



**PLANNING COMMISSION HEARING DATE: AUGUST 8, 2019
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0486 (Zoning Code Map Amendment) P17-0813 (Conditional Use Permit) P17-0814 (Design Review)	
<i>Request</i>	To consider the following entitlements to establish a 5,380 square foot automated car wash facility: 1) a Zoning Code Map Amendment to change the zone from RE – Residential Estate Zone to CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans.	
<i>Applicant</i>	Michael Scarbrough of 3K1 Consulting Services, LLC	
<i>Project Location</i>	Northwest corner of Van Buren Boulevard and Jurupa Avenue	
<i>APN</i>	155-060-028	
<i>Project area</i>	2.36 acres	
<i>Ward</i>	7	
<i>Neighborhood</i>	Airport	
<i>General Plan Designation</i>	C – Commercial	
<i>Zoning Designation</i>	RE – Residential Estate	
<i>Staff Planner</i>	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend that the City Council:

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 P17-0846 (Zoning Code Map Amendment), P17-0813 (Conditional Use Permit), and P17-0814 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 2.36-acre site is comprised of a single vacant parcel. Surrounding land uses include undeveloped land to the north, south, and west, and a light industrial business park to the east (Exhibit 3).

In May 2003, an Exchange, Disposition, and Development Agreement (EDDA) between the City of Riverside, Friends of Riverside Airport LLC, Van Buren Golf Center LLC, and Riverside Gateway Plaza was approved by City Council to facilitate the future development of commercial uses on the subject site. On June 5, 2018, City Council approved a Final Tract Map No. 31542 to create the subject 2.36 acres as Lot 2.

PROPOSAL

The applicant is requesting approval of the following entitlements to establish a 5,380 square foot automated car wash facility: 1) a Zoning Code Map Amendment to change the zone from the RE – Residential Estate Zone to the CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans.

The proposed vehicle wash facility will consist of a one-story building with a single car wash tunnel, an equipment room, employee break room, manager's office, and two restrooms. Thirty-seven covered combination vacuum stalls/parking spaces are provided to the west of the vehicle wash building.

The architectural design of the building is modern with Spanish influences and includes a mix of parapet and hip tile roofs, smooth stucco, stone veneer, metal awnings, and aluminum accent green screens. A steel pergola is proposed at the car wash exit adjacent to Van Buren Boulevard. Large windows are also proposed facing Van Buren Boulevard. Access to the site will be provided from a 30-foot wide driveway on Jurupa Avenue.

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. A bio-retention basin is proposed interior to the site. The applicant has also included an enhanced landscaped feature at the corner of Van Buren Boulevard and Jurupa Avenue to highlight the intersection as a gateway to the city.

PROJECT ANALYSIS

Authorization and Compliance Summary

<i>City Policy and Regulations</i>	<i>Consistent</i>	<i>Inconsistent</i>
<p><i>General Plan 2025</i> The General Plan Land Use designation for the site is C – Commercial (Exhibit 4). The Commercial land use designation provides for retail, sales, service, and office uses that serve multiple neighborhoods within the City. The project is consistent with the Commercial land use designation and the following Objectives and Policies, and furthers the intent of the General Plan 2025:</p> <p><u>Objective LU-15:</u> Recognize Van Buren Boulevard as a significant parkway, linking neighborhoods along its path to the Santa Ana River, the Arlington Heights Greenbelt, Victoria Avenue and the California Citrus State Historic Park.</p> <p><u>Objective LU-21:</u> Attractively develop the City’s major gateways to create a stronger sense of City identity.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i> The underlying RE - Residential Estate Zone is inconsistent with the C - Commercial General Plan land use designation. The applicant proposes to rezone the site to CR – Commercial Retail Zone for consistency with the General Plan Land Use Designation (Exhibit 5). The CR – Commercial Retail Zone allows for vehicle wash facilities subject to the approval of a Conditional Use Permit and compliance with Site Location, Operation, and Development Standards applicable to those uses. This proposed project is consistent with the applicable development standards and separation requirements for vehicle wash facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with the Riverside Municipal Airport Land Use Compatibility Plan</i> The proposed project is located in Zone C (Extended Approach/Departure Zone) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP), which is identified as having a potential conflict, restricting the intensity of uses to 75 people/ acre. Uses consistent with the zone are typically light industrial-related.</p> <p>This project has been determined to be exempt from ALUC review as it is substantially consistent with the Exchange, Disposition, and Development Agreement (EDDA), approved in 2003. Specifically, on May 9, 2017, ALUC Staff recognized that the commercial uses identified in the EDDA qualify as “existing land uses”; therefore, ALUC Staff acknowledged that a commercial development on this site is exempt from ALUC review.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.110</i>					
<i>Commercial and Office Development Standards for the CR-Commercial Retail Zone</i>					
<i>Standard</i>			<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
<i>Floor Area Ratio</i>	0.50		0.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Requirements</i>	Lot Size	20,000 sq. ft.	101,552 sq. ft. (2.36 acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Width	60 feet	152 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Depth	100 feet	277 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Building Height</i>	75 feet		22 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Setbacks</i>	Front	0 Feet	18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 Feet	55.78 feet (North) 50 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side	0 Feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 Feet	97 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.425</i>					
<i>Vehicle Wash Facility Development Standards</i>					
<i>Standard</i>			<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
<i>Screening Equipment</i>	<i>of</i>	Equipment, supplies and activities - Contained within an enclosed building.	Car wash equipment - Located within an enclosed building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Frontage</i>	Located on Arterial Street		Jurupa Avenue - 110-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Circulation</i>	Preclude traffic congestion on public streets and provide safe ingress, egress and movement of traffic.		Site access and circulation - Provide safe ingress and egress movements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Setback</i>	10 foot setback adjacent to any public street		15-18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Noise</i>	The noise level - Comply with Title 7 of the Municipal Code.		Noise Study - Project complies with Title 7 of the Municipal Code. (Exhibit 7)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Water Runoff</i>	Water flow resulting from the washing facilities - Confined to the site.		Water flows - Confined to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580</i>				
<i>Parking and Loading Development Standards</i>				
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
<i>Parking Requirements</i>	Vehicle Wash Facility: 1 space/ 2 employees per shift = 1 space required	37 combination parking spaces/vacuum stalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Setback</i>	15 feet (Van Buren Boulevard and Jurupa Avenue)	15 – 18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Zoning Code Map Amendment and Conditional Use Permit

Rezoning the property to CR – Commercial Retail Zone will facilitate a commercial development compatible with the surrounding neighborhood. The site will be developed in substantial accordance with the Exchange, Disposition, and Development Agreement approved by the City Council on May 23, 2003.

The proposed vehicle wash facility is an appropriate use for the intersection of Van Buren Boulevard and Jurupa Avenue. The project will not be detrimental to the health, safety, or general welfare of the public or surrounding area, and will provide a convenient amenity for the neighborhood.

The site has been designed with adequate vehicular access and internal circulation. The vehicle wash provides screening of the drive thru operations by providing a 3-foot high masonry screen wall and landscaping on the northeast elevation, facing Van Buren Boulevard. For the reasons stated above, Staff can support the Zoning Code Map Amendment and Conditional Use Permit.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes infill development. The project is consistent with the criteria set forth in Section 15332(a) - (e) as follows:

1. The project is consistent with the applicable General Plan designation of C – Commercial and all applicable General Plan policies as well as with the applicable base zoning designation of CG – Commercial Retail;
2. The project occurs within the City Limits on a site of no more than five acres substantially surrounding by urban uses;
3. The project site has no value as habitat for endangered, rare, or threatened species, as depicted in General Plan 2025 Final Programmatic Environmental Report (GP 2025 FPEIR) Figures 5.4-1 (Habitat Areas and Vegetation Communities), 5.4-3 (Stephens' Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservation Plans [HCP]), 5.4-5 (MSHCP Cores and Linkages), 5.4-6 (MSHCP Narrow Endemic Plan Species Survey Areas), 5.4-7 (MSHCP Criteria Area Species Survey Area) and 5.4-8 (MSHCP Burrowing Owl Survey Area);
4. Approval of the project would not result in any significant effects relating to traffic. The Traffic Division of the Public Works Department reviewed the proposed project and did not have any concerns.

5. Approval of the project would also not result in any significant effects relating to noise or water quality, as documented by the acoustical analysis prepared by WJV Acoustics on August 17, 2017 (Exhibit 7) and Preliminary Water Quality Management Plan prepared for the project. Compliance with construction hours limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code will ensure noise, associated with this project, does not result in significant effects; and
6. The site can be adequately served by all required utilities and public services, including water and electric services provided by Riverside Public Utilities, natural gas with SoCal Gas, sewer and storm water conveyances with the City of Riverside Public Works Department and emergency services by the City of Riverside Police and Fire Departments.

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

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no 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. Location Map
4. General Plan Map
5. Existing and Proposed Zoning Map
6. Project Plans (Site Plan, Preliminary Grading Plan, Building Elevations, Screen Wall Plans, Conceptual Landscape Plans)
7. Noise Study, Prepared by WJV Acoustics, Inc.
8. Existing Site Photos

Prepared by: Veronica Hernandez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

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

Zoning Code Map Amendment pursuant to Chapter 19.810.040:

1. The Rezoning is consistent with the goals, policies, and objectives of the General Plan;
2. The proposed Rezoning will not adversely affect surrounding properties; and
3. The proposed Rezoning will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

Conditional Use Permit Findings pursuant to Chapter 19.760.040 (Car Wash):

1. The proposed project is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed project will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed project 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

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 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 (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.
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. 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.
68. 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.
69. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
70. Plot existing electrical distribution facilities on the original site plan.
71. Please show proposed location of transformers and electrical rooms.

- **Public Utilities – Water**

72. 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**

73. 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.

74. 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.
75. 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.
76. 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.
77. 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.
78. 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
79. 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.
80. 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.
81. 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.
82. 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.
83. 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.

84. 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.

85. 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.

86. 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.

87. 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:

88. 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.
89. If a sampling station is required—submit proposed installation on corrected plans.
90. 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.
91. 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.