

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: APRIL 4, 2019

PLANNING CASES: P18-0246 (Zoning Code Amendment – Rezoning), **P17-0638** (Conditional Use Permit), **P18-0247** (Conditional Use Permit), **P18-0248** (Conditional Use Permit), **P17-0639** (Design Review), and **P19-0160** (Variance)

Case Specific:

Planning Division

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Program in the Mitigated Negative Declaration, shall be satisfied.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
3. The applicant is advised that the business or use for which this Conditional Use Permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
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 Grading Permit Issuance:

5. Zoning Code Amendment (P18-0246) shall be finalized and/or adopted.
6. A Covenant and Agreement shall be recorded for reciprocal access and maintenance of common areas, subject to review and approval of the Planning Division and City Attorney's Office.
7. **MM BIO-1:** Prior to the issuance of a grading permit, a focused burrowing owl survey shall be conducted during the burrowing owl breeding season (March 1 through August 31) in compliance with the MSHCP survey instructions for the burrowing owl (Riverside County Environmental Programs Department, 2006). If the survey reveals burrowing owl is not present, no further work in this regard is required other than preparation and submittal of a final report consistent with the MSHCP survey instructions.

If the survey reveals burrowing owl is present, construction shall be delayed until the species has departed from the site or has been relocated in accordance with the procedures contained in the MSHCP survey instructions. Once the species has departed from the site or has been relocated, a final report shall be prepared and submitted consistent with the MSHCP survey instructions.

8. **MM BIO-2:** Prior to the issuance of a grading permit, a pre-construction survey for the burrowing owl shall be conducted by a qualified biologist within 30 days prior to the start of project construction/ground-breaking activities. If no active burrows are detected, no further work in this regard is required.

If active burrowing owl burrows are determined to be present during the non-breeding season (September 1 to January 30), the burrow(s) shall be flagged and a 160-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. During the non-breeding season, the burrowing owl may be passively excluded based on California Department of Fish and Wildlife-approved methods and the burrow can be excavated prior to construction. If active burrowing owl burrows are determined to be present during the breeding season (February 1 to August 31), the burrow(s) shall be flagged and a 500-foot buffer shall be created around the burrow(s). The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. No work shall occur within 500 feet of the burrow unless a reduced buffer area is determined to be acceptable by a qualified biologist's notification to the City of Riverside

9. **MM-CUL-1:** Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the project site if the site design and/or proposed grades should be revised.
10. 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; and
 - 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. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, 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;
 - ii. Suspend all grading activities when wind speeds exceed 25 miles per hour.
 - iii. 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;
 - iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - v. Wash off trucks and other equipment leaving the site;

- vi. Replace ground cover in disturbed areas immediately after construction; and
- vii. Keep disturbed/loose soil moist at all times.

Prior to Ground Disturbance:

11. **MM BIO-3:** If project activities are planned during the bird nesting season (February 15 to August 31), a pre-construction nesting bird survey shall be conducted within 3 days prior to construction. Should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.
12. **MM-CUL-2: Archaeological and Paleontological Monitoring:** At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

The project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

- a. Project grading and development scheduling;
- b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
- c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
- d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and
- e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.

During Grading and Construction Activities:

13. **MM CUL-3: Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:
 - a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of

the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

- b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - i. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. If more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and
 - iv. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.
14. **MM CUL-4: Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
15. 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.

16. 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.
17. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
18. 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.
19. 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 SCAQMD Rule 403;
 - 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. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
20. The applicant shall be responsible for erosion and dust control during construction phases of the project.
21. 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:

22. **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. The property lines shall be consistent with Tract Map No. 31542.
 - b. 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;
 - c. 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
 - d. Provision for handicap accessible parking as deemed necessary by Building and Safety Division.

23. The Security Plan shall be amended to clarify how surveillance video will be stored and whom would have access to the surveillance video to the satisfaction of the Planning Division and Police Department.
24. **MM NOI-1:** Prior to issuance of building permits, Planning staff, or designee, shall verify that all site owners and/or leases implement an informational plan to limit engine idling for all delivery vehicles and moving trucks to 5 minutes or less.
25. **MM NOI-2:** Prior to the issuance of building permits, Planning staff, or designee, shall verify that all rooftops are designed to include a minimum 3-foot parapet wall along the rooftop of all buildings to shield HVAC equipment.
26. **MM NOI-3:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the car wash openings (e.g. doors) for the vacuum turbine enclosure are directed away from the southern property line (towards center of site).
27. **MM NOI-4:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the project incorporates best available noise reducing technology such as mufflers, shrouds, acoustic baffles, acoustic silencers and/or variable frequency drives for vacuum turbines, and blow dryer system. In addition, the vacuum system must incorporate tight seals/fittings for crevice tools and claws, per the manufacturer's design.
28. **MM NOI-5:** Prior to issuance of building permits, Planning staff, or designee, shall verify that the design of the speakerphone system incorporates automatic volume control (AVC). The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.
29. Plans submitted for Plan Check review should 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 preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
30. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall be consistent with Chapter 19.556- Outdoor Lighting. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Freestanding light standards within 50 feet of residentially zoned property shall be no more than 14 feet in height.
31. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
32. Ground mounted equipment shall be fully screened from the public right-of-way.
33. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance.

Prior to Release of Utilities and/or Occupancy:

34. **MM TRA-1:** Prior to the issuance of the first certificate of occupancy, the applicant shall improve the Van Buren Boulevard/Jurupa Avenue intersection by restriping/widening the eastbound Jurupa Avenue approach from one left turn lane, one through lane, and one shared through/right turn lane to consist of two left-turn lanes, one through lane, and one shared through/right-turn lane.
35. 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. Call Alyssa Berlino at (951) 826-5628 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Operational Conditions:

36. A copy of the Conditional Use Permit and the final Conditions of Approval 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.
37. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
38. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
39. No outdoor pay phones shall be permitted on the premises.
40. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
41. Operations outside the vehicle fuel station building shall be limited to automobile vacuuming and the dispensing of gasoline, oil, air and water.
42. All storage and display of merchandise and supplies must be conducted within the vehicle fuel station building. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.
43. No vehicles shall be parked on the vehicle fuel station premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.

Standard Conditions

44. 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.
45. The Rezoning, Conditional Use Permits and Design 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 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.

46. 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.
47. 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.
48. The applicant shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
49. This permit is issued based upon the plans and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
50. 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.
51. 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.

Fire Department

52. 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.

53. Public fire hydrants on Doolittle Avenue shall be spaced a maximum of 350 feet apart. All required public and private fire hydrants shall be installed and in service prior to release of building permits.
54. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
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.

Parks, Recreation & Community Services – Park Planning

Prior to Grading/Street Improvement Permit and Grading Permit Issuance:

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

Police Department

Operational Conditions:

Alcohol

59. The business shall follow the guidelines of the Alcohol Beverage Control (ABC) requirements for acting as an off-sale premise. (Compliance with Section 23038 of the Business and Professions Code).
60. There shall be no consumption of alcoholic beverages on the store property and this requirement will be prominently posted throughout the property.
61. No cold single units of beer or fortified wine/liquor shall be allowed to be sold. Beer shall only be sold in three packs or larger pre-packaged lots.
62. No displays of beer or wine/liquor shall be located within five feet of the store's entrance, windows or checkout counter.
63. The subject's alcoholic beverage license shall not be exchanged for a public premises type license or operated as a public premise. All alcoholic beverages sold shall be for consumption off the premises.

Security

64. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easy discernment of the appearance and conduct of all persons on or about the parking lot.
65. The business windows shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the building shall remain at adequate levels to clearly see into the business from the exterior of the business.
66. A security camera surveillance system shall be in constant use, maintained in good working condition and made available for review by members of the Riverside Police Department.

67. Management shall actively participate in Business Watch through the Riverside Police Department.

Entertainment

68. There shall be no illegal gambling devices, such as coin-pushers or video slot machines, etc., maintained upon the premises at any time.

69. Any adult-oriented magazines, video tapes and other similar materials shall be displayed in an area partitioned off from, and not visible to, the general public or minors and shall be labeled "Adults Only".

Grounds

70. The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

71. The applicant shall be responsible for maintaining free from graffiti, the area adjacent to the premises over which they have control.

72. No loitering shall be permitted on any property adjacent to the licensed premises and under the control of the licensee.

73. No pay phones shall be installed or maintained outside the building.

Compliance

74. The licensee/employees shall attend a 4-hour LEAD (License, Education, Alcohol and Drugs) class presented by the Riverside Office of the Alcoholic Beverage Control within 90 days of obtaining the license upgrade.

75. The required conditional use permit is subject to a mandatory six-month review by the Planning Division. In addition to any other stipulations, three or more sustained complaints to the Riverside Police Department within any 12-month period regarding disturbances caused by patrons or staff at the site shall be grounds for revocation proceedings.

Public Utilities – Water

Prior to issuance of a building permit:

76. Applicant shall satisfactorily relocate existing recycled water line through project site to the specifications of Riverside Public Utilities, Water Division.

77. Applicant shall extend a 12" water main from the existing water main at the terminus of Doolittle Avenue through the project site to Jurupa Avenue.

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. Blanket Public Utility Easement required on all parcels.

80. 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 surveyor.

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.
83. Plot existing electrical distribution facilities on the original site plan.
84. Please show proposed location of transformers and electrical rooms.
85. Please make sure to coordinate with Mike Torelli for installation of the RTRP facilities on the property before construction.

Public Works – Environmental Compliance

Prior to issuance of building permits:

86. A Wastewater Discharge Survey for restaurants must be submitted to EC for approval along with a menu.
87. The Wastewater Survey and Menu will help to determine if you need an interceptor and what size. Plans must show the interceptor location.
88. Details regarding oil water interceptor for restaurant must be submitted to EC for review and approval. The City requires a minimum 750 gallon interceptor. Actual approved interceptor size depends on review of drainage fixture units and information written in submitted Wastewater survey. Approved interceptor must be installed prior to the restaurant opening for business.
89. Domestic waste shall not be allowed to pass through the interceptor.
90. If a sampling station is required—submit proposed installation on corrected plans.
91. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
92. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
93. Other items for correction may need to be completed after actual plans are submitted for a formal review.
94. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.

Public Works

Prior to issuance of Building Permit unless otherwise noted:

95. Installation of sewer laterals to serve this project to Public Works specifications.
96. Size, number and location of driveways to Public Works specifications.
97. Storm Drain construction will be contingent on engineer's drainage study.
98. 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.

99. 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.
100. 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.
101. 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.
102. 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.

103. Advisory - The City shall monitor the traffic conditions at the Doolittle Avenue and Jurupa Avenue study intersection and if needed due to poor operations, turn restrictions be applied for vehicles turning left out of the project driveway.

104. Advisory - Protect existing landscape, irrigation and trees in place. Any damages to be repaired and placed by developer. Landscape is irrigated with non-potable water in this area.