

CPC TRANSMITTAL & SUMMARY SHEET
CITY OF RIVERSIDE PLANNING DEPARTMENT

TO CITY COUNCIL

DATE: 12-7-99

ITEM NO.: 7

RIVERSIDE

Date: November 5, 1999

Applicant & Legal Owner

Robert Allen Shepherd
3184-B Chase Road
Riverside, CA 92501

Robert Allen

Project Description: ZONING CASE MP-003-989 (REVISED): Proposal of Southwest V-Ditch, Inc. for Planning Commission review of an industrial plot plan consisting of an office/shop building on approximately 7.9 vacant acres at 3625 Placentia Lane, generally located on the northerly side of Placentia Lane, westerly of North Orange Street in the MP — Manufacturing Park and M-1 — Light Manufacturing Zones.

Applicant's Representative:

Larry Vesely
6966 Brockton Avd., Suite B
Riversdie, CA 92506

Note: Applicable information is given and/or checked below

Action:

Action Date: November 4, 1999

X Approved

Appeal Date: November 15, 1999

 Denied

Appeal Fee: \$825.00

 Continued to:

Expiration Date: November 4, 2001

X Conditions Attached

Transmittal Date: November 5, 1999

To: City Council

 Appeal (written appeal attached)

 Planning Commission approved rezoning to:

 Mandatory City Council Hearing

X For City Council Consent Calendar

X

Planning Staff recommended: Approval

 For City Council Discussion Calendar

Planning Commission Vote

Ayes: 7 Noes: 0 Abstentions: 0

Environmental Finding

None Required No determination made

Determination made by City Planning Commission

Environmental Impact Report Required

**Negative Declaration has been prepared; City Council may take action
after: November 15, 1999**

(additional information on next page)

APPROVED CONDITIONS

MP-003-989 (Revised)

PLANNING COMMISSION HEARING DATE: November 4, 1999

CONDITIONS

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

Case Specific

- **Planning**

1. Prior to issuance of a building permit, detailed architectural and landscape plans shall be submitted to the Planning Department for approval by the Design Review Board. The plans submitted shall incorporate the following revisions:
 - a. Reflect full compatibility with the previously approved plans for the new Russell C Well and include any Russell B Well appurtenances which the Public Utilities Department deems necessary for retention.
 - b. The shop/office building shall be provided with additional review in terms of building materials and architectural detailing to the specifications of the Design Review Board. The Design Review Board will also review the proposed fencing materials.
 - c. If outdoor storage is to be provided on the site, indicate minimum six-foot-high masonry wall screening as required by the Zoning Code.

Standard Conditions

- **Planning**

2. 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.
3. Prior to receiving a Building Permit the plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted to the Design Review Board for review and approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be approved prior to building permit issuance; landscaping and irrigation plans must be submitted prior to building permit issuance.
4. 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.
5. All open areas shall be landscaped and maintained.

6. Parking shall be provided and improved in conformance with Chapter 19.74 of the Municipal Code, except for any variances granted as specified by the conditions herein.
7. Signs shall be permitted in accordance with Chapter 19.76 of the Zoning Regulations.
8. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

- **Public Works**

9. Deed for widening Placentia Lane to 33 feet from monument centerline to Public Works specifications.
10. Installation of curb and gutter at 22 feet from monument centerline, sidewalk and matching paving on Placentia Lane to Public Works specifications.
11. Acceptance of the existing offer of dedication and installation of curb and gutter at 32 feet from monument centerline, sidewalk and matching paving on Center Street to Public Works specifications.
12. Off-site improvement plans to be approved by Public Works and a surety posted to guarantee the required off-site improvements prior to issuance of any building permit for this property.
13. Size, number and location of driveways to Public Works specifications.
14. Onsite disposal system (septic tank) acceptability shall be obtained for this proposed development, to the satisfaction of the County Department of Environmental Health, prior to issuance of any building permit for this property.
15. The required street improvements for Center Street may be deferred until further development of this property.

- **Fire Department**

16. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
17. Construction plans shall be submitted and permitted prior to construction.
18. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
19. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

20. The plans shall be revised to show the existing Russell B Well. The improvements proposed under this project shall be compatible with Russell B Well modified facilities and the new Russell C Well to the approval of the Public Utilities Department.
21. 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.
22. 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.

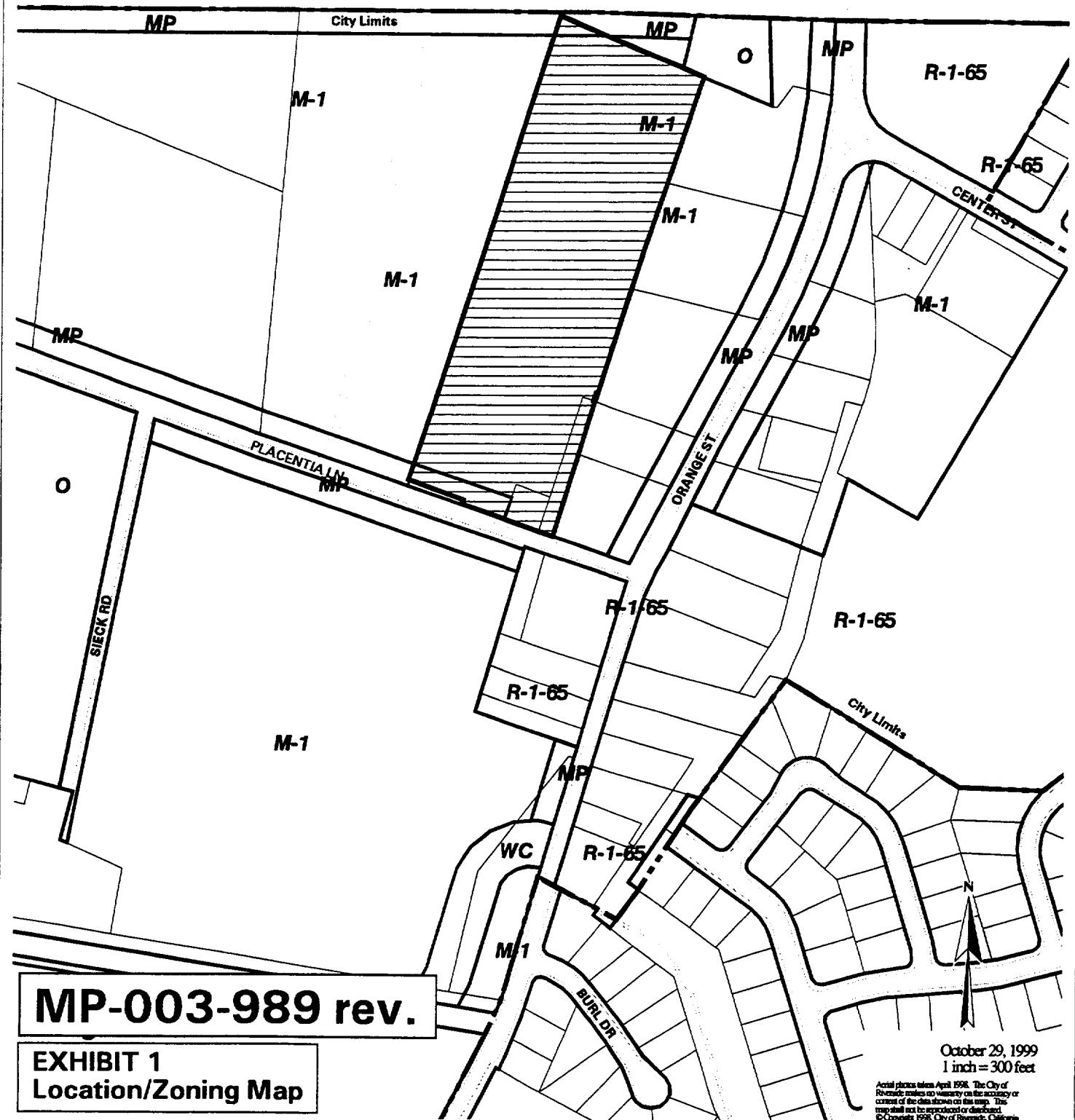
- **Park & Recreation**

Prior to Building Permit Issuance:

23. Payment of all applicable park development fees (local and regional/reserve) as mitigation for impact to park development and open space needs as generated by the project.

Prior to Occupancy:

24. Installation of (or posting of appropriate sureties to guarantee the installation of) new street trees in accordance with the specifications of the Park and Recreation Department.
(Advisory: Based on plans submitted, the required street tree is Jacaranda acutifolia, minimum 15 gallon size, seven (7) each will be required, with automatic irrigation)





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CITY OF RIVERSIDE

INTEROFFICE MEMO



1998

TO: City Council **DATE:** December 7, 1999
FROM: Bill D. Carnahan *BSJ* **FILE:** Wells – Russell C
SUBJECT: **GROUNDWATER PROTECTION AT NORTH ORANGE WELL FIELD**

Approved conditions for Zoning Case MP-003-989 (Revised) contained in your package would permit a sewage leech field to be constructed within a few hundred feet of City's Russell C well. Since the depth to ground water in this area is only 20 to 30 feet, any sewage percolated into the soil could easily be drawn into the well. The Public Utilities Department can support approval of this zoning case, **only** if the following changes to the Initial Study and Conditions of Approval are incorporated to protect the Russell C Well and the Riverside Ground Water Basin.

CHANGE No. 1 - Delete Public Work's condition of approval No. 14, and replace as follows:

“14. Until a public sewer is available, the sewage system shall consist of an onsite septic tank and holding tank, subject to the approval of the Riverside County Department of Environmental Health. Issuance of any building permit for this property shall be contingent upon approval of the holding tank plans. All onsite sewage shall be contained in the holding tank and no onsite waste shall be discharged to the ground surface or percolated to the subsurface soil. The contents of the tank shall be pumped out and delivered to a municipal sewage treatment plant for treatment. When a municipal sewer becomes available, the Owner of the property shall be required to pay all applicable fees and connect to the sewer.”

CHANGE No. 2 - Environmental Initial Study – Section 4. Water. On page 5 the response to Item “h. Impacts to ground water quality?” should be modified

from: “The project may result into production of some groundwater contaminants. The project will have to comply with the City Fire Department, Public Utilities Department, and the County Health Department requirements.”

to: “The site lies within the drainage area of the North Orange Well Field which supplies nearly 25 percent of the City's domestic water supply. The City Public Utilities Department indicates that the possible contamination of this groundwater basin by industrial and residential uses that utilize septic systems is an important concern. They recommend that all uses within this area be connected to a public sewer system, or that a holding tank waste disposal system be utilized. The recommended mitigation measures reflect this requirement.”

Public Utilities Department requests that City Council approval of Zoning Case MP-003-989 (Revised) be contingent upon inclusion of the above changes.

Cc: J. Holmes D. Wirtfeld R. McGrath S. Whyld E. Kostjal Z. Panahi