordance with the City's Water Efficient Ordinance.

Prior to Occupancy:

- 15. 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. Call Kyle Smith, at (951) 826-5220 to schedule the final inspection at least a week prior to needing the release of utilities.

Standard Conditions

● **Planning**

- 16. The project must be completed per the Design Review by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor by Design Review staff. Upon completion of the project, a Design Review 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.
- 17. This approval is for design concept only, and does not indicate 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.
- 18. There is a 48 month time limit on this approval, which begins following City Council approval of this case.
- 19. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.

• **Public Works**

20. Installation of curb and gutter, sidewalk and roadway widening on Fourteenth Street adjacent to the project frontage to provide a right turn pocket and acceleration lane to serve the main entrance to Public Works specifications.
21. Dedication of a public sidewalk easement on Fourteenth Street to Public Works specifications.
22. Installation of curb and gutter at 18 feet from construction centerline, sidewalk and matching paving on Georgia Street to Public Works specifications.
23. Deed for widening Georgia Street to provide 60' total right-of-way to Public Works specifications.
24. Installation of curb and gutter at 13 feet from monument centerline and a knuckle at the intersection of Vasquez Place, sidewalk and matching paving on Eucalyptus Avenue to Public Works specifications. On-street parking shall be prohibited on this portion of Eucalyptus Avenue.
25. Deed for widening Eucalyptus Avenue to provide a minimum 60' total right-of-way and accommodate a knuckle at the intersection of Vasquez Place to Public Works specifications.
26. Main driveway to be located on Fourteenth Street as reflected on the approved site plan, to be curb return-type, radius and width to meet Fire Code with a raised center diverter, all to Public Works specifications. The design of the raised center diverter may be revised to the satisfaction of the City Traffic Engineer.
27. Size, number and location of secondary and emergency vehicle access driveways to Public Works specifications.
28. Off-site improvement plans to be approved by Public Works prior to construction permit issuance.
29. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to building permit issuance.
30. Installation of a sewer lateral to serve this project to Public Works specifications.
31. 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.

32. 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.
33. 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.
34. 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.
35. 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.

- **Public Utilities – Water**

Contact Rick Small at (951) 826-5583 with any water questions regarding this project.

- 36. Advisory: A water main extension will be required for development. Approximately 1000' of 12" water main fronting property on 14th Street and 400' of an 8" water main to extend from existing water main on Georgia to Eucalyptus and to connect to existing water main on Vasquez Pl. Contact Water Division for specific requirements.

- **Public Utilities – Electric**

CONTACT SUMMER DELGADO AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

- 37. 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.
- 38. 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.

- **Fire Department**

- 39. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
- 40. Construction plans shall be submitted and permitted prior to construction.
- 41. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
- 42. Fire Department access is required to be maintained during all phases of construction.

- **Park and Recreation**

- 43. Prior to Building Permit Issuance: Payment of all applicable park development fees (local and regional/reserve) 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 and Design - 826-2000.