



Community & Economic Development Department

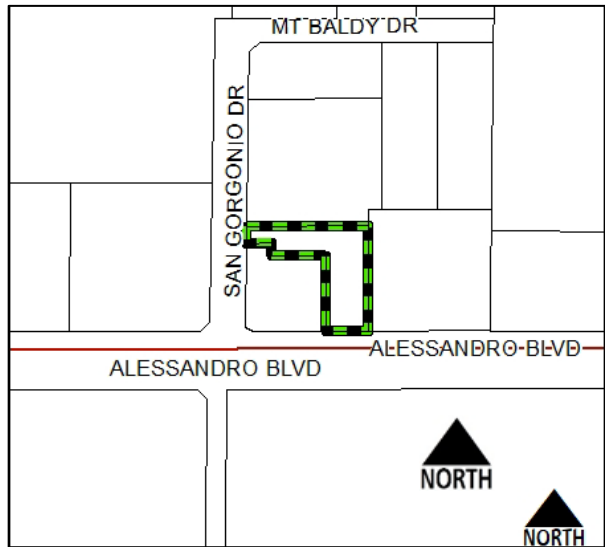
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Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: NOVEMBER 10, 2022
AGENDA ITEM NO.: 5**

PROPOSED PROJECT

Case Number	PR-2022-001254 (Conditional Use Permit and Design Review)		
Request	To consider the following entitlements to facilitate construction of a drive-thru coffee shop: 1) Conditional Use Permit to permit a 928 square foot drive-thru coffee shop; and 2) Design Review of project plans.		
Applicant	KVM Partners, LLC		
Project Location	Situated on the north side of E. Alessandro Boulevard between Sycamore Canyon Boulevard and San Geronio Drive		
APN	263-250-069		
Project area	0.96 acres		
Ward	2		
Neighborhood	Sycamore Canyon/Canyon Springs		
General Plan Designation	B/OP – Business/Office Park		
Specific Plan Designation	Sycamore Canyon Business Park		
Zoning Designation	CR-S-2-SP – Commercial Retail, Building Stories (Maximum 2), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones		
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001254 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 0.96-acre project site consists of one parcel, and is partially developed with a parking lot, situated on the north side of Alessandro Boulevard between Sycamore Canyon Boulevard and San Geronio Drive (Exhibit 4).

Surrounding land uses include a warehouse to the north, vacant land to the south (across Alessandro Boulevard), Riverside County Board of Education (RCOE) Vocational school to the east, and Farmer Boys drive-thru restaurant to the west.

PROPOSAL

The applicant requests approval of the following entitlements to facilitate construction of a drive-thru coffee shop: 1) Conditional Use Permit to permit a 928 square foot drive-thru coffee shop; and 2) Design Review of project plans. The proposed coffee shop will consist of walk-up/drive-thru operations, with no indoor seating for customers. An outdoor seating area and large open lawn area are proposed north of the building. Hours of operation of the coffee shop are anticipated to be 4:30 a.m. to 10:00 p.m. with four employees per shift.

The project proposes to demolish four existing parking stalls, pavement, and the round-a-bout, located at the rear of the site. The Riverside County Board of Education (RCOE) owns the property to the east, and will be affected by the proposed demolition. As part of the application process, RCOE provided a letter in support of the proposed project.

Access to the project site will be provided via an existing reciprocal ingress and egress access easement that incorporates two-way shared driveways located along Alessandro Boulevard and San Geronio Drive.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The proposed project is consistent with the underlying General Plan 2025 Land Use designation of B/OP – Business/Office Park (Exhibit 5), which provides for uses such as corporate and general business offices, supportive retail and commercial uses, research and development, light manufacturing, light industrial and small warehouse uses (up to 10,000 square feet per site. The proposed project is consistent with the General Plan land use designation and	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>further the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-80:</u> Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.</p>		
<p><i>Sycamore Canyon Business Park Specific Plan</i></p> <p>The project site is in the Retail Business Office land use area of the Sycamore Canyon Business Park Specific Plan (Exhibit 6), which allows for retail shops, services and other similar commercial development.</p> <p>The proposed project was analyzed for compliance with the development standards and was found to be consistent with the standards established in the Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The project site is zoned CR-S-2-SP – Commercial Retail, Building Stories (Maximum 2), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones (Exhibit 7), which is not consistent with the B/OP – Business/Office Park General Plan land use designation. However, the proposed project has been analyzed against each of the General Plan's applicable Objectives and Policies, pursuant to the criteria outlined in Table LU-7 and has been deemed consistent.</p> <p>The CR – Commercial Retail Zone allows for drive-thru businesses incidental to restaurants, subject to approval of a Conditional Use Permit and compliance with Site Location, Operation, and Development Standards. The proposed project is consistent with the applicable development standards for drive-thru businesses.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, service area and equipment screening and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Riverside County Airport Land Use Compatibility Plan</i></p> <p>The proposed project is in Zone B1 (Inner Approach/Departure Zone) of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). It is estimated that the average number of people/acre would be 23 people, where the MARB LUCP would allow 47.5 people/ average acre, based on the size of the project site (0.96 acres). The people/single acre would also total 23 people, where the MARB LUCP would allow up to 95 people/acre, based on the size of the project site.</p> <p>Zone B1 lists restaurants as a prohibited use within the zone, the proposal is not a traditional restaurant. Staff has determined that the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
proposed walk-up/drive-thru operation, with no indoor seating for customers, is similar in nature to bank operations, which is a permitted use. Customers will walk-up to the pickup window or go through the drive-thru to get their coffee, very similar to the way that customers interact with a bank. Additionally, the project proposes to have limited staff, similar to the number of employees within a bank.		

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – Development Standards for the CR - Commercial Retail Zone					
Standard			Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50		0.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	30 feet ¹		21 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front (Alessandro Boulevard)	15 feet ⁴	81 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (East)	0 feet	37 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (West)	0 feet	31 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (North	0 feet	159 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹Maximum height limit per the Building Stories Overlay Zone.

Chapter 19.475 – Drive-Thru Business Development Standards				
Standard		Proposed	Consistent	Inconsistent
Frontage	100 feet	107 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located on Arterial Street	Alessandro Boulevard (Arterial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drive-Thru Lane Standards	Length: 180 feet	248 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stacking: 10 vehicles	12 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Width: 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Drive-thru lane screening	A 3-foot high masonry screen wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	Alessandro Boulevard: 15 feet	38 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Standards				
Standard		Proposed	Consistent	Inconsistent
Proposed Drive-Thru Restaurant	928 square feet (1 space/100 square feet) = 9 spaces	31 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The proposed project is consistent and compatible with the surrounding development and will provide convenient access to goods and services for the surrounding neighborhoods. The site has been designed with adequate vehicular access and internal circulation. The commercial multi-tenant building includes screening of the drive-thru operations by placing the drive-thru in the rear and side of the restaurant tenant space and providing landscaping on the north and east (interior) sides of the project site.

The proposed project has been designed to provide safe and efficient vehicular access and internal circulation while providing adequate landscaping, water quality treatment facilities, and screening of the drive-thru operations.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project 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, no comments have been received by Planning Staff.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment).

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The City's transparent entitlement process encourages public participation.
2. *Equity* – The proposed project is a retail service that will serve multiple neighborhoods within the City.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed project has been designed to meet all water quality management requirements.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, 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. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan Map
7. Zoning Map
8. Project Plans (Site Plan, Floor Plan/Roof Plan, Color Building Elevations, Renderings, Existing Trash Enclosure Photos, Outdoor Furniture Manufacturer's Specs, Speaker Box/Menu Board Specification, Drive-Thru Sound Levels, Demolition Plan, Conceptual Grading Plan, Conceptual Landscape Plan, Photometric Plan, Noise Contours at Speaker Box, Project Narrative)

Prepared by: Candice Assadzadeh, Senior Planner

Reviewed by: Brian Norton, Acting Principal Planner

Approved by: Mary Kopaskie-Brown, Acting Community & Economic Development Department
Deputy Director and City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: **PR-2022-001254** (Conditional Use Permit and Design Review)

A. Conditional Use Permit Findings Pursuant to Chapter 19.760.040

- a) The proposed project 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;
- b) The proposed project 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
- c) The proposed project will be consistent with the purposes of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

B. Drive-thru Business Findings Pursuant to Chapter 19.475.050

- a) The drive-thru business will not substantially increase vehicular traffic on streets in a residential zone;
- b) The drive-thru business will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
- c) The drive-thru business will not create increased traffic hazards to pedestrians;
- d) The site is adequate in size and shape to accommodate the drive-thru business and all yards, walls, parking, landscaping and other required improvements; and
- e) The drive-thru business 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

PLANNING CASES: **PR-2022-001254** (Conditional Use Permit and Design Review)

Planning

1. 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 an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this Staff 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.
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, 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 Grading Permit issuance:

5. A 40-scale precise grading plan shall be submitted to the Planning Division and shall 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 a qualified soils engineer to minimize potential soil stability problems;
 - d. A note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within a pipeline easement; and
 - e. Identification of location, exposed height, material and finish of any proposed retaining walls.

During 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 proposed project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with National Pollutant Discharge Elimination System (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 proposed 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 proposed project site during all construction.
10. To reduce construction related particulate matter air quality impacts of the proposed project, the following measures shall be required:
 - a. Dust generation 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. All contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed;
 - f. All disturbed/loose soil shall be kept moist at all times;
 - g. Grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile-per-hour speed limit shall be enforced on unpaved portions of the construction site.
11. The applicant shall be responsible for erosion and dust control during construction phases of the project.
12. 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:

13. Landscape and Irrigation Plans shall be submitted for Design Review approval. Separate applications and filing fees are required. Design modifications may be required as deemed necessary. Landscape and Irrigation Plans shall be revised to include the following:
 - a. Landscaping along Alessandro Boulevard shall consist of tiered plant materials;
 - b. Ground mounted equipment, including but not limited to backflow and FDC devices shall be adequately screened with landscaping, to the satisfaction of staff; and
 - 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.

14. **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 walls shall be constructed of, or finished in, a decorative material.
15. **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. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - d. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material; and
 - e. For safety, all pedestrian paths shall be adequately lighted throughout the project.
16. 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.
17. Ground mounted equipment shall be fully screened from the public right-of-way.
18. Plans submitted for Staff review shall specify the location, design and color of all domestic water meters, backflow preventers, detector check assemblies, utility cabinets and other ground-mounted equipment subject to Planning Division and Public Utilities review and approval. The visibility of such facilities shall be minimized through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.

Prior to the Release of Utilities and/or Occupancy:

19. 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 the Case Planner at (951) 826-5371 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.

Standard Conditions:

20. 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.
21. The Conditional Use Permit 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.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.

22. 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.
23. The Conditional 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.
24. 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.
25. The applicant shall comply with all federal, state and local laws and 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 the Conditional Use Permit.
26. 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. The Applicant 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.
27. The Applicant 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.
28. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
29. 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

30. An automatic fire sprinkler system is required by City Ordinance 16.32.335. 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.

31. 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.
32. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
33. Construction plans shall be submitted and permitted prior to construction.
34. Fire Department access shall be maintained during all phases of construction.
35. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).

Parks, Recreation & Community Services – Park Planning

36. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

Public Utilities – Electric

37. 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.
38. 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.
39. Easements & any associated fees will be acquired during the design process.
40. 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.
41. 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.
42. Plot existing electrical distribution facilities on the original site plan.
43. Provide transformer & switchgear location.
44. Riverside Public Utilities has two potential points of connection one from P10207 or from PJC9066.

Public Works – Environmental Compliance

45. A Wastewater Discharge Survey for restaurants must be submitted to Environmental Compliance for approval along with a menu.

The Wastewater Survey and Menu will help to determine if you need an interceptor and what size. Plans must show the interceptor location.

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.

Domestic waste shall not be allowed to pass through the interceptor.

46. If a sampling station is required—submit proposed installation on corrected plans.
47. All corrections to plans must be completed in order for Environmental Compliance Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by Environmental Compliance inspector.
48. Applicant must request inspection to verify the required installation or construction via inspection by Environmental Compliance Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by Environmental Compliance Inspector.
49. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.
50. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Public Works – Land Development

Conditions to be fulfilled prior to building permit issuance unless otherwise noted:

51. Storm Drain construction will be contingent on engineer's drainage study.
52. Installation of sewer lateral to serve this project to Public Works specifications.
53. Plant 24" box size Pistacia atlantica 'Red Push' in public right-of-way along Alessandro Boulevard and Platanus racemosa along San Gorgonio Drive. Typical spacing 25' O.C. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
54. Double trash enclosure required per Public Works specifications.
55. 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.

56. 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.
57. 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.
58. 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.
59. 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 – Traffic Engineering

60. Prior to the Issuance of a Certificate of Occupancy, the applicant shall furnish and install an Alpha Battery Backup System (BBS) (or equivalent) at the signalized intersection of Alessandro Boulevard and San Geronio Drive. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the traffic signal equipment shall be completed to the satisfaction of the Director of Public Works.
61. Prior to the Issuance of a Certificate of Occupancy, the applicant shall construct six (6) Polara audible pedestrian push buttons with a central control unit system at the signalized

intersection of Alessandro Boulevard and San Gorgonio Drive. An acceptable audible pedestrian push button assembly and system is the Polara Model iN2 with 5" x 7" R10-3 face plates. The contractor shall complete the construction work with an approved Public Works Permit. The installation of all the traffic signal infrastructure improvements shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

62. Prior to Issuance of a Certificate of Occupancy, the applicant shall install MUTCD compliant "DO NOT ENTER (R3-5R)" signage at the end of project's drive-thru lane facing away from drive-thru lane. The applicant shall hire a contractor to install the MUTCD compliant signage. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage & striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
63. Prior to the Issuance of a Certificate of Occupancy, the applicant shall install high visibility crosswalks at three approaches of the intersection of Alessandro Boulevard and San Gorgonio Drive. All necessary Crosswalks and striping improvements should be per City of Riverside, Public Works requirements. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of all the crosswalks and striping improvements shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

Western Municipal Water District

64. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance No. 859.
65. Developer's landscape architect is required to meet landscape requirements of the agency of jurisdiction.
66. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
67. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - 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.
68. 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.
69. Water Improvement 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-Specifications-Drawings>
70. 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 Developers expense.

71. Developer to pay all cost associated with preliminary review by Western at the time of review.
72. 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 maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).
73. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
74. The available Fire Flow must be determined by a flow test or fire flow modeling. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.
75. Contact Western's Development Services Department at (951) 571-7100 for further information.