



Community Development Department


3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

PLANNING COMMISSION HEARING DATE: DECEMBER 14, 2017

AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0257 (Conditional Use Permit) and P17-0258 (Design Review)	
<i>Request</i>	The following entitlements are requested to facilitate the construction of a 2,558-square-foot drive-thru restaurant (Taco Bell): 1) a Conditional Use Permit to permit a drive-thru restaurant; and 2) a Design Review of project plans.	
<i>Applicant</i>	Dan Hinson of HC&D Architects, on behalf of J and R Hock Associates, Inc.	
<i>Project Location</i>	9241-9265 Audrey Avenue, at the northeast corner of Audrey Avenue and Van Buren Boulevard	
<i>Project Area</i>	0.70 acres	
<i>Ward</i>	6	
<i>Neighborhood</i>	Ramona	
<i>APN</i>	191-040-012 and 191-040-035	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-X-50-S-2-AP – Commercial Retail, Building Setback (50 feet from east property line), Building Stories (two stories) and Airport Protection Overlay Zones	
<i>Staff Planner</i>	Matthew Taylor, Assistant Planner; 951-826-5944; mtaylor@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P17-0257 (Conditional Use Permit) and P17-0258 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.

SITE BACKGROUND

The 0.70-acre project site is currently vacant and was previously developed with a nursery school and a single-family residence that were demolished in 2010 and 2012, respectively. In 2012, a General Plan Amendment and Rezone were approved and adopted to facilitate development of the site with a 6,150-square-foot multi-tenant commercial building and related parking lot (Planning Cases P12-0184 through P12-0187). However, the project was not constructed and the site remains vacant.

Surrounding land uses include single-family residences and vacant lots to the north, east and south of the project site and Wal-Mart to the west across Van Buren Boulevard.

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to construct a 2,558-square-foot drive-thru restaurant building and Design Review for site design and building elevations.

The proposed site design situates the restaurant building centrally on the site. The proposed drive-thru lane begins on the west side of the building adjacent to Van Buren Boulevard, wrapping around the western and southern perimeter of the site with the exit located on southeast side of the building adjacent to Audrey Avenue. The 181-foot-long, 12-foot-wide drive-thru lane has been designed to accommodate stacking for 10 vehicles. The menu and voice order box, which faces Van Buren Boulevard, is located approximately 109 feet from the nearest residential dwelling to the south of the project across Audrey Avenue. A total of 30 vehicle parking spaces are provided on the north and east sides of the building adjacent to the site perimeter. Primary vehicular access is provided via two two-way driveways, one on Van Buren Boulevard in proximity to the northern property line, and one on Audrey Avenue in proximity to the eastern property line.

The restaurant includes a 770-square-foot dining room on the west side of the building, facing Van Buren Boulevard, with seating for approximately 52 patrons. The applicant has indicated the dining room portion of the restaurant will operate daily from 7:00 a.m. to 10:00 p.m., and the drive-thru lane will operate daily from 7:00 a.m. to 2:00 a.m. The restaurant expects to employ approximately 30 people, with three shifts per day and six to eight employees per shift.

Building elevations depict a contemporary commercial architectural design with stacked rectangular building massing, flat rooflines and a variety of proposed finish materials. The primary facades facing Van Buren Boulevard and Audrey Avenue are anchored by a 24-foot-tall tower element clad in Cor-Ten Steel, which features a weathered rust-colored finish, and a floating wood slat wall on the upper portion of the building. Recessed portions of the facade on the north

and south sides of the building are finished in concrete tiles to simulate the appearance of wood planks. The remainder of the primary façade is finished in light tan and gray stucco.

The conceptual landscape plan reflects multiple species of shade and accent trees, shrubs and ground covers to accent the proposed architecture. Plans include a three-foot high screen wall adjacent to the drive-thru lane along Van Buren Boulevard and Audrey Avenue. A six-foot-high decorative masonry wall and five-foot landscaped planter will be constructed along the northern and eastern property lines, adjacent to neighboring single-family residences. The existing 4-foot-high combination brick and wrought iron fence surrounding the property will be removed.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of C - Commercial, which will further the intent of the General Plan by facilitating in-fill development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The CR – Commercial Retail base zone is consistent with the C – Commercial General Plan land use designation. Drive-thru restaurants are permitted in the CR Zone, subject to the granting of a Conditional Use Permit and compliance with Site Location, Operational, and Development Standards for drive-thru businesses. Further, the project as designed complies with the specific standards imposed by the X-50 – Building Setback and S-2 – Building Stories Overlay Zones, which require a minimum 50-foot setback from the eastern property line and a maximum building height of two stories and 30 feet. Finally, the project is consistent with the land use intensity criteria of Zone D of the Riverside Municipal Airport Land Use Compatibility Plan, as required by the AP – Airport Protection Overlay Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The building elevations and site design, as proposed, are consistent with the Citywide Design and Sign Guidelines. The project is also consistent in design with similar uses in the immediate area. Thus, Staff supports the project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>CR – Commercial Retail Zone Development Standards</i>					
	Standard		Proposed	Consistent	Inconsistent
<i>Floor Area Ratio</i>	0.50		0.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	30 feet		24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front (Van Buren Boulevard)	0 feet	72 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (Audrey Avenue)	0 feet	15 feet (canopy), 30 feet (building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (adjacent to residential)	15 feet	79 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	50 feet	57 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.475 – Drive-Thru Business Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Lot Area</i>	30,000 sq. ft.	30,559 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Frontage</i>	100 feet (Alessandro Boulevard)	107 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located on Arterial Street	Van Buren Boulevard - 120-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Block Wall when Adjoining a Residential Zones</i>	6-foot masonry wall	6-foot decorative masonry wall (north and east sides)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive-Thru Lane Standards</i>	Minimum Length: 180 feet	181 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Stacking: 10 vehicles	10 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Width: 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Drive-Thru Lane Screen	3-foot masonry screen wall and landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	15-foot Landscape Setback	15 feet adjacent to Van Buren Boulevard and Audrey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Design Standards for Commercial Uses</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Required Spaces</i>	1 space/100 sq. ft. 2,558 sq. ft./26 spaces	30 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking Space Width</i>	9 feet	9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking Space Depth</i>	18 feet	18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive Aisle Width</i>	Two Way – 24 feet	27 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Shade Trees</i>	One tree/four spaces	One tree/four spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Walls</i>	Adjacent to residential – 6-foot-high masonry	6-foot-high masonry wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NEIGHBORHOOD COMPATIBILITY

The project is consistent with surrounding commercial development and existing drive-thru restaurants in the immediate vicinity including McDonald's, directly to the west across Van Buren, and El Pollo Loco to the north. The project is designed to provide adequate access, circulation and on-site parking throughout the site. The placement of the restaurant and voice order box for the drive-thru have been situated the greatest distance feasible from residential uses, with the shortest distance from the proposed voice order box location to the nearest single-family residence being 109 feet to the south across Audrey Avenue. Additionally, the proposed six-foot decorative masonry wall and five-foot-wide landscape planter at the project perimeter will provide an adequate buffer between the proposed drive-thru restaurant and the existing neighboring single-family residential uses to the north and east of the site. The project, as proposed, will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Project), as the project constitutes new construction and an infill development project. The project is consistent with the criteria set forth in Section 15303(c) for commercial structures in urbanized areas not exceeding 10,000 square feet in floor area, on sites zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and in an area that is not environmentally sensitive.

The project is further consistent with the criteria set forth in Section 15332(a)-(e) as follows:

- a. The project is consistent with the applicable General Plan Designation of C – Commercial and all applicable General Plan policies as well as with the applicable base zoning designation of CR – Commercial Retail;
- b. The project occurs within the City Limits on a project site of no more than five acres substantially surrounded by urban uses (the area of work for the proposed project being approximately 0.70 acres);
- c. The project site has no value as habitat for endangered, rare or threatened species, as depicted in General Plan 2025 Final Programmatic Environmental Impact Report (GP 2025 FPEIR) Figures 5.4-1 (Habitat Areas and Vegetation Communities), 5.4-3 (Stephens' Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservation Plans [HCP]), 5.4-5 (MSHCP Cores and Linkages), 5.4-6 (MSHCP Narrow Endemic Plan Species Survey Areas), 5.4-7 (MSHCP Criteria Area Species Survey Area) and 5.4-8 (MSHCP Burrowing Owl Survey Area);
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, as documented by the Focused Traffic Impact Study, CalEEMod Emissions Model and Preliminary Water Quality Management Plan prepared for the project and ensured through compliance with construction hours limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code; and
- e. The site can be adequately served by all required utilities and public services, including water and electric services provided by Riverside Public Utilities, natural gas with SoCalGas, sewer and stormwater conveyances with the City of Riverside Public Works Department and emergency services by the City of Riverside Police and Fire Departments.

Staff have therefore determined that the proposed project requires no further environmental review, and that it will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, Staff have received two phone calls and one letter from nearby property owners who oppose the project citing concerns of impacts to traffic and pedestrian safety on Audrey Avenue, attraction of homeless individuals and litter and trash accumulation. While Staff are sensitive to the neighborhood's concerns, a Traffic Impact Analysis prepared for the projects indicated no adverse impact to traffic operations on Audrey Avenue as a result of the project. Further, as indicated by the Applicant's project description, on-site security including site lighting, video monitoring and regular site maintenance will ensure the site is kept in a clean and orderly condition. As such, Staff support the project as proposed.

In an effort to further ensure compatibility with the surrounding neighborhood and in the interest of being a good neighbor, the Applicant has sent an introductory letter to residents and property owners of the surrounding neighborhood. As of the writing of this report, the applicant has reported no responses.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Floor Plan, Building Elevations, Site Lighting Plan and Photometric Study, Conceptual Grading Plan and Conceptual Landscape Plan)
7. Applicant Provided Project Description
8. Letter to Property Owners
9. Comment Letter
10. Existing Site Photos

(Material and Color Sample Board is available for viewing at the Planning Division upon request.)

Prepared by: Matthew Taylor, Assistant Planner

Reviewed by: Ted White, Community and Economic Development Deputy Director

Approved by: Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – Findings

PLANNING CASES: P17-0257 (Conditional Use Permit) and P17-0258 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

- The proposed drive-thru restaurant is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- The proposed drive-thru restaurant will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- The proposed drive-thru restaurant will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

Drive-Thru Business Findings pursuant to Chapter 19.475.050

- The proposed development will not substantially increase vehicular traffic on streets in a residential zone;
- The proposed development will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
- The proposed development will not create increased traffic hazards to pedestrians;
- The proposed project site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements; and
- The proposed development will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: P17-0257 (Conditional Use Permit)
P17-0258 (Design Review)

CONDITIONS

Case Specific

• **Planning**

1. The drive-thru restaurant 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.
2. 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.
3. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs including; exterior building mounted, monument, and window 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:

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Compliance with City adopted interim erosion control measures;
 - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - c. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
5. The Precise Grading Plan shall incorporate decorative colored concrete paving at project entry driveways.

During Grading and Construction Activities

6. 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.

7. 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.
8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
9. 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.
10. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. 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.
11. 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

12. **Staff Required Site Plan Conditions:** Plans submitted for Building Plan Check shall include the following:
 - a. Relocation of the proposed electrical transformer to the rear of the project site, adjacent to the trash enclosure, to the satisfaction of Planning Division and Riverside Public Utilities Electric Division staff.
13. **Staff Required Building Elevation Conditions:** Plans submitted for Building Plan Check shall include the following:
 - a. Clearly specify all materials and colors of exterior finishes on the building elevations.

- b. Relocate the decorative exterior sconce lighting to correspond with the change in wall plane at the recessed bays.
 - c. Provide decorative exterior sconce lighting on the Audrey Avenue elevation in the same manner as the north elevation.
14. **Staff Required Landscape Conditions:** Plans submitted for Landscape and Irrigation Design Review shall specify the following:
- a. Specify enhanced landscape screening within the planter area at the east building elevation for wall-mounted utility and mechanical equipment. Specify a tall, evergreen shrub or ornamental tree species of a minimum height to obscure visibility of the equipment from adjoining property and the public right-of-way. Provide a secondary "tiered" row of lower plants or shrubs along the curb edge in front of the screen plantings.
 - b. Specify a decorative masonry cap for perimeter and drive-thru lane masonry screen walls.
15. Landscaping and irrigation design plans shall be submitted to the Planning Division for Comprehensive Landscape and Irrigation Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee are required.
16. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall. All ground-mounted equipment shall be fully screened from the public right-of-way by means of landscaping, earthen berms, screen walls or a combination thereof.
17. Roof-mounted mechanical equipment shall be fully screened from the public right-of-way. The building parapet wall shall be least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
18. Plans submitted for Building Plan Check review shall incorporate the Site Lighting Plan and Photometric Study.
19. Documentation of plan approval by the Riverside County Department of Environmental Health Department.

Prior to Release of Utilities and/or Occupancy:

- 20. The proposed voice order box shall be equipped with automatic ambient volume adjustment capability. This capability shall be verified on plans submitted to Planning Division Staff for Sign Review Approval.
- 21. 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 Matt Taylor, Assistant Planner, at (951) 826-5944 or mtaylor@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

22. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.

Standard Conditions

23. There shall be a 24-month time limit in which to commence construction of the project beginning the day following approval by the City Planning Commission.
24. 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.
25. 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 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.
26. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
27. This permit is issued based upon the business operations plan 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.
28. The Project must be completed per the Conditional Use Permit and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Staff. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
29. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.

30. Failure to abide by all conditions of this permit shall be cause for revocation.
31. 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.

- **Public Works Department - Environmental Compliance Division**

Contact Michael Placencia at 951-687-6072 or mplacencia@riversideca.gov with questions regarding the following Environmental Compliance Division conditions:

32. Wastewater Discharge Survey to be submitted to Environmental Compliance Section and approved. If an interceptor is determined to be installed or replaced for a tenant, this requirement must be complied with prior to opening the business or by the date determined by the Environmental Compliance Section. If an interceptor is required, it shall meet specifications in R.M.C. sections 14.12.255, 260, 270, 275, and be sized in accordance with the Universal Plumbing Code, Chapter 10, Table 10-3, and be a minimum size of 750 gallons. Actual approved interceptor size depends on review of drainage fixture units and survey. Domestic waste shall not be allowed to pass through the interceptor.
33. If a sampling station is required—submit plans of proposed installation.
34. 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.
35. 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.
36. Applicant must completely satisfy all Notice to Complete requirements, such as meeting all noted requirements on EC plan check review and inspection reports.
37. Note: Other items for correction may need to be completed after actual plans are submitted for a formal review.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 or malbanese@riversideca.gov with questions regarding the following Fire Department conditions:

38. 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.

39. 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.
40. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
41. Construction plans shall be submitted and permitted prior to construction.
42. Fire Department access shall be maintained during all phases of construction.

- **Parks, Recreation & Community Services – Park Planning**

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

- **Public Works Department – Land Development Division**

Contact Jeff Hart at 951-826-5875 or jhart@riversideca.gov with questions regarding the following Land Development Division conditions:

The following conditions to be fulfilled prior to occupancy unless otherwise noted:

44. Size, number and location of driveways to Public Works specifications.
45. Installation of sewer laterals to serve new construction. If existing lateral to be utilized video inspection prior to connection required.
46. Closure of unused driveway(s) to Public Works specifications.
47. Encroachment permit required for private storm drain connection.
48. 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.

49. 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.
50. 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.
51. 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.
52. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Public Works Department – Forestry and Landscape Division**

Contact Guy Tanaka at 951-300-6852 or gtanaka@riversideca.gov with questions regarding the following Street Trees Conditions:

53. Substitute 24" box size *Celtis sinensis*, instead of *Cinnamomum camphora* species for Street Trees in PROW for project along both Audrey Avenue and Van Buren Boulevard.
54. Possibly **two trees** in PROW along Van Buren Boulevard and **three trees** along Audrey Avenue. Final determination of location and number of Street Trees to be determined at time of site inspection after fine grading and hardscape inspection is complete with trees installed, inspected and approved prior to occupancy.
55. REMOVE existing trees currently located in PROW prior to planting new Street Trees.

- **Public Utilities – Electric Division**

Contact Summer Ayala at 951-826-2129 or sayala@riversideca.gov with questions regarding the following Electric Division Conditions:

56. 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.
57. 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.
58. 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.
59. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
60. Plot existing electrical distribution facilities on the original site plan.