



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

REVISED

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P17-0486** (Zoning Code Map Amendment)
 P17-0813 (Conditional Use Permit)
 P17-0814 (Design Review)

• **Planning Division**

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. 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.
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. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00

- a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
7. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
 8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
 9. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 10. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
 11. 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. Tract Map 31542 showing the dedication of 13,889 square feet along Jurupa Avenue shall be recorded.
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.
 - a. The Landscaping and Irrigation Plans must indicate planters adjacent to green screens along the front elevation to support planting in that area.
 - b. Landscaping at the corner of Van Buren Boulevard and Jurupa Avenue shall be enhanced and subject to Staff approval.

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. 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.
18. Ground mounted equipment shall be fully screened from the public right-of-way.

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 Veronica Hernandez, Associate Planner, at (951) 826-3965 vhernandez@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

20. All operations shall be in compliance 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. No outdoor pay phones shall be permitted on the premises.
24. 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.
- ~~25. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.~~
26. No vehicles shall be parked on the carwash premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the carwash. No vehicle may be parked on the premises and offered for sale.

Standard Conditions:

27. 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.
28. The Rezoning, Conditional Use Permits, and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.

35. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
36. 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.
37. 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.
38. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
39. 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**

Prior to Building Permit Issuance:

40. 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. Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.
41. 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.
42. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
43. Construction plans shall be submitted and permitted prior to construction.
44. Fire Department access is required to be maintained during all phases of construction.

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

Prior to Grading and Street Improvement Permit Issuance:

45. The project has been designed such that the multi-purpose recreational trail is located entirely in the Right-of-Way on Van Buren Bl. The existing trail on Jurupa Ave is within a sufficient existing easement. Therefore, if the project is constructed per plans submitted for

the current review, no additional easement is needed for the multi-purpose recreational trail.

46. Street Improvement Plans shall include the City's Multi-purpose Recreational Trail Grading and Construction Details. If the City's Public Works Department does not require a Street Improvement Plan, the trail improvements shall be included in the construction plans submitted for the Building and Safety Construction Permit.
47. Applicant shall submit a set of Grading and Street Improvements plans to PRCSD for review, in print and PDF format.
48. Obtain a separate Public Park/Trail Improvement Permit through PRCSD.
Prior to Street Improvement Permit Closeout:
49. Demonstrate that the trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and Public Park/Trail Improvement Permit.

Prior to Building Permit Issuance:

50. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas per RMC Chapters 16.60, 16.44 and 16.76.
51. Site construction plans shall include the City's Multi-purpose Recreational Trail Grading and Construction Details if the trail improvements are not made part of the Street Improvements Plans.
52. Applicant shall submit a set of Site Improvement, landscape, and irrigation plans to PRCSD for review, in print and PDF format. The submittal shall include a utility site plan indicating that no utility infrastructure (boxes, valves, pedestals, etc.) are located within the trail.

Prior to all Occupancy, Certificate of Use, or Building Permit Closeout:

53. Construct multi-purpose recreational trail improvements per Trails Master Plan and per City's Multi-purpose Trails Grading and Construction Standard Specifications and Details for the trail segment along the Van Buren Avenue frontage of the parcel, parallel to the existing paved asphalt trail in the Right of Way, which is to be protected in place.
54. Demonstrate that all trail scope of work has been constructed, installed and approved in conformance with the approved plans, specifications and Public Park/Trail Improvement permit.

Advisory: Additional plan review comments/corrections may be forthcoming once grading, street improvements and construction plans, and any other plans are submitted for plan check prior to permit issuance.

- **Public Works**

Prior to Building and/or Grading Permit Issuance:

55. Storm Drain construction will be contingent on engineer's drainage study.
56. Installation of sewers main and sewer lateral(s) to serve this project to Public Works specifications.
57. No new driveways allowed. Project to utilize existing driveway located on Jurupa Avenue.
58. Standard Right-of-Way corner cutback at northeast corner of Van Buren and Jurupa Avenue to Public Works Specifications.

59. 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.
60. 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.
61. 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.
62. 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.

Prior to Final Inspection:

63. 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 Closeout or Issuance of Certificate of Occupancy/Certificate of Use:

64. 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.

Advisory: Protect existing landscaping, irrigation, street trees, walking trail and vinyl fencing in place. Any damages will be the responsibility of the developer/applicant to repair and replace as needed.

- **Public Utilities – Electric**

65. 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.

~~66. Blanket Public Utility Easement required on all parcels.~~

67. Easements and any associated fees will be acquired prior to energizing and setting meters at developers cost.

68. 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.

69. 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.

70. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.

71. Plot existing electrical distribution facilities on the original site plan.

72. Please show proposed location of transformers and electrical rooms.

- **Public Utilities – Water**

73. All new services to be provided from Jurupa Avenue.

Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.

Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

- **Building and Safety**

74. The proposed project shall fully comply with the 2016 version of the California Building, Plumbing, Mechanical, Electrical, Green, Energy and Fire Codes as adopted and amended by the City of Riverside; **or** the version of these codes in effect at the time a new permit application is filed.

75. License Design Required: Given the project scope of work, an appropriately Licensed California Design Professional is required and the plans and supporting documents shall bear the stamp, date, and signature of the Licensed Professional in accordance with Sections 5537 and 6737 of the California Business & Professions Code.
76. Plan Review Policy: Building plan review fees will cover the initial plan check and two rechecks only. Any additional review required beyond the first three (3) shall be paid by the applicant on an hourly basis in accordance with the currently adopted B&S fee schedule.
77. Turnaround Times: This project requires a 20 working day (4 week) review period for the initial plan check turnaround and a 10 working day (2 week) back check for each subsequent plan review.
- Advisory: Expedited plan review services may be available that can reduce the plan check turnaround times in half for an additional fee. Please make any such requests at the permit counter prior to plan check submittal in order to verify staff availability.
78. Conditions of Approval: A copy of the City Conditions of Approval, signed by the applicant, shall be incorporated as the second sheet of the building plans and be present at the time of initial plan check submittal. Building plans must show in detail how they will conform to the required conditions as applicable.
79. Plan Review Submittal Package: Plan Review Submittal Package: At the time of the initial plan check submittal and permit application; (4) complete sets of building plans, which include grading plans, architectural, structural, and MEP plans, are required. In addition, (2) sets of supporting structural calculations, Title 24 energy compliance reports, soil reports, or other related project specifications shall be submitted by the applicant prior to the commencement of plan review services
80. Building Fees: All building plan check, permit, and other development related impact fees from the various City Departments and Agencies must be paid prior to building permit issuance.
81. Separate Permits Required: A separate review, approval and permit is required for any proposed onsite improvements NOT specially included within this permit application scope of work, as required by the City of Riverside. For example, any onsite structural demolition, perimeter walls and fences, retaining walls, trash enclosures, light standards, signs, etc.
82. Soil Report: A soil report with a study of liquefaction potential is required in accordance with the provisions set forth in the most recently adopted version of the California Building Code.
83. Structural Calculations: Two (2) sets of supporting structural calculations shall be prepared under the direction of a California licensed Engineer or other appropriately licensed design professional. Each set of structural calculations shall bear the wet stamp, date and signature of the licensed design professional prior to permit issuance.
84. Green Code: Building alterations with a permit valuation of \$200,000 or above shall comply with the most recent version of the state adopted California Green Building Standards Code.
- Advisory: The City of Riverside enforces the Mandatory Measures adopted by the State and not the Tier 1 or 2 Green Standards which are optional to the applicant.

85. Project Scope of Work: A detailed scope of work shall be provided on the title sheet of the building plans clearly indicating all proposed building and site improvements to be reviewed by the City under the proposed permit application.

Advisory: Not providing clear project information may delay the review and approval process and subsequent permit issuance.

86. Accessibility: The project shall fully comply with Chapter 11-B of the most recent version of the California Building Code and include all exterior and interior accessible features as required.

- a. On the civil and architectural site plans, clearly indicate the accessible route(s) from public way on site and interconnecting each building onsite, along with all accessible parking and paths of travel to the buildings entrance.
- b. An accessible route is required from the building to any trash enclosure on site if the facility has employees on site.
- c. If the building includes employee workstations, fully accessible restroom(s) are required.

87. Title 24 Energy Standards Compliance: Each set of building plans shall incorporate a copy of all required Title 24 California energy compliance reports, supporting documents, and mandatory measures based on the most recent version of the adopted Energy Standards; including but not limited to the building envelope, lighting systems (both internal and external), mechanical HVAC systems and water heaters, where applicable.

Advisory: Assure that the required energy report(s) are generated using the latest version of the States approved energy software solution(s) and that each report is registered with an approved HERS provider prior to initial plan check submittal.

88. Waste Pre-Treatment Required: The proposed carwash facility shall obtain written review and approval from the City Public Works Environmental Compliance Division for the required in ground clarifier on site. Complete plans are required at the time of building plan check submittal.

Advisory: Additional plan review comments may be forthcoming once construction drawings are completed and submitted for a comprehensive building plan check prior to permit issuance.

- **Environmental Compliance**

Prior to *Building* Permit Issuance:

89. A completed Wastewater Discharge Authorization Certificate (WDAC) Application must be submitted to EC for review and approval, including description pretreatment, such as clarifier/water recycling system.
90. If a sampling station is required—submit proposed installation on corrected plans.
91. 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.
92. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.

Advisory: Other items for correction may need to be completed after actual plans are submitted for a formal review.