

Community & Economic Development
Department

City of Arts & Innovation

January 26, 2022

Darrell Butler
3241 Alta Laguna Blvd
Laguna Beach, CA 92522

SUBJECT: PLANNING CASES P20-0025, P19-0626, P19-0627, P20-0258, P20-0282 and P20-0024
– PARCEL MAP, MINOR CONDITIONAL USE PERMIT, DESIGN REVIEW, VARIANCES,
GRADING EXCEPTIONS AND ENVIRONMENTAL IMPACT REPORT – NORTH SIDE OF
ALESSANDRO BOULEVARD, EAST OF BARTON STREET AND WEST OF SAN
GORGONIO DRIVE, WARD 2


Dear Mr. Butler:

The Riverside City Council, at its meeting of January 25, 2022, approved your development related application which is referenced by the above-noted case number. Attached are the final conditions of approval for your records.

The conditions of approval require the applicant to execute an indemnification agreement within 30 days of approval. Please complete the attached agreement and return an original signed copy with the appropriate organizational documents to indicate proper signature authority and a current legal description of the project site to your case planner within 30 days.

Should you have any questions regarding this action, please contact your case planner, Veronica Hernandez, Senior Planner, at (951) 826-3965.

Sincerely,



Mary Kopaskie-Brown, AICP, MCIP, OPPI
City Planner

**CITY COUNCIL
FINAL APPROVED CONDITIONS**

City Council Meeting Date: January 25, 2022

PLANNING CASES: P20-0025 (Parcel Map)
P19-0626 (Minor Conditional Use Permit)
P19-0627 (Design Review)
P20-0258 (Variance)
P20-0282 (Grading Exception)
P20-0024 (Environmental Impact Report)

Planning Division

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan (MMRP) in the FEIR, shall be completed in accordance with the designated schedule.
2. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
3. 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.
4. **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 Issuance of Grading Permit:

5. Parcel Map No. 37789 shall be recorded.
6. The applicant shall convey the 12.23-acre area of conservation to the Rivers and Lands Conservancy (RLC) to ensure long-term conservation. Documentation of the conveyance shall be provided to the Planning Division.
7. 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 6:00 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:

8. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), as well as the County of Riverside's Noise Code (Title 9) which limits construction noise to 7:00 a.m. to 6:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
9. 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.
10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
11. 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.
12. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);
 - c. 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;
 - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;
 - e. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - f. Trucks and other equipment shall be washed when leaving the site;
 - g. Ground cover in disturbed areas shall be replaced immediately after construction;
 - h. Disturbed/loose soil shall be kept moist at all times; and
 - i. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
13. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.

14. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
15. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
16. Noise reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

17. **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.
 - a. Landscaping and Irrigation plans shall provide suitable landscape material within the bio-retention basins;
 - b. Enhanced landscaping shall be provided at project entrances on Alessandro Boulevard and Barton Street, to the satisfaction of staff;
18. **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.
 - 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 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;
 - c. No light spill shall be permitted on the MSHCP Conservation Area (Sycamore Canyon Wilderness Park) or Restricted Property
 - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - e. Light poles 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.
19. **Fence and Wall Plan:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. All freestanding and retaining walls shall be constructed of, or finished in, a decorative material;
 - b. All walls and pilasters shall be finished with a decorative cap.
20. **Staff Required Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;

- 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; and
 - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division.
21. **Staff Required Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable; and
 - b. Roof-mounted mechanical equipment shall not protrude above the height of the building parapet wall.
22. Plans submitted for staff review shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
23. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). 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.
24. Ground mounted equipment shall be fully screened from the public right-of-way.
25. Prior to building permit issuance, a site plan that indicates the location and capacity of solid waste and recycling collection and loading areas must be submitted to the Riverside County Department of Waste Resources for review and approval.

Prior to Release of Utilities and/or Occupancy:

- 26. 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.
- 27. A waste recycling report must be reviewed and approved by the Riverside County Department of Waste Resources upon completion of the project that demonstrates that the project recycled a minimum of 50 percent of its construction and demolition waste.

Site Operation Standards:

- 28. Occupancy shall comply with the C1 Zone of the March ALUCP.

29. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
30. A copy of the Minor Conditional Use Permit, the final Conditions of Approval, and MMRP 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.

Standard Conditions:

31. 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.
32. The Minor Conditional Use Permit, Design Review, Variance, and Grading Exception 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 entitlement.
33. 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.
34. 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.
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. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
37. 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.

38. 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.

Riverside Transportation Authority

39. An Americans with Disabilities Act (ADA) compliant sidewalk for the future installation of a bus stop shall be provided on Alessandro Boulevard, west of Vista Grande Drive
40. An ADA compliant pathway shall be provided from the main project entrance on Alessandro Boulevard to the warehouse facility.

Western Municipal Water District

41. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance No. 859.
42. Developer's landscape architect is required to meet landscape requirements of the agency of jurisdiction.
43. Developer to submit a 22"x34" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
44. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of materials.
 - b. Delineate all existing utility facilities (i.e., pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
45. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.
46. Water Improvements Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/standard-specification-drawings>.
47. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated, upsized, or installed are at Developer's expense.
48. Developer to pay all cost associated with preliminary review by Western at the time for review.
49. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintain resiliency of pipelines within Western's distribution system. This may include the upsizing of existing offsite pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).
50. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.

51. Coordinate with fire protection agency of jurisdiction to determine required fire flow for proposed project and advise Western of the water requirements for fire service uses. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide required fire flow. Additional conditions of approval may be needed as a result of the fire flow analysis and once the preliminary plans are submitted to Western.
52. Contact Western's Development Services Department at 951-571-7100 for further information.

Fire Department

53. 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.

54. 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.

55. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
56. Construction plans shall be submitted and permitted prior to construction.
57. Fire Department access shall be maintained during all phases of construction.
58. Public fire hydrants along Alessandro Blvd and Barton Rd are required. All required public and private hydrants shall be in service and fire flow available prior to building permit release by the Fire Department.
59. Provide ingress/egress access easement to allow Fire access to wilderness park through project site.

Parks, Recreation & Community Services – Park Planning

Prior to Map Recordation:

60. Trailhead grading and improvement plans shall be submitted for review and approval by PRCSD.
61. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW, private landscape or private street lots.
62. All undisturbed natural lands deemed unsuitable for development may be dedicated to the City for incorporation into the Sycamore Canyon Wilderness Park site, with such lands being eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project, as mutually acceptable to the developer and the City. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any manufactured cut and/or fill slopes, and unpaid taxes or assessments.
63. A surety prepared by the Public Works Department or PRCSD shall be posted to guarantee the turnkey trail head plaza and parking lot improvements, trail improvements on Barton Street, and all other park and trail associated improvements.
64. Provide a dedicated easement in favor of the City and its agents over any private property areas required to access maintenance gates to conservation easement areas.

Prior to Issuance of Grading/Street Improvement Permit

65. Submit a copy of the Grading Plans to Parks, Recreation & Community Services Department (PRCSD for review and approval prior to permit issuance.

On the Street Improvements Plans:

- a. Provide a driveway approach for maintenance and emergency response vehicles to take access into Sycamore Canyon Park through gate at the terminus of Barton Ave.
- b. Insert City's standard construction details and specifications for the multi-purpose stabilized decomposed granite trail (for trail on west side of Barton Avenue).

Obtain Separate Public Park Improvement Permit and Inspection Card.

Public Park Permit Requirements:

- c. Permit scope of work includes all improvements constructed by Developer for trail improvements on Barton, trailhead parking lot and plaza area and other PRCSD conditioned improvements.
- d. Prior to mobilization of any grading equipment or start of any grading work, a temporary construction boundary fence shall be installed by Contractor 3' into the private property side of the common boundary between the project and the public lands. This fence, at a minimum, shall be chain link with posts installed in the ground to prevent any entry of construction equipment and workers onto the public lands.
- e. Incidental park impacts shall be returned to as good or better condition than existing.
- f. Protect park infrastructure from graffiti and remove graffiti within 72 hours of notification.

- g. Cut and/or fill slopes facing natural open spaces, (e.g. Sycamore Canyon Wilderness Park) shall be graded using "contour grading".
 - h. Graded slopes shall not exceed 4:1 on land to be turned over to the City.
 - i. At least four weeks prior to start of any grading work, developer is to install a project sign on Barton Avenue at the project site to inform the public of the anticipated grading/construction start date and construction duration, and to provide information about alternate park access locations.
 - j. All improvements shall be constructed per CBC, City Public Park/Trail Improvement Standard specifications and details and Standard Specifications for Public Works Construction
66. The contractor is to maintain safe public access to Sycamore Canyon Park throughout grading and construction work. Signage, appropriate traffic control measures, and a protected route are to be provided by the contractor during construction in order to reduce potential hazards for park users taking access to the park at Barton Street.
- Any closures to park access at Barton Avenue must be approved by PRCSD and posted 48 hours in advance and shall not exceed 1 week duration. Signage shall inform the public of the closure dates and provide information about alternative park access locations.
67. Any encroachment by contractors into Sycamore Canyon Wilderness Park will require notification to PRCSD and California Fish and Wildlife for potential assessment of fines and any mitigation requirements for impacts including but not limited to re-vegetation, and minimum of 18-month maintenance and establishment period.

Prior to Grading/Street Improvement Permit Closeout:

- 68. Demonstrate that all public park and trail grading and street related scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park improvement permit and signed off by PRCSD.

Prior to Issuance of Building Permit:

- 69. 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.
- 70. Construction plans and specifications, including landscape and irrigation, shall be submitted to PRCSD for review and approval prior to permit issuance.

Obtain a separate Public Park Improvement Permit to construct turnkey trail, trail head parking lot improvements, Sycamore Canyon Park boundary fence, and associated improvements.

Public Park Permit Requirements:

- a. Permit scope of work includes all Improvements constructed by Developer for trail, trailhead parking lot and plaza and any improvement to be turned over to PRCSD.
- b. All improvements shall be constructed per CBC, City Public Park and Trail Improvement Standard specifications and details, and Standard Specifications for Public Works Construction.

- c. Protect park infrastructure and temporary construction fence from graffiti/vandalism and remove graffiti and repair vandalism within 72 hours of notification.
71. Provide separate water meter and service for trailhead parking lot. On-going water utility account will be set up under the City Parks, Recreation, and Community Services Department.
72. Coordinate with City Parks Department for irrigation standards prior to preparing irrigation plans for the trailhead area.

On Irrigation Plans:

- a. The trailhead lot shall operate under an independent irrigation system, including a separate controller. Irrigation system shall meet City Parks standards.
- b. Provide one backflow prevention device for domestic water line (drinking fountain), and another for irrigation. Both backflows shall be installed in vandal resistant cages per City Parks standards.
- c. Irrigation controller is to be installed in a vandal resistant lockable enclosure according to City Parks, Recreation, and Community Services Department standards.

Prior to all Occupancy, Certificate of Use, or Building Permit Closeout:

73. Demonstrate that all public park, trail, and trailhead plaza and parking area scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and public park improvement permit.
74. Transfer ownership of Parcel C (trailhead parking and plaza area) in fee-title to City. City will accept Parcel C contingent upon the developer's successful completion of trailhead improvements and acceptance of improvements by the City. Such lands are eligible for waiver of Regional Reserve Park fees, up to but not exceeding amounts applicable to the project. All lands as may be dedicated to the City shall be free and clear of all encumbrances, including any unpaid taxes and assessments.
75. As required by Instrument 2009-030 3932 6-15-2009 Army Corps, Owner will transfer ownership in fee title of Parcels A & B (conservation easements) to City. City's acceptance of Parcels A& B is contingent upon:
- a. Owner's successful completion of all regulatory agency requirements and any related mitigation measures.
 - b. Owner's provision of maintenance and land management services for the conservation easement areas, performed by a qualified and city-approved land management organization, funded by Owner in perpetuity with a non-wasting endowment.
 - c. Prior to City's acceptance of property interest for open space lots APN 263-060-022, 024 and 026, the Rivers and Land Conservancy Board of Directors shall approve final acceptance of a conservation easement over the property. The conservation easement shall incorporate all cost associated with mitigation and management of the land including, but not limited to any additional cost associated with corrective actions required from violations of conservation easement and or natural causes, e.g. - homeless encampments, dumping, vandalism, fire, flood, etc.

Operation Conditions:

76. Owner or occupant shall maintain in perpetuity (including graffiti removal), at no cost to the City, all property line fencing, landscape buffers, walls and fencing installed between development and public park.
77. Owner or occupant shall grant access to City and its agents to take access through private property in order to access and maintain conservation easement areas.

Public Utilities – Electric

78. 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.
79. The provision of utility easements, water, streetlights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
80. Easements and any associated fees will be acquired during the design process.
81. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
82. 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.
83. Plot existing electrical distribution facilities on the original site plan.
84. Show proposed location of transformers and electrical rooms/switchgear.
85. Major feeder extension, pad-mounted switch, PJC's and possible street crossing along Alessandro.

Public Works

Prior to Issuance of Grading Permit, Unless Otherwise Noted:

86. Storm Drain construction will be contingent on engineer's drainage study.
87. Deed for widening Barton Street along project frontage to 33' from monument centerline to Public Works specifications.
88. Installation of curb and gutter at 20 feet from monument centerline on both sides of the street, sidewalk and matching paving on Barton Street to Public Works specifications.
89. Termination of Barton Street to Public Works specifications (adequate turnaround for Fire).
90. Installation of curb adjacent sidewalk along project frontage on Alessandro Blvd. to Public Works specifications.
91. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
92. Installation of sewer lateral to serve building A to Public Works specifications.

93. The City Sewer System is not available for building "B". Please contact the Riverside County, Department of Environmental Health, 4080 Lemon Street, 2nd Floor, for approval of an alternate sewer system. Please obtain a Letter of Introduction that lists the County requirements at the front counter of the Public Works Department at City Hall.
94. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
95. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
96. Size, number and location of driveways to Public Works specifications.
97. 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.
98. On all plans, provide linear footage labels along all parcel lines. 24" Box size Canopy tree may be required on Alessandro and Barton with automatic irrigation and root barriers along all hardscapes.
99. Due to square footage of each warehouse, each warehouse will be required to have 2-30YD self-contained compactors and unit. One for trash and one for recycle.
100. 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

101. 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

- 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
102. 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 (CC&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.
103. 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.
104. 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
105. Provide ingress/egress access easement to allow Fire access to wilderness park through project site.

Prior to Issuance of Certificate of Occupancy

106. Intersection of Driveway 2/Vista Grande Drive and Alessandro Boulevard:
- a. The intersection of Driveway 2/Vista Grande Drive and Alessandro Boulevard operates at a deficient Level of Service in the Existing Conditions. ~~Project shall remove the existing signal at Private Driveway & Alessandro Boulevard and construct a new traffic signal at the intersection of Driveway 2/Vista Grande Drive & Alessandro Boulevard.~~ Project shall construct a new traffic signal at the intersection of Driveway 2/Vista Grande Drive and Alessandro Boulevard, and

must work with City to address conflicting existing signal at Private Driveway and Alessandro Boulevard, which may require up to complete removal.

- b. Construct a north leg to facilitate ingress and egress access to the proposed project and provide a minimum of 100-feet of storage to the southbound left-turn lane.
- c. Construct an exclusive eastbound left-turn lane and provide a minimum of 100-feet of storage.
- d. The Project Driveway 2 at Alessandro Boulevard will function as a full access driveway for passenger cars only. Truck will be restricted from heading westbound on Alessandro Boulevard. Project shall construct necessary improvements to direct truck movements to travel eastbound on Alessandro Boulevard.

107. Site Adjacent Roadway and Site Access Improvements

a. Barton Street and Alessandro Boulevard:

- i. Construct an exclusive southbound left-turn lane and provide a minimum of 100-ft of storage. The egress of trucks will be restricted to left turn out only. Project shall construct necessary improvements to direct truck movements to travel eastbound on Alessandro Boulevard.

b. Private Driveway and Alessandro Boulevard:

- i. ~~Remove the existing traffic signal and restrict the driveway access on the north and south leg to right-in and right-out access only. East leg and west leg of the intersection will restrict left-in movements.~~ Project shall complete operational improvements at Private Driveway and Alessandro Boulevard to the satisfaction of the Public Works Department, following discussion with the applicant and adjacent property owner to the west of the Project at Alessandro Boulevard and Barton Street. If no suitable alternative is identified in those discussions, City, in its sole discretion, may require that the signal be removed, as City determines necessary.

c. Barton Street and Driveway 1:

- i. Construct a north leg to facilitate ingress and egress access to the proposed Project.
- ii. Construct an east leg to facilitate ingress and egress access to the proposed Project.

108. Provide Pedestrian Network Improvements (SDT-1). Providing a pedestrian access network to link areas of the Project site encourages people to walk instead of drive assuming that desirable destinations are within walking distance of the Project. This mode shift results in people driving less and a reduction in VMT.