



Community & Economic Development Department

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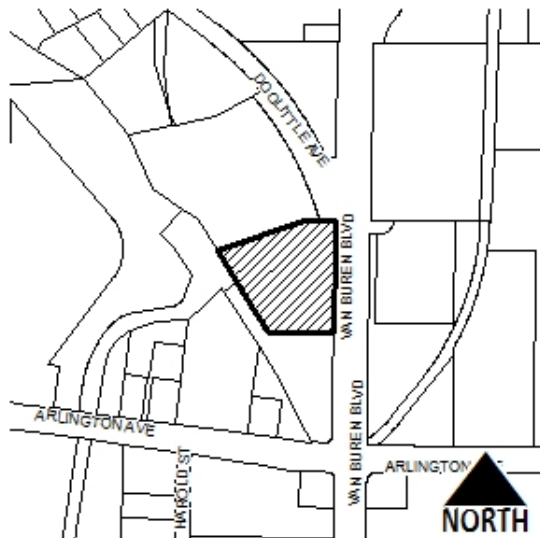
Planning Division

RiversideCA.gov

HEARING DATE: DECEMBER 15, 2016

AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0958 (Conditional Use Permit), P15-0959 (Design Review), and P15-1105 (Parcel Map)	
<i>Request</i>	To construct a commercial center consisting of an express carwash and two multi-tenant commercial buildings totaling 16,607 square feet.	
<i>Applicant</i>	Lisa Kolieb of Akerman LLP	
<i>Project Location</i>	6458 Van Buren Boulevard, on the west side of Van Buren Boulevard and north of Arlington Avenue	
<i>APN</i>	155-290-061	
<i>Project area</i>	3.96 acres	
<i>Ward</i>	7	
<i>Neighborhood</i>	Airport	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	C-Commercial	
<i>Zoning Designation</i>	CR-AP – Commercial Retail and Airport Protection Overlay Zones	
<i>Staff Planner</i>	Gaby Adame, Assistant Planner, 951-826-5933; gadame@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that this proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes in-fill development; and
2. **APPROVE** Planning Cases: P15-0958 (Conditional Use Permit), P15-0959 (Design Review), and P15-1105 (Parcel Map), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 3.96 acre site is comprised of a vacant single parcel with a slight slope of approximately two percent towards the southeasterly portion of the site. The property is surrounded by a riparian area and water course to the west, a multi-family development to the north, a commercial building (Walgreens) to the south, and Van Buren Boulevard, a nine-lane, 120 foot arterial street to the east. The Riverside Municipal Airport is located northeast of the site, across Van Buren Boulevard.

PROPOSAL

The applicant proposes a two phase construction project consisting of an express car wash, a single-tenant 2,572 square foot retail building (Retail Sales A), a multiple-tenant 14,035 square foot retail building (Retail Building B), and 129 parking spaces, including 32 vacuum stations. A tentative parcel map to establish a 2-lot subdivision is also proposed. The two parcels will be maintained as one for purposes of parking, circulation, architecture, and landscape maintenance.

Phase 1 includes a 6,029 square foot carwash, consisting of a single-story building with a single car wash tunnel, two offices, two restrooms, an electrical room and a mechanical room. Three sets of vacuum stations, two covered providing a total of 24 stations and one uncovered providing an additional eight stations, are situated north of the carwash building. The carwash facility also includes a stand-alone detail station with three car bays, a pay station, two vending stations, two standard parking spaces and a loading area. The modern-style building has flared roof lines with floor-to-ceiling glass windows facing Van Buren. Building materials include stainless steel metal louvers, smooth stucco, and steel panels.

Phase 2 includes the construction of two commercial buildings (A and B) and 95 parking spaces. The commercial structures are single-story, and feature similar forms, details, and colors. Retail Building A is proposed as a single-tenant building, Retail Building B will provide eight tenant spaces. The retail buildings feature an asymmetrical, modern design with simpler materials, such as smooth stucco, large store-front windows, and metal panels.

While not a part of the proposed carwash project, Riverside Public Utilities (RPU) is proposing to install overhead electrical transmission facilities along the northern property line as a part of the

Riverside Transmission Reliability Project (RTRP). As a result, a 24 foot wide utility and access easement is provided along the entire length of the northerly property line.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The underlying Commercial Retail and Airport Overlay Zone is consistent with the C - Commercial General Plan land use designation. The proposed project is located in Zone D of the Riverside Municipal Airport, Primary Traffic Patterns and Runway Buffer Area which limits nonresidential intensity to 100 people per average acre, and 300 people per single acre. This was reviewed by Airport Land Use Commission and found to be consistent. Carwash facilities are permitted in the CR-AP—Commercial Retail and Airport Protection Overlay Zone, subject to the granting of a Conditional Use Permit.</p>	<input type="checkbox"/>	<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 City's design guidance document, subject to the recommended conditions of approval detailed below.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Commercial Retail Zone Development Standards				
Standard		Proposed	Consistent	Inconsistent
Max. Floor Area Ratio	0.50	0.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Area	20,000 square feet minimum	Parcel 1: 95,301 square feet Parcel 2: 79,164 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	60 feet minimum	Parcel 1: 246 feet Parcel 2: 228 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet minimum	Parcel 1: 420 feet minimum Parcel 2: 279 feet minimum	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front	0 Feet Retail Building A: 250 feet Retail Building B: 24 feet Carwash: 61 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side	0 Feet Retail Building A: 6 feet (from north property line) Retail Building B: 9 feet (from south property line) Carwash: 6 feet (from south property line)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Commercial Retail Zone Development Standards					
Standard			Proposed	Consistent	Inconsistent
	Rear	0 Feet	Retail Building A: 83 feet Retail Building B: 70 feet Carwash: 133 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Parking Lot Landscape Setback</i>	Street Frontages (Van Buren Boulevard)	15 feet	15-28 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	75 feet		Retail Building A: 25 feet Retail Building B: 28 feet Carwash: 32 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking Requirements</i>	Carwash (Parcel 1) 1 space/ per 2 employees per shift 4 employees= 2 spaces Retail Sales (Parcel 2) 1 space/250 square feet 16,607 square feet/250 = 66 spaces TOTAL= 68 spaces required		129 spaces, including 32 vacuum stations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Accessory Structures (Vacuum Stations 1 and 2)</i>	Front Building Setback 50 feet		64 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Vehicle Wash and Drive-Thru Facilities Development Standards</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Screening of Equipment</i>	All equipment, supplies and activities associated with this use shall be contained within an enclosed building.	Car wash equipment is located within an enclosed buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Frontage</i>	Located on Arterial Street	Van Buren Boulevard - 120-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Circulation</i>	The traffic circulation pattern shall be designed so as to preclude traffic congestion on public streets in the vicinity and to provide safe ingress, egress and movement of traffic on the site.	Site access and circulation has been designed to provide safe ingress and egress movements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Setback</i>	Van Buren Boulevard 10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Noise</i>	The noise level generated by the facility shall not exceed the limits set forth in Title 7 of the Municipal Code.	A noise study prepared for the project determined that the project will operate in compliance with Title 7 of the Municipal Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Water Runoff</i>	Water flow resulting from the washing facilities shall be confined to the site.	Water flows are being confined to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DESIGN REVIEW

Site Plan/Access and Circulation

The project site has been designed to provide access to the project from two 36-foot driveways from Van Buren Boulevard and one 30-foot driveway from Doolittle Avenue. The two driveways from Van Buren will be limited to right-in and right-out due to a raised landscape median. The driveway from Doolittle will connect to an existing service road currently serving the multiple-

family residential development to the north. The project complies with the minimum drive-aisle width of 24 feet for two-way traffic.

The project also includes a modification to the raised median along northbound Van Buren Boulevard to allow for left turn access onto Doolittle Avenue. The proposed modifications have been reviewed and approved by the Public Works Traffic Engineering Division.

A total of 129 parking spaces (including 32 vacuum stations) will be provided for the project. Two parking spaces and 32 vacuum stations are located on Parcel 1 and 95 spaces are proposed on Parcel 2. A reciprocal parking, access and maintenance agreement is required as a condition of approval for the project.

Architecture

The architectural design of the buildings are influenced by the performance shapes of airplanes and cars. The design materials features metal panels of the carwash roof and corrugated metal panels for vacuum canopies, smooth stucco and large storefront windows for the commercial buildings. The Citywide Design Guidelines require that the design appropriately reflect a contextual style of surrounding elements. The proposed project is consistent with the neighboring developments, and particularly influenced by the planes in the Riverside Municipal Airport located northeast of the project site. Conceptual sign plans have been included in the project plans to demonstrate the proposed location of signs. Staff is aware that not all signs are compliant with the General Sign Provisions. A condition has been added to require the submittal of separate sign applications for Staff to review.

Conceptual Landscaping

The conceptual landscape design features a variety of trees and water-efficient ground cover plants around property lines and landscape planters in the parking lot. To the west of the site there is a storm water retention and infiltration swale. In consultation with U.S. Fish and Wildlife, the applicant agreed to include native vegetation that will add to riparian area adjacent to the site, inside the water course. Native plants selected will be shallow rooted plants, so as not to damage the infiltration swale.

Staff supports this plan in concept and final landscape and irrigation plans will be required to be reviewed and approved by Design Review staff during the plan check review process.

Airport Compatibility

The project site is located within the Riverside County Airport Land Use Compatibility Plan (RCALCUP). The basic function of airport land use compatibility plans is to promote compatibility between airports and the land uses that surround them. Compatibility plans serve as a tool for use by local agencies in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development.

The site is located within Zone D of the Riverside Municipal Airport, Primary Traffic Patterns and Runway Buffer Area which limits nonresidential intensity to 100 people per average acre, and 300 people per single acre. The project was reviewed by the Riverside County Airport Land Use

Commission (ZAP1080RI16) and found to be consistent with the RCALUCP subject to a variety of conditions.

ENVIRONMENTAL REVIEW

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

NEIGHBORHOOD COMPATIBILITY

The proposed use will be compatible with the specific site location, development, and operation standards for the Commercial Retail? Zone. The project is designed to provide adequate access, circulation and on-site parking. A noise study prepared by a licensed acoustical engineer concludes that noise generated from the car wash operations will be in compliance with Title 7 - Noise Control of the Riverside Municipal Code. The project, as proposed, will not prove detrimental to the surrounding neighborhood or the general public with fulfillment of the recommended conditions of approval.

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. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Preliminary Grading Plan, Building Elevations, Floor Plan, Parcel Map, and Conceptual Landscape Plan)
7. Existing Site Photos

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

Gaby Adame, Assistant Planner
Ted White, City Planner
Rafael Guzman,
Community & Economic Development
Director



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P15-0958** (Conditional Use Permit), **P15-0959** (Design Review), and **P15-1105** (Parcel Map)

Conditional Use Permit Findings

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

- a. The proposed automated car wash facility and commercial buildings are 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 automated car wash facility and commercial buildings 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;
- c. The proposed automated car wash facility and commercial buildings 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.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: P15-0958 (Conditional Use Permit)
P15-0959 (Design Review)
P15-1105 (Parcel Map)

CONDITIONS

Planning

1. The project 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 (Vehicle Wash Facility) 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.
4. Landscaping in the northwestern corner of Parcel 1, surrounding the storm water retention and infiltration swale, will be coordinated with U.S. Fish and Wildlife so as to not disturb existing habitat.
5. Improvements in the public right of way providing vehicular access from Dolittle Avenue shall be submitted to and approved by the Public Works Department.

Prior to Map Recordation:

6. A Reciprocal Parking, Access and Maintenance Covenant and Agreement shall be submitted for review and approval by the Planning Division and City Attorney's Office and recorded.

Prior to Issuance of Grading Permit:

7. A 40-scale precise grading plan shall be submitted to Public Works 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;

- c. Compliance with all recommendations of the required Project specific Water Quality Management Plan; and
- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems.

During Grading and Construction Activities

- 8. 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.
- 9. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 11. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 12. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust 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.
- 13. 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

14. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
15. 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.
16. 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 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). 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.
17. Ground mounted equipment shall be fully screened from the public right-of-way.
18. **Site Plan Conditions:** Revise the submitted site plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. Revise to include 15 foot minimum landscape setback along Van Buren Boulevard.
19. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscape and irrigation plans must be submitted prior to building permit issuance.

Prior to Release of Utilities and/or Occupancy:

20. 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 Gaby Adame, Assistant Planner, at (951) 826-5933 or gadamer@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

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

Fire Department

Contact Margaret Albanese at 951-826-5455 for questions regarding Fire conditions or corrections.

Prior to Building Permit Issuance:

22. All required fire hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
23. An automatic fire sprinkler system is required by City Ordinance 16.32.076. 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 an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have 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. Also includes the detail shop, greater than 1,000 square feet to use the exemption.
24. One new fire hydrant is needed for this project.
25. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
26. Fire Department access is required to be maintained during all phases of construction.

Parks, Recreation & Community Services – Park Planning

Contact Guy Tanaka at gtanaka@riversideca.gov, or Robert Filliar at rfilliar@riversideca.gov or 951-351-6313, for questions regarding Street Tree conditions.

27. Protect in place existing street trees. Any dead/damaged trees will need to be replaced with 24" box size Cercis canadensis 'Forest Pansy'.

Public Works

28. Storm Drain construction will be contingent on engineer's drainage study.
29. Off-site improvement plans to be approved by Public Works.
30. A surety prepared by Public Works to be posted to guarantee the required off-site improvements.
31. Modification of existing Van Buren Boulevard Median to allow for left turn pocket on northbound Van Buren at Doolittle Avenue intersection to Public Works specifications.
32. Installation of traffic signal facilities on Van Buren Boulevard at Doolittle Court to allow for westbound entry to Doolittle Avenue only to Public Works specifications.
33. Modification of project entry on Doolittle Avenue to Public Works Specifications. Project entry must allow for existing access to Stonegate Apartments to be maintained.

34. Installation of sewer laterals to serve this project to Public Works specifications.
35. Size, number and location of driveways to Public Works specifications.
36. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.

Prior to Final Inspection:

37. 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.

Prior to Issuance of Building and Grading Permit:

38. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant. The Final Map shall be recorded prior to the issuance of a Building Permit.
39. 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.
40. 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.

41. 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.
42. 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 Utilities – Electric

Contact Summer Ayala at 951-826-2129 for questions regarding the following Public Utilities-Electric conditions or corrections:

43. Blanket Utility Easement on all parcels.
44. 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.
45. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
46. 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.

Contact Mike Torelli at 951-826-5404 for questions regarding the following Riverside Transmission Reliability Project (RTRP) conditions or corrections:

47. Barriers will need to be installed to protect the poles from vehicular traffic and parking.
48. Hardscape and landscape will be allowed within the easement subject to Riverside Public Utilities Review and approval.

49. Trees may be planted within the easement, but mature growth shall be limited to 25 feet or less.

Prior to Issuance of Building and Grading Permit:

50. Construction of the proposed development including grading permits will need to be coordinated through me (Mike Torelli) prior to issuing permits to the developer.

Public Utilities – Water

51. Prior Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
52. Advisory: All landscape shall be irrigated with recycled water.
53. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
54. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

Airport Land Use Commission

55. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
56. The following uses are prohibited:
- a. Any uses which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - d. Any use which would generate electrical interference that may be determined to the operation of aircraft and/or aircraft instrument.
 - e. Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

57. No new detention basins are proposed through this application. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of a storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around such detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
58. The maximum height of the proposed structures shall not exceed 35 feet above ground level and the maximum elevation of the proposed structure, including all rood mounted appurtenances (if any) shall not exceed 773 feet above mean sea level.

Standard Conditions

Planning

59. There shall be a 36-month time limit in which to commence construction of the project beginning the day following approval by the City Council.
60. 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.
61. 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.
62. 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.
63. 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.
64. 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.

65. 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.
66. Failure to abide by all conditions of this permit shall be cause for revocation.
67. 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.