

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: PM 30214

Meeting Date: July 5, 2001

CONDITIONS

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

Case Specific

- **Planning**

1. The Planning Commission authorizes the Planning Department to process minor lot line adjustments without further Planning Commission review. Substantial changes to the proposed conceptual development plan will still be subject to further review by the Planning Commission.
2. Prior to issuance of any building permits for any parcel other than Parcel 1 or any further subdivision or lot line adjustment within this map, the applicant shall submit design guidelines, subject to the review and approval of the Planning Department, for the commercial development of the map. The guidelines shall include a sign program for all buildings and guidelines for paving, landscaping and pedestrian amenities in common open spaces, including those issues discussed in the body of the staff report. Any unresolved issues shall be subject to review and approval of the Design Review Board.

Prior to Map Recordation

3. Subject to approval of the Planning and Legal Departments, the applicant shall record:
 - *a. a covenant prohibiting automobile oriented uses, including drive-thru restaurants, automobile service or repair, stereo installation or other similar uses, on those properties currently shown as parcels 4-15 of the map. Any changes to the covenant necessary to reflect future lot line adjustments are subject to administrative approval.
 - *b. a mutual parking and access agreement on all parcels.
 - *c. an avigation easement to the satisfaction of March Joint Powers Authority and Riverside County Airport Land Use Commission.
Advisory Note: The applicant is also responsible for compliance with any other conditions imposed by Riverside County ALUC.
4. Subject to approval of the Planning and Public Works Departments, the applicant shall revise the map to include a bus turn-out along the Alessandro Boulevard street frontage.

General (Planning Department)

5. There is a thirty month time limit in which to satisfy the conditions and record this map. Three subsequent one-year time extensions may be granted by the City Planning Commission 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.
6. 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.
7. 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.
8. No land use, construction or development is authorized by approval of this application until such time as all pertinent conditions contained herein have been satisfied.
- **Public Works**
- **Fire Department**
9. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
10. Construction plans shall be submitted and permitted prior to construction.
11. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
12. Fire Department access is required to be maintained during all phases of construction.
- **Public Utilities**
13. 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.
14. 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.

● **Park and Recreation**

Advisory:

15. All street frontages to be considered either “front-on” or “side-on” configuration, not reverse frontage.

Prior to issuance of either a Grading or Street Opening Permit:

16. Grading for all medians shall be designed to City standards, and both rough grading and precise grading plans for such areas shall be subject to the review and approval of the Park and Recreation, Planning and Public Works Departments. No areas designated for turf shall be graded at less than 2% nor shall exceed a gradient of 5:1.

Prior to Recordation:

17. The dedication of street tree easements as may be necessary to accommodate required street tree plantings per City standards, to the approval of the Park and Recreation, Planning, Public Works and Legal Departments. (Note: Existing underground waterlines and/or overhead power lines may necessitate the dedication of a street tree easement as a part of this map.)
18. The installation (or posting of appropriate sureties to guarantee the installation) of new street trees per City standards. All street trees shall be automatically irrigated.
19. The preparation of Landscape Plans for all medians shall be designed to City standards. All landscape plans shall be subject to the review and approval of the Park and Recreation, Planning and Public Works Departments.
20. The developer is responsible for one-half the cost of median landscaping in Alessandro Boulevard and Mission Grove Parkway adjacent to this subdivision. Developer shall either provide payment of ½/the full cost of installation, or shall install (or post appropriate sureties to guarantee the installation of) the equivalent area of median landscaping, as determined by the Public Works Department. Median landscapes shall be designed and installed to the standards and specifications of the Public Works, Planning and Park and Recreation Departments.

Prior to Building Permit Issuance:

21. 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.

GENERAL INFORMATION NOTES

1. Appeal Information

- a. Action by the City Planning Commission, including any environmental finding, may be appealed to the City Council within fifteen calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.