



Community & Economic Development
Department

City of Arts & Innovation

May 1, 2024

Jamie Chapman
Riverside Property Owner, LLC
136 Calle de Los Molinos
San Clemente, CA 92672

SUBJECT: PLANNING CASES DP-2022-00035 (GENERAL PLAN AMENDMENT), DP-2022-00036 (REZONE), DP-2022-00025 (SITE PLAN REVIEW), SD-2022-00002 (TENTATIVE PARCEL MAP) – 5261 ARLINGTON AVENUE – WARD 3

Dear Mr. Chapman

At its meeting of April 25, 2024, the City Planning Commission recommended City Council to approve DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review) and SD-2022-00002 (Tentative Parcel Map), subject to the attached conditions.

There is now a ten-day appeal period from the date of the Planning Commission's decision. Appeals must be received in writing along with the required fee by 5:00 p.m. on May 6, 2024 to the Planning Division of the Community & Economic Development Department.

In accordance with established procedure for project involving and Environmental Impact Reports, this matter will now be forwarded to the City Council for public hearing.

Should you have any questions concerning this notice please call Brian Norton, Principal Planner at (951) 826-2308.

Sincerely,

Maribeth Tinio
City Planner

cc: Public Works, Chris Scully

**PLANNING COMMISSION
RECOMMENDED CONDITIONS**

Planning Commission Meeting Date: April 25, 2024

****REVISED CONDITIONS OF APPROVAL (19c, 23a, 23f) FROM CPC****

PLANNING CASES: DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review), SD-2022-00002 (Tentative Parcel Map) and DP-2022-00048 (Environmental Impact Report)

Planning Division

1. All applicable conditions of related Planning Case DP-2022-00047 (Certificate of Appropriateness) shall apply.
2. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
3. All applicable conditions of approval from the Airport Land Use Commission staff report (Case Number ZAP1107RI22) shall apply, with the exception of those modified by the City Council.
4. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
5. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
6. **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 Map Recordation:

7. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared with the final map establishing a Master Property Owner Association subject to the City's Planning Division and City Attorney's Office review and approval. Such declaration shall set forth provisions for maintenance of all common open space areas, and all other privileges and responsibilities of the common ownership. The CC&Rs shall contain the following conditions and restrictions:
 - a. A covenant shall be recorded requiring a commercial component be part of the cohesive mixed-use development to qualify for the mixed use common open space requirements.
 - b. Establish a Master Property Owners Association (MPA);
 - c. The MPA shall be responsible for common maintenance of all open space, maintenance of landscaping, any private drainage easements, and well as the implementation of water quality management facilities on each lot;

- d. Reciprocal access agreements shall be provided between all lots within this map; and
- e. Outdoor storage shall be prohibited where visible from the public right-of-way, and adjoining properties unless fully screened pursuant to the standards of the Zoning Code. Outdoor storage areas shall not displace required parking or circulation areas.

Prior to Issuance of Grading Permit:

8. The Zoning Code Amendment (DP-2021-00036) shall be finalized and/or adopted.
9. A 40-scale precise grading plan shall be submitted to the Planning Division and include:
 - 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;
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

10. 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.
11. 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.
12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project sites.
13. 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.
14. To reduce construction related particulate matter air quality impacts of projects 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. Streets shall be swept 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.
15. The applicant shall be responsible for erosion and dust control during construction phases of the project.
16. 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.
17. If human remains are discovered/uncovered/encountered during Project construction activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified by the City of Riverside of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Prior to Building Permit Issuance:

18. The Parcel map shall be recorded.
19. **Plot Plan:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
- a. Decorative paving shall be added at the signalized vehicle entrance from Arlington Avenue; and
 - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it.
 - c. **Main residential entry drive aisle:**
 - i. The end of the drive aisle shall be designed to incorporate a circular design (traffic circle) to facilitate vehicle turnaround;
 - ii. Decorative paving materials shall be used to delineate the traffic circle area;
 - iii. All decorative materials shall be flush with the ground to facilitate fire turning movements; and
 - iv. All materials used shall be consistent with Fire Department weight ratings for fire apparatus access.

20. **Building Elevations:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- The internal design of the truck loading dock area for the grocery store shall be designed consistent with the materials used for the primary grocery store building.
21. **Fences/Walls and Retaining Walls:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
- All walls and pilasters shall be finished with a decorative cap.
 - Terminating wall segments shall include decorative columns finished with a decorative cap.
22. **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.
- 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);
 - 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;
 - If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material when adjacent to residentially zoned property or use; and
 - For safety, all pedestrian paths shall be adequately lighted throughout the project.
23. **Landscaping and Irrigation:** Plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
- Landscape plans shall incorporate ~~an~~ 36-inch box evergreen trees consistent with ALUC planting plans along the east side of building 22 to provide screening to adjacent properties;
 - A hedge shrub shall be used between building 9 and 10, to adequately screen on-site parking;
 - On-site tree species shall be consistent with ALUC planting plans and shall include deciduous canopy trees along major pedestrian pathways;
 - Where possible deciduous trees, consistent with ALUC planting plans shall be used on the south side of buildings to reduce solar heat gain;
 - Landscaping shall be designed to incorporate a tiered planting design with taller plants towards the back of planting areas and lower ground cover closer to walkways; and
 - Childrens playground area shall be designed to incorporate well thought out, cohesive, high quality commercial playground equipment.

Prior to Release of Utilities and/or Occupancy:

24. 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 the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

25. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the Applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
26. There shall be a two-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.
27. The Zoning Code Map Amendment, and Site Plan Reviews 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 may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). 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.

Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlements.

28. 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.
29. 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.
30. 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.
31. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

32. 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.
33. 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

34. Developer shall pay all applicable Fire Department Impact Fees (including the \$169,606.00 fire station development fee).
35. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

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

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

- a. The tower is required to have a voice Evacuation Fire alarm system because of 12 occupancy.
 - b. The tower is required to have a standpipe system as it is more than 30 feet higher than the Fire Department access route.
 - c. A private fire hydrant is required within 100 feet of tower standpipe.
 - d. NFPA 13 fire sprinkler system is required for both tower and parking structure.
36. 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.
 37. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
 38. Construction plans shall be submitted and permitted prior to construction.

39. Fire Department access shall be maintained during all phases of construction.
40. Public fire hydrants shall be installed on the project side of Arlington Ave and Streeter Ave with a maximum spacing of 350 feet.
41. All required hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
42. Fire access roads shall comply with specifications contained in City of Riverside Fire Department information bulletins, "2022-001: Access Requirements" and "2022-002: Fire Apparatus at Gates".

Parks, Recreation & Community Services – Park Planning

Prior to Issuance of Building Permit:

43. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas per RMC Chapters 16.60, 16.44 and 16.76.

Public Utilities – Electric

44. 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, stub and cap along property frontage.
45. Plot existing electrical distribution facilities on the original site plan.
46. Show location of the PJC, Transformer location, and switchgear.
47. To serve the project additional circuits are required, the project includes trenching 1.5 miles to the Mountain View substation from the project site. In addition to street crossing off Arlington Avenue to loop the underground system. Project will have two points of connections one off Streeter Avenue and the second off Arlington Avenue.
48. If original electric load increases, RPU will need to re-evaluate proposed electric service and provide revised solutions to serve project.
49. If a photovoltaic system were installed as part of the project, a Generation Interconnection Application must be completed for any system above 30KW to undergo the Generator Interconnection Initial Review Screening process. This screening only evaluates the impact on RPU's system and does not take into consideration the photovoltaic size limitation imposed by RPU's Self generation program. A photovoltaic plan check review of the proposed photovoltaic system is provided separately.

Public Utilities – Water

Prior to Issuance of Building Permit:

50. An executed master meter agreement is required to permit private sub-metering and billing of individual tenants. Submeters must be installed to measure tenants actual use for a master meter agreement to be executed.
51. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.

Public Works – Land Development

Prior to permit issuance, unless otherwise noted:

52. Storm Drain construction will be contingent on engineer's drainage study.
53. Deed for widening Arlington Avenue along project frontage to 60 feet from monument centerline to Public Works specifications. Additional right of way required for commercial driveway approaches to Public Works standards and specifications.
54. Installation of curb and gutter at 50 feet from monument centerline, parkway sidewalk and matching paving on Arlington Avenue to Public Works specifications.
55. Remove existing curb, gutter and sidewalk on Streeter Avenue and replace with new curb, gutter and parkway sidewalk along project frontage to Public Works specifications.
56. Rehabilitation of existing asphalt pavement on Streeter Avenue and Arlington Avenue along project frontage to street centerline to Public Works specifications. 0.12' grind and overlay minimum or as directed by public works inspector.
57. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Sewer main on site will be private all the way to main line connection.
58. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
59. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to construction permit issuance.
60. Size, number, and location of driveways to Public Works specifications.
61. Closure of unused driveways to Public Works specifications.
62. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
63. Street trees shall be removed and replaced with those required by the Street Trees Division. Street trees shall be 24" box size trees to Tree Inspector's specifications. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
64. Double trash enclosures required per Public Works specifications.
65. 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.

66. 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.
67. 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.
68. 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.
69. 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 Works - Traffic

70. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of five bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
71. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements as included in the traffic study dated 09/26/2023:

- a. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways 1,2 & 3. Stop signs must conform to City Standard 664 and the markings must conform to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B.
- b. Install a Class II bike lane striping and signage for both northbound and southbound directions along Streeter Avenue from Central Avenue to Arlington Avenue.
- c. Furnish and install a Marathon Battery Backup System (BBS) (or equivalent) at the following intersection:
 - Madison Street/Palomar Way at Arlington Avenue

72. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements at the signalized intersection of Streeter Avenue and Arlington Avenue as included in the traffic study dated 09/26/2023:

- a. Upgrade existing eight (8) pedestrian push buttons to Polara audible pedestrian push buttons (or City approved equal) with a central control unit system. An acceptable audible pedestrian push button assembly and system is the Polara Model INS with 5" x 7" R10-3 face plates.
- b. Reconstruct the existing median nose on north, east and west legs to remove the median portion encroaching into the existing crosswalks to provide a clear path of travel for pedestrians.
- c. Upgrade the existing three crosswalks to high visibility crosswalks at all approaches.
- d. Modify the existing raised median to extend westbound left turn pocket from 125 feet to 250 feet storage capacity plus transition length.
- e. Modify the traffic signal to implement optimized timing plans with a 130-second cycle.
- f. Install a new McCain 2070 traffic signal controller with 2033 software (or equivalent).

73. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements as included in the traffic study dated 09/26/2023:

- a. Intersection of Streeter Avenue and El Molino Avenue/ Driveway 2:
 - Modify the existing median to extend the southbound left turn pocket from 145 feet to 225 feet storage capacity plus transition length.
- b. Intersection of Streeter Avenue at Central Avenue:
 - Install a new McCain 2070 traffic signal controller with 2033 software (or equivalent)
- c. Intersection of California Avenue/Driveway 3 at Arlington Avenue:
 - i. Project is proposing to widen Arlington Avenue along project frontage from Driveway 3 to Driveway 4. Project shall construct an exclusive westbound right turn lane.
 - ii. Install southbound right turn out signage and striping.
- d. Intersection of Driveway 4 at Arlington Avenue:

- i. Project is proposing to widen Arlington Avenue along project frontage from the project's eastern boundary to Project Driveway 4. Project shall construct an exclusive westbound right turn lane.
 - ii. Upgrade existing eight (8) pedestrian push buttons to Polara audible pedestrian push buttons (or City approved equal) with a central control unit system. An acceptable audible pedestrian push button assembly and system is the Polara Model INS with 5" x 7" R10-3 face plates.
 - iii. Provide a traffic signal modification plan.
 - iv. Modify the existing raised median to extend eastbound left turn pocket from 80' to 150 feet storage capacity plus transition length.
74. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the **procurement** and **installation** of the improvements to the satisfaction of the Director of Public Works.
75. Signing and striping improvements and traffic signal modifications in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.