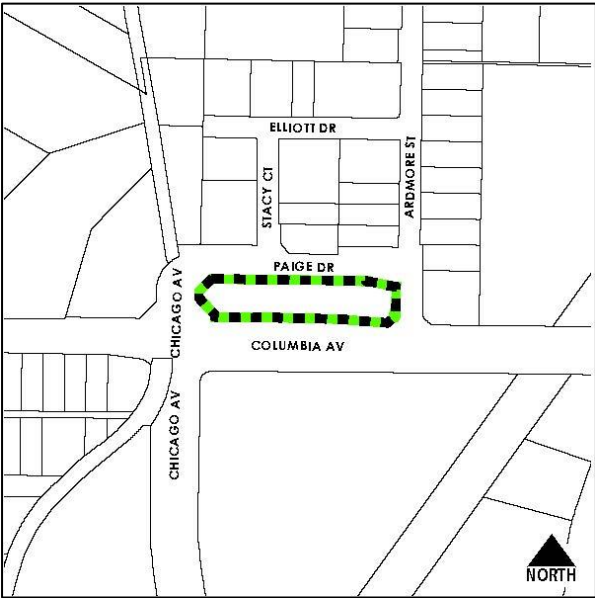




**PLANNING COMMISSION HEARING DATE: JUNE 24, 2021
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-000953 (Conditional Use Permit and Design Review)	
Request	To consider the following entitlements to facilitate the construction of an unmanned vehicle fueling station (Downs Energy Fuel) consisting of six dispenser pumps: 1) Conditional Use Permit to permit a vehicle fuel station; and 2) Design Review of project plans.	
Applicant	Fred Cohen on behalf of Downs Energy	
Project Location	1673 Columbia Avenue, situated on the northeast corner of Columbia Avenue and Paige Drive	
APN	249-033-013	
Project Area	0.90 acres	
Ward	1	
Neighborhood	Hunter Industrial Park	
General Plan Designation	I - Industrial	
Zoning Designation	I-SP – General Industrial and Specific Plan (Hunter Business Park) Overlay Zones	
Specific Plan	Hunter Business Park	
Staff Planner	Regine Osorio, Associate Planner (951) 826-5712 rosorio@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2021-000953 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 & 2).

SITE BACKGROUND

The project site consists of a vacant 0.90-acre parcel. It has a rectangular configuration and consists of a gentle slope on the west side of the property. The project site is surrounded by manufacturing and warehouse uses and single family residences to the north (across Paige Drive), Columbia Avenue overpass to the south, industrial uses to the east, and a single family residence and vacant land to the west (across Paige Drive) (Exhibit 3).

On October 22, 2013, City Council approved a Street Vacation (P13-0728) for excess right of way totaling 4,358 square feet between Paige Street and Columbia Avenue. The excess right of way resulted from the Columbia Avenue grade separation project in 2010.

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to permit an unmanned vehicle fueling station (Downs Energy Fuel) for commercial trucks, and Design Review of project plans for the site design, canopy, and landscaping.

The fueling station consists of six fueling dispensers, underground storage tanks, a utility building, and a fueling canopy. The following summarizes the proposed location and description of the fueling dispensers, storage tanks, and fueling canopy:

- Two fueling dispensers will be located in the middle of the site and contain diesel exhaust fluid (DEF), low flow diesel, and/or unleaded gasoline for small box trucks.
- Four fueling dispensers will be located on the east side of the site and contain diesel exhaust fluid (DEF) and high flow diesel dispensers for large trucks.
- Six underground storage tanks, totaling 58,000 gallons of fuel, will be located in the middle of the site, between the product dispensers.
- The fueling canopy consists of 1,056 square feet and includes a roof-top solar panel. It will be located over the two multi-product dispensers located in the middle of the site.

The utility building consists of 350 square feet and is 12 feet in height. It is located on the west side of the property and includes a restroom and an area for the storage of electric equipment and maintenance supplies. The utility building will be architecturally enhanced with split-face block walls and ACM panels to provide compatibility with surrounding development. A covered trash enclosure constructed of decorative masonry block will be provided adjacent to the utility building.

A 10-foot wide landscape planter is proposed along Chicago Avenue and Paige Drive frontages. It will include a variety of trees, shrubs, and ground cover to adequately screen the proposed vehicle fuel station and the water quality basins along Paige Drive.

Access to the project site will be provided via two proposed driveways along Paige Drive, a 36-foot-wide driveway for ingress of small trucks and a 63-foot-wide driveway for ingress and egress

of all trucks. The existing driveway off the cul-de-sac knuckle at the intersection of Ardmore Street and Paige Drive will be used for egress only. A circulation plan has been provided as part of the project plans demonstrating adequate onsite circulation will be provided for each truck type.

The facility will operate 24-hours a day and seven days a week. The vehicle fuel station is strictly for commercial needs only and requires a membership with Downs Energy Fuel. Each customer will need a company card to access and activate the services on-site.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the underlying General Plan 2025 Land Use designation of I – Industrial (Exhibit 4). The zone provides for uses such as large-scale building materials sales, light manufacturing, distribution, warehousing, and wholesaling that would generally not be appropriate in more restrictive designations because of potential nuisance factors, plus supportive retail, and commercial uses. The proposed project is consistent with the General Plan land use designation and furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-56</u>: Enhance Hunter Business Park's competitive position in the region.</p> <p><u>Objective LU-57</u>: Protect the existing, planned single family residential neighborhood within the Hunter Business Park.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Specific Plan (Hunter Business Park)</p> <p>The project site is located in the General Industrial District of the Hunter Business Park Specific Plan (Exhibit 5). The Specific Plan provides for the broadest range of light and medium industrial activities, including low intensity industrial support, such as commercial uses. Automotive service stations, such as the proposed vehicle fuel facility, is permitted in the underlying Specific Plan district subject to the granting of a Conditional Use Permit.</p> <p>Staff has determined the proposed development is consistent with the development standards of the Hunter Business Park Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The project site is zoned I-SP – General Industrial and Specific Plan (Hunter Business Park) Overlay Zones (Exhibit 6), which permits vehicle fuel stations subject to the approval of a Conditional Use Permit and compliance with Site Location, Development, and Operational Standards set forth in Chapter 19.410 – Vehicle Fuel Stations.</p> <p>The proposed project is generally consistent with the applicable development standards prescribed by the Zoning Code, except for the minimum land area for vehicle fuel stations and the minimum setback for the fuel dispensers. The Zoning Code allows for modifications to deviate from the development standards. The applicant is requesting modifications to facilitate the proposed project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project 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, landscaping, service area and equipment screening and lighting for new industrial development.</p> <p>The proposed utility building and trash enclosure will be constructed with split face block veneer and sand finish stucco.</p> <p>The proposed fuel station canopy will be designed with ACM metal panels and mounted with solar panels on top.</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>Riverside County Airport Land Use Compatibility Plan</i></p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict non-residential intensity. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Auto Services as a Generally Compatible use in Zone E.</p> <p>The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Hunter Business Park Specific Plan Development Standards</i>				
Standard		Proposed	Consistent	Inconsistent
Building Site Coverage	Not greater than 50 percent	.09 %	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.130 – I – General Industrial Zone Development Standards (Utility Building)					
Standard			Proposed	Consistent	Inconsistent
Building Height	35 feet (Within 200 feet of a residential zone or use)		12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front (Paige Drive, and Ardmore Street)	20 feet	35 feet (north) 20 feet (west) 400 feet (east)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	20 feet	20 feet (south)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.410 – Vehicle Fuel Stations Site Location, Operation, and Development Standards</i>					
Standard		Proposed	Consistent	Inconsistent	Modified
Lot Area	1 acre	0.90 acre	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Frontage	Located on an arterial street	Columbia Avenue (134-wide arterial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks	Gasoline pumps or dispensers and canopies: 20 feet	10 feet (Gasoline Pump)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		23 feet (Canopy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	10-foot landscape setback adjacent to public street	10 feet (Paige Drive and Chicago Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	35 feet	21 feet (Canopy) 12 feet (Utility Building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 - Parking and Loading Development Standards</i>				
Standard		Proposed	Consistent	Inconsistent
Parking Requirements	0 spaces	0 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The proposed project is consistent with established automotive-related uses, including vehicle fuel stations, along Columbia Avenue. The project site has been designed to provide safe and efficient vehicular access and internal circulation while providing adequate landscaping, water quality treatment facilities, utility equipment, and pedestrian access.

The development proposes a ten-foot wide planter along Paige Drive, which contains a sturdy hedge and a variety of plant materials, to screen the fuel dispensers and provide a buffer for compatibility with the single-family residences across Paige Drive.

Modifications

Section 19.410.060 of the Zoning Code allows for the modification of development standards specific to vehicle fuel stations through the consideration of a Conditional Use Permit. The Applicant requests the following modifications for the proposed project, and justifications for the modifications are discussed below.

- Lot Area

The Zoning Code requires that vehicle fuel stations be established on a gross lot area not less than one acre. The project site has an area of 0.90 acres; the applicant is requesting to modify this standard.

Staff supports this request as the proposed site design allows for trucks and vehicles to maneuver on the site safely and adequately. The proposed vehicle fuel station is limited to commercial trucks who are members of Downs Energy Fuel and is not open to the general public.

- Fuel Dispenser Setback

The Zoning Code requires that vehicle fuel dispensers be set back a minimum of 20 feet from all property lines. The applicant is requesting to modify this standard to allow a fuel dispenser to be set back 10 feet from the northerly property line (Paige Drive).

Staff supports the modification as the site design allows for efficient on-site circulation and provides tiered landscaping to further minimize the visual effect of the reduced fuel dispenser setback.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project 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 Division 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. Specific Plan Map
6. Zoning Map
7. Project Plans (*Site Plan, Grading Plan, Circulation Plan, Landscape Plan, Utility Building/Trash Enclosure/Canopy Elevations, Photometric Plan*)
8. Existing Site Photos

Prepared by: Regine Osorio, Associate Planner
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: PR-2021-000953 (Conditional Use Permit and Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040

1. The proposed vehicle fuel station 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 vehicle fuel station 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 vehicle fuel station will be consistent with the purposes of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

Vehicle Fuel Station Findings pursuant to Chapter 19.140

1. The proposed vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
2. The proposed vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
3. The proposed vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people—non-entertainment or assemblies of people—entertainment.
4. The proposed vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.
5. The proposed vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping, and other required improvements.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASES: **PR-2021-000953** (Conditional Use Permit and 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. *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:

4. 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:

5. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
6. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;

- c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose Soils shall be kept moist at all times.
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
7. The applicant shall be responsible for erosion and dust control during construction phases of the project.
 8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Issuance of Building Permit:

9. **Staff Required Landscape and Irrigation Condition:** Revise the submitted landscape and irrigation plans such that the plan provided for Planning Staff review incorporates the following changes:
 - a. Landscaping along the Paige Drive frontage shall consist of tiered plant materials; and
 - b. Landscaping along Paige Drive shall be designed to include plant materials three feet in height for partial screening of vehicles.
10. 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.
11. 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.
12. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall comply with Chapter 19.566 of the Zoning Code (Outdoor Lighting). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.
13. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.

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

During Construction:

15. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport or urban pollutants, and flooding.
16. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities and/or Occupancy:

17. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

18. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
19. 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
20. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
21. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.

Standard Conditions:

22. 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.
23. The Conditional Use Permit and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A

public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlement.

24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
31. 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.

Parks and Recreation

32. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Fire Department

33. Underground fuel and DEF tanks require a separate fire department permit and a Riverside County Environmental Health permit.
34. 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. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
35. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
36. Construction plans shall be submitted and permitted prior to construction.
37. Fire Department access shall be maintained during all phases of construction.
38. A fire sprinkler system is not required for structures less than 1,000 square feet per our fire sprinkler ordinance.

Public Utilities – Electric

39. Plot existing electrical distribution facilities on the original site plan.
40. Please show proposed location transformer location & electric room/switchgear.
41. RPU has a primary underground line going the existing easement. Fuel pump cannot be installed within the easement.
42. Developer/customer will need an encroachment permit to install lighting with the easement and ensure they have site surveyed before they dig.

Public Utilities – Water

43. Prior to issuance of building permit, applicant shall submit plans to the water department for the installation of new services to serve the project.
44. New water services will be required from Paige Drive.
45. Separate meters are required for domestic and landscape uses.
46. A new fire service connection will be required if there are any fire sprinklers or on-site fire hydrants required for the project.

Public Works – Land Development

Prior to Permit Issuance Unless Otherwise Noted:

47. Storm Drain construction will be contingent on engineer's drainage study.
48. Installation of sidewalk on Paige Drive to Public Works specifications.
49. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
50. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
51. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to permit issuance.
52. Size, number and location of driveways to Public Works specifications.
53. Closure of unused driveways to Public Works specifications.

54. On all plans, provide linear footage labels along all parcel lines. Species along both PAIGE DR & COLUMBIA AVE as per landscape plan must be changed to reflect the notes below.
- a. Please add the following notes to landscape plans:
PLANT 24" box size Magnolia grandiflora 'St Mary' in PUBLIC RIGHT-OF-WAY along both PAIGE DR & COLUMBIA AVE. Prior to planting, Tree Inspector to determine precise locations and quantities at time of site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
55. Trash enclosure required per city standards.
56. 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.
57. 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.
58. 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.

59. 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.
 - a. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - b. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - c. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
60. Project shall remove the existing 170E traffic controller and furnish & install new McCain 2070E traffic controller with program 2033 software, or City approved equal, at the intersection of Paige Drive/Chicago Avenue and Columbia Avenue. Project shall provide 100% participation.
 - a. Submit the Specification sheets for final approval of new controller and software.