




**PLANNING COMMISSION HEARING DATE: MAY 13, 2021
AGENDA ITEM NO.: 5**

PROPOSED PROJECT

Case Numbers	P20-0476 (Conditional Use Permit) P20-0477 (Design Review)	
Request	To consider the following entitlements to facilitate the construction of a 9,708 square foot vehicle wash facility: 1) Conditional Use Permit to permit a self-automated vehicle wash facility; and 2) Design Review of project plans.	
Applicant	Clarence Vong of One Design Lab	
Project Location	3729 and 3745 Van Buren Boulevard, situated on the east side of Van Buren Boulevard between Magnolia Avenue and Andrew Street	
APN	233-022-080 and 233-022-012	
Project Area	1.15 acres	
Ward	5	
Neighborhood	Arlington	
Specific Plan	Magnolia Avenue Specific Plan	
General Plan Designation	MU-V – Mixed Use-Village	
Zoning Designation	CR – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Alyssa Berlino, Associate Planner 951-826-5628 aberlino@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 Cases P20-0476 (Conditional Use Permit) and P20-0477 (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 two contiguous parcels, totaling 1.15 acres:

- The northern parcel consists of 0.76-acres and is currently vacant. The site was developed with a commercial building in 1954. In 1992, a Conditional Use Permit and Variances (C-17-912) for an automated vehicle wash facility with gasoline dispensing was considered by the Planning Commission. This was denied by the Planning Commission due to concerns regarding traffic, noise, air quality, and site design impacts to the adjacent residential uses.
- The southern parcel consists of 0.41-acres and is developed with a single-family residence and a detached garage, constructed circa 1910. As the residence has been altered, it is no longer eligible for historical designation. Records indicate the residence has been occupied by a lighting company since 2008.

Both parcels have direct access from Van Buren Boulevard. Surrounding land uses include commercial uses to the north, single family residences to the south and east, and vacant commercially zoned property to the west (across Van Buren Boulevard) (Exhibit 3).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to permit a 9,708 square foot self-automated vehicle wash facility, and Design Review of project plans. As part of the proposed project, the existing single-family residence is proposed to be demolished and a Lot Line Adjustment will be processed to consolidate the parcels.

The proposed vehicle wash facility consists of a one-story building with a single vehicle wash tunnel, an office, utility room, restrooms, storage room, vacuum room, mechanical room, electrical room, and vending area located on the northern portion of the project site. Thirty covered vacuum positions and two employee parking spaces are provided south of the vehicle wash tunnel. Three 12-foot-wide queueing lanes with a combined length of 383 feet and a canopy at the point-of-sale, located on the southern portion of the project site, are provided to accommodate 27 vehicles. Access to the vehicle wash facility will be provided from Van Buren Boulevard.

Decorative L-shaped wing walls, designed as tower elements, are proposed to extend 50 and 55 feet from the wash tunnel entrance and exit for screening purposes and noise attenuation. Elevations reflect a contemporary architectural style with traditional features. The vacuum canopies are comprised of metal support structures with a metal panel shade structure painted to complement the building.

The proposed project includes construction of 6-foot-high decorative masonry walls along the south and east property lines, and a portion of the north property line to screen the car wash development from the residentially zoned and used properties located to the east and south of the project site.

The conceptual landscape design features a variety of trees to provide shade and screening to the residential properties, water-efficient ground cover plants around the property lines, and landscape planters in the parking lot.

The facility is proposed to operate seven days a week from 7:00 a.m. to 8:00 p.m. A total of 12 employees are anticipated for the operation of the proposed vehicle wash facility with no more than four employees at any given time.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project, in combination with other surrounding residential and commercial/office uses, result in a mix of uses consistent with the underlying General Plan 2025 land use designation of MU-V – Mixed Use-Village (Exhibit 4). The MU-V designation is generally intended to provide medium to high density residential development with commercial, office, and service uses. The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p>Objective LU-37: Spur the economic revitalization of the Arlington Neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Specific Plan (Magnolia Avenue)</p> <p>The project site is in the Arlington District of the Magnolia Avenue Specific Plan (Exhibit 5). Elevations include traditional features such as recessed, arched façades with formed cornices, faux, arched windows, and brick column accents, consistent with the Arlington District. Decorative L-shaped wing walls are provided at each end of the wash tunnel to screen views of the tunnel from the immediately adjacent residential uses and from Van Buren Boulevard, as well as attenuate noise associated with the use.</p> <p>Staff has determined the proposed development is consistent with the development patterns of the Magnolia Avenue Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones (Exhibit 5), consistent with the MU-V – Mixed Use-Village General Plan land use designation. The CR – Commercial Retail Zone allows for vehicle wash facilities subject to approval of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards. The proposed project is consistent with the applicable development standards for vehicle wash facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
Compliance with Citywide Design & Sign Guidelines <p>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, landscaping, service area and equipment screening and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – CR – Commercial Retail Zone Development Standards					
Standard			Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50		0.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	75 feet		30 feet, 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front(Van Buren Blvd)	0 feet	10 feet (west)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides	0 feet	0 feet (North) 137 feet, 6 inches (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	15 feet	15 feet (East)	<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 - Contained within an enclosed building	Vehicle wash equipment - Located within an enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage	Direct access to an arterial or collector street	Van Buren Boulevard (120-foot Arterial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation	Traffic circulation to preclude traffic congestion on public streets, and safe ingress, egress movements	Adequate circulation and safe ingress and egress movements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	10 feet when adjacent to any public street	10 feet (Van Buren Boulevard)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	Noise shall comply with Title 7 of the Municipal Code	The project will comply with the Noise Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Runoff	Water flow shall be confined to the site	Water flows are 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	2 spaces (1 space/ 2 employees per shift)	2 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	15 feet (Van Buren Boulevard)	24 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The automated vehicle wash facility is consistent with established automotive-related uses including vehicle fuel stations and commercial development along Van Buren Boulevard. 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, pedestrian access, and site furnishings.

The proposed project will visually enhance the site with new landscaped areas adjacent to the street frontages and throughout the site. The proposed contemporary architectural style with traditional features is consistent with current design standards and guidelines. The decorative wing walls will adequately screen the wash tunnel from Van Buren Boulevard and the residential uses; as well as, screen noise associated with the proposed use.

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. Zoning and Specific Plan Map
6. Project Plans (Title Sheet, Site Plan/Floor Plan, Black and White Elevations, Color Building Elevations with Material Board, Renderings, Fence and Wall Plan, Roof Plan, Conceptual Grading Plan, and Preliminary Landscape Plan)
7. Existing Site Photos
8. Noise Study

Prepared by: Alyssa Berlino, Associate Planner

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

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P20-0476** (Conditional Use Permit) and **P20-0477** (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 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

PLANNING CASES: **P20-0476** (Conditional Use Permit) and **P20-0477** (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. 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.
6. 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.
7. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

8. 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.
9. 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. Disturbed/loose Soils shall be kept 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.
10. The applicant shall be responsible for erosion and dust control during construction phases of the project.
11. 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:

12. 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.
13. Landscaping along Van Buren Boulevard shall be enhanced to create a tiered effect, subject to the satisfaction of staff.
14. 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.
15. 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. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.

16. 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.
17. Ground mounted equipment shall be fully screened from the public right-of-way.

During Construction:

18. 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.
19. 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:

20. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact 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:

21. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
22. 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
23. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
24. No outdoor pay phones shall be permitted on the premises.
25. 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.
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 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.

28. 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.

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. 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

37. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.
38. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
39. Construction plans shall be submitted and permitted prior to construction.
40. 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.
41. Fire Department access shall be maintained during all phases of construction.
42. Provide for Fire Department vehicle access to within one hundred and fifty (150) feet of all portions of all exterior walls of all structures. This measurement shall be based on the path of travel as determined by the Fire Department. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). No parking stalls or overhead obstruction shall encroach into the fire access areas.

Parks, Recreation & Community Services

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

Public Utilities – Electric

44. Easements and any associated fees will be acquired during the design process.
45. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
46. Plot existing electrical distribution facilities on the original site plan.
47. Show proposed transformer location & electric room/switchgear. (1000A MAIN 277/480V-3PH-4W – TRANSFORMER SLAB BOX 6'X8').
48. Existing Street Light relocation by developer per RPU drawings.

Public Utilities – Water

49. Prior to issuance of building permit, applicant shall submit a water plan for new water service connections directly to the Water Department for review.

Public Works – Land Development

Prior to Grading Permit Issuance:

50. Storm Drain construction will be contingent on engineer's drainage study.
51. Installation of sewer lateral to serve this project to Public Works specifications. If existing lateral is to be utilized, a video inspection will be required to be approved by the Public Works prior to connection.
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, PROTECT IN PLACE existing Street Trees. If any existing Street Trees are proposed to be removed, replacement 24" box size Handroanthus impetiginosus will be required. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications. Submit Street Tree landscape plans to Tree Inspector for review and approval.
55. Required trash enclosure per Public Works specifications.
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.
60. 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.
61. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.