



**PLANNING COMMISSION HEARING DATE: JANUARY 19, 2023**

**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<b>Case Number</b>	<b>PR-2022-001322</b> (Conditional Use Permit and Design Review)	
<b>Request</b>	To consider the following entitlements to construct a 2,930-square-foot drive-thru restaurant (Chick-fil-A), a surface parking lot, and landscape improvements:  1) Conditional Use Permit to allow a drive-thru restaurant; and  2) Design Review of project plans.	
<b>Applicant</b>	Steve Schwartz on behalf of Chick-Fil-A	
<b>Project Location</b>	6281 Van Buren Boulevard, situated on the southeast corner of Arlington Avenue and Van Buren Boulevard	
<b>APN</b>	191-020-017	
<b>Project area</b>	1.36-acre parcel within a 15.45-acre shopping center	
<b>Ward</b>	6	
<b>Neighborhood</b>	Ramona	
<b>General Plan Designation</b>	MU-V – Mixed-Use Village	
<b>Zoning Designation</b>	CR – Commercial Retail Zone	
<b>Staff Planner</b>	Regine Kennedy, Senior Planner 951-826-5712 <a href="mailto:rkennedy@riversideca.gov">rkennedy@riversideca.gov</a>	

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001322 (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 & 2).

## SITE BACKGROUND

The vacant project site consists of 1.36 acres and is part of a larger 15.45-acre commercial shopping center (Citrus Landing Shopping Center), currently undergoing renovation and scheduled to be completed in four phases as summarized below:

- Phase I: Façade modifications to the former K-Mart building and parking lot improvements. The project was approved by the Development Review Committee on January 27, 2021 (PR-2020-000143). Construction commenced in 2021 and was completed in September 2022 with the opening of a Stater Brothers Market, Ross Dress for Less and Auto Zone store.
- Phase II: Renovation of an existing 6,058-square-foot commercial building to establish a fast-food restaurant and construction of a drive-thru lane. This project was approved by the Planning Commission on June 24, 2021 (PR-2020-000143). Construction commenced in early 2022 and was completed in December 2022 with the opening of a Panda Express and other in-line commercial uses.
- Phase III: Construction of a self-automated vehicle wash facility (Quick Quack Car Wash). This project was approved by the Planning Commission on November 10, 2021 (DP-2021-00523 and DP-2021-00522). Construction commenced in early 2022 and was completed in November 2022 with the opening of the vehicle wash facility.
- Phase IV: Proposed drive-thru restaurant (Chick-fil-A).

Surrounding land uses include commercial uses to the north, south, and east, and a commercial shopping center (Arlington Plaza) to the west, across Van Buren Boulevard (Exhibit 4).

## PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design review to facilitate the construction of a 2,930-square-foot drive-thru restaurant (Chick-fil-A) with 40 surface parking stalls and landscape improvements.

The quick-serve drive-thru restaurant consists of the following components:

- a. Two 12-foot-wide drive-thru lanes with stacking for 31 vehicles;
- b. Walk-up windows for pedestrian ordering;
- c. Outdoor dining areas with eight tables;
- d. No interior dining is proposed.

Building elevations reflect a contemporary architectural style. The conceptual landscape design features a variety of trees and water efficient shrubs. A three-foot tall masonry screen wall with arbor trellis structures is proposed to screen the drive-thru lane from Van Buren Boulevard.

Forty parking stalls are provided for the drive-thru restaurant. Vehicle access to the project site will be provided via internal drive aisles connecting to an existing two-way driveway along Van

Buren Boulevard. The project provides direct pedestrian connections to other uses within the center and the public sidewalk along Van Buren Boulevard.

The drive-thru restaurant is anticipated to operate Monday through Saturday from 6:00 a.m. to 11:00 p.m. and will be closed on Sunday.

**PROJECT ANALYSIS**

**Authorization and Compliance Summary**

	Consistent	Inconsistent
<p><b>General Plan 2025</b></p> <p>The proposed project, in combination with other surrounding commercial/office, retail, and residential uses, result in a mix of uses consistent with the underlying General Plan 2025 land use designation of MU-V – Mixed Use-Village (Exhibit 5). The MU-V designation generally provides medium to high density residential development with commercial, office, and service uses. Plazas, courtyards, outdoor dining and other public gathering spaces and other community amenities are strongly encouraged. The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Policy LU-9.5:</u> Encourage the design of new commercial developments as “integrated centers,” rather than as small individual strip development. Integrate pedestrian access, parking, access, building design and landscape themes across all parcels in the commercial center to unify the development.</p> <p><u>Policy LU-9.6:</u> Discourage strip commercial development and encourage a pattern of alternating land uses along major arterials with “nodes” of commercial development separated by other uses such as residential, institutional or office.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project site is zoned CR – Commercial Retail Zone (Exhibit 6), consistent with the MU-V – Mixed Use-Village General Plan land use designation. The CR – Commercial Retail Zone allows for drive-thru businesses subject to approval of a Conditional Use Permit and compliance with the 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><b>Compliance with Citywide Design &amp; Sign Guidelines</b></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for commercial development related to architectural treatment and landscaping. The proposed building renovations incorporate colors and materials that complement the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>renovations recently approved throughout the commercial shopping center to achieve a unified architectural theme. Enhanced pathways are proposed to improve pedestrian connections in the commercial shopping center, and landscaping is proposed throughout the project site, specifically around the drive-thru lane to ensure adequate screening. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>		
<p><b>Riverside County Airport Land Use Compatibility Plan</b></p> <p>The project site is located within Zone C (Extended Approach/Departure Zone) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP). Zone C limits the people/average acre to 75 people and the people/single acre to 150 people. As proposed, the project will result in 70 people/average acre and 73 people/single acre. The proposed project is consistent with the RCALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

<b>Chapter 19.475</b>				
<b>Drive-Thru Business Site Location, Operation, and Development Standards</b>				
	<b>Standard</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Frontage</b>	100 feet	270-foot frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located on Arterial Street	Van Buren Boulevard: 120-foot arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drive-Thru Lane Standards</b>	Length: 180 feet	316 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stacking: 10 vehicles	31 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Width: 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Drive-thru lane screening	3-foot screen wall and arbor trellis; Tiered planting between drive-thru lane and public right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Setbacks</b>	Van Buren Boulevard: 15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Between Drive-Thru and Parking Lot: 5 feet	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.110.030</b>					
<b>Commercial Development Standards for the CR-Commercial Retail Zone</b>					
<b>Standard</b>		<b>Proposed</b>		<b>Consistent</b>	<b>Inconsistent</b>
<b>Floor Area Ratio</b>	0.50 maximum		0.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Requirements</b>	Lot Size	20,000 square feet	59,423 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Width	60 feet	270 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Depth	100 feet	205 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	75 feet		24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Yard Setbacks</b>	Front	0 feet	52 feet (west)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 feet	148 feet (North) 78 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 feet	65 feet (East)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Setback</b>	15 feet		Van Buren Boulevard: 15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.580 Parking and Loading Development Standards</b>					
<b>Standard</b>		<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Restaurant</b>	1 space per 100 sf ( 2,930 sf)	29 spaces	40 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS SUMMARY**

The proposed drive-thru restaurant will complement proposed and existing surrounding commercial uses to serve nearby residents and employees. The site has been designed with adequate vehicular access and internal circulation. The drive-thru lane has been designed to exceed stacking standards required by the Zoning Code to allow for adequate lane stacking during peak business hours. The commercial drive-thru restaurant building includes screening of the drive-thru operations through the use of a three-foot tall screen wall with an arbor trellis on top and providing tiered landscaping along the project frontage on Van Buren Boulevard.

## STRATEGIC PLAN

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 and Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed project will be reviewed at a public meeting held by the City Planning Commission and the public is able to provide comments.
2. Equity: The proposed project will provide a service available to all residents and visitors of the City.
3. Fiscal Responsibility: All project costs are borne by the applicant and will increase business tax revenue to the City when the drive-thru restaurant is open for business.
4. Innovation: The proposed project revitalizes arterial streets in the CR zone and provides a mix of uses.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes.

## ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes an in-fill development.

## 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 responses have been received by Planning Staff.

## 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. Zoning Map
7. Project Plans (Cover Sheet, Site Plan, Floor Plan, Conceptual Grading Preliminary Landscape Plan, Photometric Plan, Roof Plan, Black and White Elevations, and Color Building Elevations)

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Prepared by: Regine Kennedy, Senior Planner

Reviewed and Approved by: Brian Norton, Principal Planner



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**PLANNING CASES:** PR-2022-001322 (Conditional Use Permit and Design Review)

**Conditional Use Permit Findings pursuant to Chapter 19.760.040**

1. The proposed drive-thru 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;
2. The proposed drive-thru 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
3. The proposed drive-thru will be consistent with the purpose 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.

**Drive-Thru Business Findings pursuant to Chapter 19.475.050:**

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

**PLANNING CASES:** PR-2022-001322 (Conditional Use Permit and Design Review)

**Case Specific**

**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 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. Any additional square footage to the proposed building shall require a Minor Conditional Use Permit and Design Review and revisions to the ALUC density calculations.
4. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Issuance of Grading Permit:*

5. A 40-scale precise grading plan shall be submitted to Public Works 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;
  - 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; and
  - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

*During Grading and Construction Activities:*

6. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
7. 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. 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 off;
  - f. Disturbed/loose Soils shall be kept moist at all times.
  - g. All 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.
8. The applicant shall be responsible for erosion and dust control during construction phases of the project.
9. 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 Issuance of Building Permit:*

10. **Staff Required WQMP basin Condition:** Revise the submitted site plan such that the plan provided for building permit plan check incorporates the following changes:
- a. Walls located within or adjacent to the proposed WQMP basin that are visible shall be constructed of decorative masonry block.
11. **Staff Required Landscape and Irrigation Condition:** Revise the submitted landscape and irrigation plans such that the plan provided for Planning Staff review incorporates the following changes:
- a. Large specimen shade tree (i.e. Chinese Elm) shall be provided over the outdoor seating area and maintained to provide adequate shade throughout all seasons.
  - b. Landscaping along the Van Buren Boulevard frontage shall consist of tiered plant materials; and
  - c. Landscaping along Van Buren Boulevard shall be designed to include plant materials three feet in height for partial screening of vehicles.
12. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Separate applications and filing fees are required.
13. Plans submitted for plan check review shall 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.
14. 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 comply with Chapter 19.566 of the Zoning Code (Outdoor Lighting).

The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.

15. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
16. Ground mounted equipment shall be fully screened from the public right-of-way.

*During Construction:*

17. 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 or urban pollutants, and flooding.
18. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

*Prior to 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. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

*Site Operation Standards:*

20. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
21. 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
22. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
23. 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.

*Standard Conditions:*

24. There shall be a one-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.

25. 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.**

26. 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.
27. 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.
28. 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.
29. 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 this permit.
30. 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.
31. 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.

32. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
33. 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**

#### Conditions to be fulfilled prior to occupancy unless otherwise noted

34. Storm Drain construction will be contingent on engineer's drainage study.
35. Installation of sewer lateral to serve this project to Public Works specifications.
36. Trash enclosures required per public works specifications.
37. 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.

38. 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:
  - 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;
  - Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
  - Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
  - Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
  - Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
39. 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.

40. 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.
41. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
  - Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

## **Fire**

42. 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 (UJFX) 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.
43. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
44. Construction plans shall be submitted and permitted prior to construction.
45. 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.
46. Fire Department access shall be maintained during all phases of construction.
47. Identification and posting of required fire lanes shall be provided as directed by the assigned Fire Inspector. (CFC, Sec. 503.3) (RMC, Sec. 16.32.280)
48. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
49. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code,

California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.

50. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition)

#### **Public Utilities – Electric**

51. 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.
52. Plot existing electrical distribution facilities on the original site plan.
53. The circuit in this area has been recently flagged, this circuit does not have the capacity to add any new load. This new load will trigger a (ex. feeder extensions, new equipment/facilities) customer will be responsible for all cost associated with the improvements.
54. Provide, switch, PJC, transformer, & switchgear location.

#### **Public Utilities – Water**

55. Water services were installed for this pad with the site development and should be in place and sufficient for the proposed project.
56. If any changes or upgrade are needed, please contact the water department.

#### **Environmental Compliance**

57. A Wastewater Discharge Survey for restaurants **must** be submitted to EC 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.

58. If a sampling station is required—submit proposed installation on corrected plans.
59. 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.
60. 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.
61. Other items for correction may need to be completed after actual plans are submitted for a formal review.
62. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.