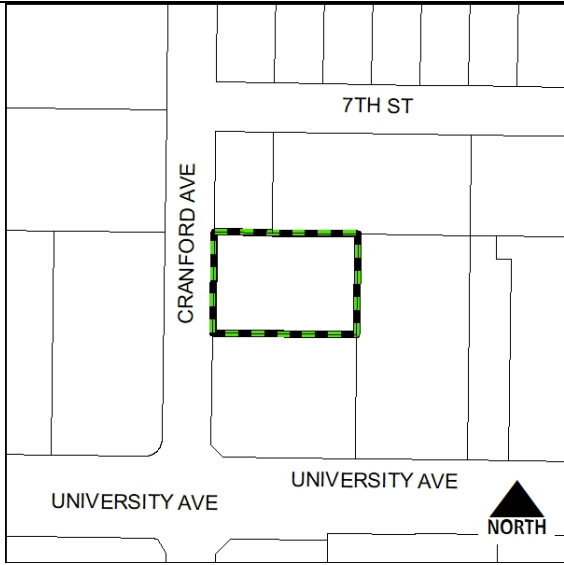




**PLANNING COMMISSION HEARING DATE: JULY 8, 2021
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-000771 (Site Plan Review)	
Request	To consider a Site Plan Review of project plans for a mixed-use development consisting of 24 multi-family residential dwelling units, a 600 square restaurant, and associated parking lot and landscaping	
Applicant	Kelly Guo on behalf of Lisheng Holdings, LLC	
Project Location	3770 Cranford Avenue, situated on the east side of Cranford Avenue, between Seventh Street and University Avenue	
APN	250-190-034	
Project Area	0.60 Acres	
Ward	2	
Neighborhood	University	
Specific Plan	University Avenue Specific Plan	
General Plan Designation	MU-U – Mixed-Use - Urban	
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (University Avenue) Overlay Zones	
Staff Planner	Judy Egüez , Associate Planner 951-826-3969 jeguez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2021-000771 (Site Plan Review) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The vacant 0.60-acre project site is located on the east side of Cranford Avenue, between University Avenue and Seventh Street. The parcel was paved in the mid-1990's and is currently secured with a 4-foot high chain-link fence. The site is currently served by an existing shared driveway located along the south side of the property accessed from Cranford Avenue.

Surrounding land uses include multiple-family residential complex to the north, a vacant lot to the east, Pizza Hut Restaurant and a dental office to the south, and vehicle rental businesses to the west (across Cranford Avenue) (Exhibit 3).

PROPOSAL

The applicant is requesting approval of a Site Plan Review for development of the project site with a mixed-use development and a 600 square foot restaurant. The following is a summary description of each component of the proposed project:

Multi-Family Residential

The proposed project consists of a 5-story, 39,706 square foot building, and 24 multi-family residential units. The ground floor includes parking and utility/storage rooms. The residential units are located on floors 2 through 5 of the building. A total of 4 one-bedroom units, 9 two-bedroom units, and 11 three-bedroom units are proposed. Units range in size from 1,010 to 1,905 square feet. Private balconies or patios, ranging in size from 50 square feet to 204 square feet, are proposed for all units.

The project proposes 4,793 square feet of common open space consisting of a 518 square foot recreation room on the first floor, a 518 square foot game room and 3,757 square foot outdoor deck on the second floor. The deck will comprise of lounge areas, a barbecue grill, and outdoor dining area.

The residential units are served by 52 parking spaces located in a secured parking garage on the ground floor level of the building. Vehicular access to the garage is provided from a proposed driveway on Cranford Avenue.

Restaurant

The proposed mixed use development includes a 600 square foot restaurant located on the southwest corner of the ground floor. The proposed restaurant includes an outdoor patio along the south side of the building. No tenant has been identified for the restaurant space.

A total of 6 uncovered parking spaces are provided to serve the restaurant on site and are located to the east of the restaurant. The proposed parking is accessed via an existing shared driveway to the south, on Cranford Avenue.

PROJECT ANALYSIS

	Consistent	Inconsistent
<p>General Plan 2025 Consistency</p> <p>The proposed project is consistent with the General Plan Land Use designation of MU-U – Mixed-Use - Urban (Exhibit 4). The land use designation provides opportunities for high-density residential development with commercial, office, and business uses, with an emphasis on retail, entertainment, and student-oriented activities. Such development is intended to facilitate the grouping of housing with employment uses, entertainment activities and public gathering spaces, and other community amenities. The proposed project is consistent with the intent of the MU-U land use designation and the following General Plan 2025 Objectives and Policies:</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Policy LU-8.4:</u> Ensure that in-fill development and development along Magnolia and University Avenues, incorporates the latest Smart Growth principles.</p> <p><u>Policy UNP 1.4:</u> Encourage the reuse and/or revitalization of underutilized commercial areas through appropriately scaled mixed-use development.</p> <p><u>Objective UNP 2:</u> Provide a diversity of housing opportunities throughout the University Neighborhood.</p> <p><u>Policy UNP 2.1:</u> Encourage the construction of new rental apartments as well as the retention of existing and future rental stock and the provision of affordable units.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>University Avenue Specific Plan Consistency</p> <p>The proposed project is located in Subdistrict 3 of the of the University Avenue Specific Plan (UASP) (Exhibit 5), which allows for mixed-use developments subject to the approval of a Site Plan Review.</p> <p>The vision for Subdistrict 3 is to provide for a mix of visitor-serving/retail commercial, restaurants, offices and University-related facilities and larger structures fronting on a tree-lined University Avenue. While the project site does not front onto University Avenue, the proposed project is consistent with the University Avenue Specific Plan as it has been designed to create a lively and visually appealing street frontage, encouraging pedestrian activity to University Avenue.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Zoning Code (Title 19)</p> <p>The project site is zoned CR-SP – Commercial Retail and Specific Plan (University Avenue) Overlay Zones, which is consistent with the MU-U – Mixed-Use - Urban General Plan land use designation (Exhibit 6).</p> <p>The University Avenue Specific Plan specifies that for mixed-use developments, the development standards contained in Table 19.120.050 (Mixed-Use Zones Development Standards) of the Zoning Code shall apply based upon the mixed-use zone corresponding to the General Plan Land Use Designation of the subject site.</p> <p>The proposed project complies with the applicable development standards of the MU-U – Mixed-Use - Urban Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with University Avenue Specific Plan Design Standards and Guidelines</p> <p>The proposed project meets the University Avenue Specific Plan (USAP) Design Standards and Guidelines for Subdistrict 3. The massing of the proposed building has been minimized by incorporating stepped terraces, changes in planes and articulated roof lines to create visual interest. Vertical building elements are emphasized with varied building materials and colors. The proposed project has been designed to encourage pedestrian activity and connectivity with University Avenue, consistent with the design guidelines of the UASP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new mixed-use developments related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping. The proposed project has been designed in a modern contemporary architectural style by incorporating weathered Corten steel, concrete texturized with formliner, stucco, perforated metal elements and wall-mounted green screens.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict residential density. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Residential as a Generally Compatible use in Zone E. The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.120 – MU-U – Mixed-Use Urban Zone Development Standards					
Standard		Proposed	Consistent	Inconsistent	
Minimum Lot Area	20,000 sq. ft.	26,055 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Width	80 feet	135 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Depth	100 feet	193 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floor Area Ratio	4.0	1.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Density	40 dwelling units/acre	40 dwelling units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	60 feet ¹	Roof line - 60 feet Parapet - 70 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Building Setbacks	Front Yard (Cranford Avenue) – 0 feet		8 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	North – 15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South – 15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (East) – 25 feet		25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Front Building Façade Length	125 feet	105 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Common Open Space	50 square feet/unit = 1,200 square feet	4,793 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Open Space	50 square feet/unit for at least 50% of the units	50 – 204 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

1. Section 19.560.030 of the Zoning Code – Exceptions to Height Limits – Roof structures for the housing of elevators, stairways, parapet walls, may be erected above the height limits prescribed by the Zoning Code.

Chapter 19.580 – Parking and Loading Development Standards					
Standard		Required	Proposed	Consistent	Inconsistent
Minimum Parking	Residential	46 spaces	52 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1.5 spaces per unit with 1 bedroom (4 units) = 6 spaces				
	2 spaces per unit > 2 bedrooms (20 units)= 40 spaces				
	Commercial	6 spaces			
	1 space/100 square feet (600 square foot restaurant)				

FINDINGS SUMMARY

Site Plan Review

The proposed project has been designed as an integrated development compatible with surrounding uses, specifically with the existing multi-family development to the north of the project site. It is also consistent with the objectives, policies, and development standards of the General Plan, the University Neighborhood Plan, the University Avenue Specific Plan, and the Zoning Code.

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located proximate to educational facilities (University of California, Riverside [UCR]) major job hubs (future California Air Resources Board facility, UCR, and Downtown), local commercial, recreational opportunities, and community services, contributing to a synergistic relationship between uses in the area. The site is approximately 160-feet from University Avenue, a high-quality transit corridor identified as part of the "L" Corridor in the General Plan, made up of Magnolia Avenue, Market Street and University Avenue and offering multi-modal transportation options to motorized vehicles, bicyclists and pedestrians. The proposed project will contribute to activating the street and will serve as a catalyst for redevelopment of this area.

ENVIRONMENTAL REVIEW

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding the proposed project.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Specific Plan Map
6. Zoning Map
7. Project Plans (Site Plan, Floor Plans, Open Space Exhibit, Building Elevations, Fence and Wall Plan, Conceptual Landscape Plans, Photometric Lighting Plan, Material Board, Conceptual Grading Plan)
8. Existing Site Photos

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: PR-2021-000771 (Site Plan Review)

- **Site Plan Review Findings pursuant to Chapter 19.120.030**

- a) The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 - Purpose);
- b) The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c) The proposed project fosters a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses; and
- d) The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: PR-2021-000771 (Site Plan Review)

Planning Division

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. 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. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

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 Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
8. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
9. To reduce construction related particulate matter air quality impacts of the project, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
10. The applicant shall be responsible for erosion and dust control during construction phases of the project.
11. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

12. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary. Plans shall include the following:
 - a. Landscape plans shall include 1 tree per every 4 uncovered parking stalls.
13. **Staff Required Wall Condition:** Plans submitted for Building Plan Check shall include the following:
 - a. Perimeter wall shall consist of decorative materials and cap, subject to staff approval.
 - b. Segment of wall fronting onto Cranford Avenue shall include pilasters and be softened with vines and landscaping.
14. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted with the exterior lighting plan.

- a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
 - b. The maximum allowable light trespass shall not exceed 0.5 foot-candle (5 lux) beyond the property line;
 - c. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - e. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within 50-feet of residential property lines to north of the subject property line, otherwise light standards shall not exceed 25 feet in height, including the height of any concrete or other base material; and
 - f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
15. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
16. Ground mounted equipment shall be fully screened from the public right-of-way.
17. Construction 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 equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
18. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

Prior to Release of Utilities and/or Occupancy:

- 19. 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/auditory responsible for the project. Contact the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.
- 20. The applicant shall provide written evidence to the Planning Division and the Police Department that they will be participating in the City's Crime Free Multi-Housing Program.

Standard Conditions:

- 21. There shall be a one-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.

22. Site Plan Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
23. Prior to the expiration of the entitlements, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.

24. 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.
25. 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.
26. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
27. 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.
28. 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.

Fire Department

Prior to Issuance of Building Permits:

29. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFx) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

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

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

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

31. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

32. Construction plans shall be submitted and permitted prior to construction.

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

34. Provide for Fire Department vehicle access to within one hundred and fifty (150) feet of all portions of all exterior walls of all structures. This measurement shall be based on the path of travel as determined by the Fire Department.

35. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

36. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.

Parks, Recreation and Community Services

Prior to Issuance of Building Permits:

37. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Public Utilities – Electric

Prior to Issuance of Building Permits:

38. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.

39. Plot existing electrical distribution facilities on the original site plan.
40. Please show proposed location of transformer location(s) and electric room/switchgear.
41. Power pole relocations/replacement in order to serve this site.
42. The new buildings need to maintain proper clearances to existing power primary/secondary lines.
43. Operation of crane 10' radial clearance per OSHA.

Public Utilities – Water

44. Prior to issuance of building permit applicant shall submit a composite water plan to the water department for the installation of new services to serve the project.

Public Works – Land Development

Conditions to be fulfilled prior to issuance of building permits unless otherwise noted:

45. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
46. Driveway(s) size and location to Public Works specifications.
47. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around will have to be provided to Public Works Specifications.
48. Required Trash dumpsters per City Standards.
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. Plant 24" box size Koelreuteria paniculata in public right-of-way along Cranford Avenue. Prior to planting, Tree Inspector to determine precise locations and quantities at time of site inspection after fines grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
 55. Prior to occupancy, developer shall obtain an encroachment permit from the Public Works department to have private steps within public Right of Way.