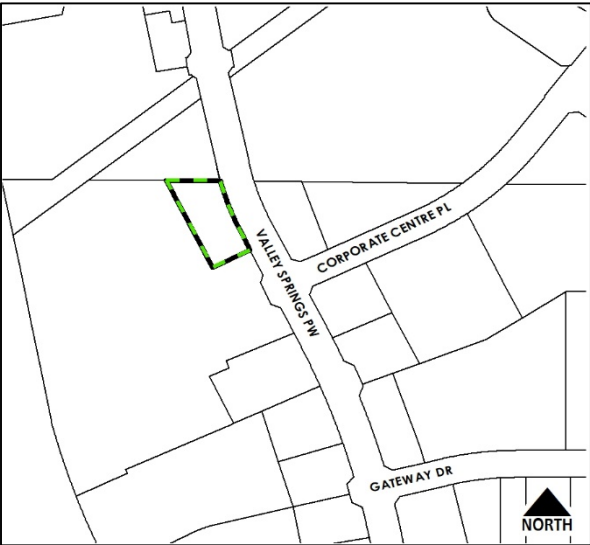




**PLANNING COMMISSION HEARING DATE: DECEMBER 12, 2019
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0332 (Conditional Use Permit) P19-0333 (Design Review)	
<i>Request</i>	To consider the following entitlements to establish a 4,333 square foot automated vehicle wash facility: 1) Conditional Use Permit to permit a vehicle wash facility; and 2) Design Review of project plans.	
<i>Applicant</i>	James Broeske of Broeske Architects and Associates	
<i>Project Location</i>	6281 Valley Springs Parkway, situated on the west side of Valley Springs Parkway, north of Corporate Centre Place	
<i>APN</i>	291-450-042	
<i>Project Area</i>	1.09 acres	
<i>Ward</i>	2	
<i>Neighborhood</i>	Sycamore Canyon/Canyon Springs	
<i>Specific Plan</i>	Canyon Springs Business Park	
<i>General Plan Designation</i>	C – Commercial	
<i>Zoning Designation</i>	CR-SP – Commercial Retail and Specific Plan (Canyon Springs Business Park) Overlay Zones	
<i>Staff Planner</i>	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@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 P19-0332 (Conditional Use Permit) and P19-0333 (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 1.09-acre site is comprised of a single vacant parcel. Surrounding land uses include commercial to the north, vacant land and commercial (Navy Federal Credit Union) to the south, vacant land and Walmart to the east (across Valley Springs Parkway), and commercial (Sam's Club) to the west. The site is located northwest of an entitled, but not yet constructed, senior housing facility, one of the components of the Canyon Springs Healthcare Campus Specific Plan (Exhibit 3).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit for the construction of a 4,333 square foot automated vehicle wash facility, and Design Review for site design and building elevations.

The proposed vehicle wash facility will consist of a one-story building with a single car wash tunnel, five equipment rooms, two storage rooms, manager's office, and one restroom. Twenty-six covered combination vacuum stalls/parking spaces are provided to the west of the vehicle wash tunnel. The applicant anticipates two employees will be present to assist customers during most times. A third employee will be available as needed. Hours of operation will be Monday through Saturday from 7:00 a.m. to 9:00 p.m. and Sunday from 7:00 a.m. to 8:00 p.m.

The architectural design of the building is modern and includes a standing seam metal roof, smooth plaster, and aluminum window panels. Large windows are proposed facing Valley Springs Parkway.

Access to the site is provided from the shopping center shared access driveway, located at the northernmost portion of the project site.

The conceptual landscape design features a variety of trees and water-efficient ground cover around the perimeter of the site and landscape planters throughout the parking lot. Two bio-retention basins in the front area will be screened by landscaping.

PROJECT ANALYSIS

Authorization and Compliance Summary

<i>City Policy and Regulations</i>	<i>Consistent</i>	<i>Inconsistent</i>
<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: <u>Objective LU-80:</u> Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>City Policy and Regulations</i>	<i>Consistent</i>	<i>Inconsistent</i>
<p><i>Canyon Springs Business Park Specific Plan</i> The project is in Planning Area 6 – Highway/Community Oriented Retail of the Canyon Springs Business Park Specific Plan, which includes a mix of commercial, office, and service uses (Exhibit 5).</p> <p>The proposed vehicle wash facility is permitted within the Specific Plan with a Conditional Use Permit. Uses in Planning Area 6 are intended to accommodate the needs of travelers and those seeking community-oriented retail goods and services. The proposed vehicle wash facility will be a convenient amenity to those visiting the large shopping centers surrounding the project site and traveling throughout the Canyon Springs Business Park area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i> The proposed project site is zoned CR – Commercial Retail Zone, which is consistent with the General Plan Land Use Designation. 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 proposal is consistent with the applicable development standards of the Zoning Code.</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. The Conceptual Landscape Plan indicates landscaping along Valley Springs Parkway; staff has included a condition of approval requiring augmentation of this landscaping to provide a tiered effect.</p> <p>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 County Airport Land Use Compatibility Plan for March Air Reserve Base</i> The project site is located within Compatibility Zone C1 (Primary Approach/Departure Zone) of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUCP). Zone C1 restricts non-residential intensity to a maximum of 100 people per average acre and 250 people per single acre. Using RCALUCP density calculations, the proposed project would have a maximum intensity of 56 people, and complies with the RCALUCP standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.110</i>				
<i>Commercial 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	0.089	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Building Height</i>	75 feet	21 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.110 Commercial Development Standards for the CR - Commercial Retail Zone					
Standard			Proposed	Consistent	Inconsistent
Setbacks	Front	0 feet	25 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 feet	140 feet (North) 140 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 feet	180 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Development Standards for Planning Area 6 in the Canyon Springs Business Park Specific Plan				
Standard		Proposed	Consistent	Inconsistent
Building Setback from Valley Springs Parkway	25 feet	25 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback from Valley Springs Parkway	20 feet	25 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Screened from View	Trash Storage	Trash enclosure - Located in the rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mechanical Equipment	Car wash equipment - Located within an enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Utility Meters	Screened by landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Loading Areas	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.425 Vehicle Wash Facilities Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Screening of Equipment	Equipment, supplies and activities - Enclosed building	Car wash equipment - Enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage	Access to Arterial or Collector Street	Valley Springs Parkway – Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation	Preclude traffic congestion on public streets and provide safe ingress, egress and movement of traffic.	Adequate access, circulation, and safe ingress and egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	Compliance with Title 7 of the Municipal Code.	Noise Study - Consistent with Title 7 of the Municipal Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Runoff	Water flow - Confined to the site.	Water flow - Confined to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 Parking and Loading Development Standards				
Standard		Proposed	Consistent	Inconsistent
Parking Requirements	Vehicle Wash Facility: 1 space/ 2 employees per shift = 2 spaces required	26 combination parking spaces/vacuum stalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	15 feet	25 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The proposed vehicle wash facility is an appropriate use for the Canyon Springs Business Park Specific Plan, Planning Area 6. 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 vehicle wash facility operations by providing landscaping on the northeast elevation, facing Valley Springs Parkway. The project is consistent with the applicable development standards required by the Specific Plan and the Zoning Code. For the reasons stated above, staff can support the Conditional Use Permit.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects, 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 and Specific Plan policies, as well as with the applicable base zoning designation of CR – 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, as determined by the Traffic Division of the Public Works Department;
5. Approval of the project would also not result in any significant effects relating to noise or water quality, as documented by the Noise Study prepared by Innovative Noise Control on August 20, 2019 (Exhibit 8) and the 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 electric services provided by Riverside Public Utilities, water services provided by the Eastern Municipal Water District, 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.

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. Zoning and Specific Plan Map
6. Project Plans (Site Plan, Floor Plan, Roof Plan, Building Elevations, Photometric Plan, Conceptual Landscape Plans, Preliminary Grading Plan)
7. Applicant Prepared Business Operations Plan
8. Noise Study
9. 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



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P19-0332 (Conditional Use Permit)
 P19-0333 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

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: **P19-0332** (Conditional Use Permit)
 P19-0333 (Design Review)

Case Specific

• **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. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

14. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.
 - b. The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized.
 - c. Light poles shall not exceed twenty-five (25) feet in height, including the height of any concrete or other base material.
15. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary. Landscape Plan shall include the following:
 - a. Landscaping along Valley Springs Parkway shall be augmented to provide a tiered effect, subject to staff review and approval.
16. 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.
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. 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:

26. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.

Prior to **December 12, 2020**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENTS.**

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

32. 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.
33. 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.
34. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
35. 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.
36. 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.
37. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
38. 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:

39. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
40. Construction plans shall be submitted and permitted prior to construction.
41. Fire Department access shall be maintained during all phases of construction.
42. If the building is equipped with an existing fire sprinkler, fire alarm, fixed extinguishing system, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, these systems shall be maintained and extended if necessary, to provide proper coverage of structures. Plans shall be submitted by a California Licensed contractor, under separate cover to the fire department and obtain approvals prior to any work on such systems.
 - a. *Advisory:* All existing fire alarm systems and fire sprinkler water flow monitoring systems that are currently certificated UL, FM placard or ETL shall be maintained for

the life of the system. The fire alarm contractor shall be UL, FM or ETL to maintain the certification or placard of the system.

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

Prior to Building Permit Issuance:

43. 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.

- **Public Works**

Prior to Building and/or Grading Permit Issuance:

44. Installation of sewer lateral(s) to serve this project to Public Works specifications. If existing lateral to be utilized, video inspection prior to connection required.
45. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

46. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
47. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the

implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

48. 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.
49. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
50. On all plans, provide linear footage labels along all parcel lines. Protect in place existing street trees; Street Trees determined by Tree Inspector to be dead or in poor condition are to be replaced with 24" box size species to match existing. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
51. Project will require one side-by-side trash enclosure (No Tandem Enclosure). Enclosure must be able to accommodate 3YD trash and recycle commercial containers.
52. Concurrence from Eastern Municipal Water District to relocate existing 12" water line and quitclaim of existing water line easement. Water line to be relocated and accepted by Eastern Municipal Water District prior to building permit issuance.
- **Public Utilities – Electric**
53. Indicate proposed location of transformers and electrical rooms.
54. Locate existing primary cable and primary pull box prior to construction – 951-826-8436.
55. Point of connection existing primary pull box outage will be required if contractor intercepts existing conduit - 951-826-8436.

- **Environmental Compliance**

Prior to *Building* Permit Issuance:

56. 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.
57. If a sampling station is required—submit proposed installation on corrected plans.
58. 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.

59. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.
60. *Advisory.* Other items for correction may need to be completed after actual plans are submitted for a formal review.