



**PLANNING COMMISSION HEARING DATE: NOVEMBER 10, 2021  
AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<b>Case Numbers</b>	DP-2021-00523 (Conditional Use Permit) and DP-2021-00522 (Design Review)	
<b>Request</b>	To consider the following entitlements to facilitate the construction of a 3,561-square-foot vehicle wash facility: 1) Conditional Use Permit to permit a self-automated vehicle wash facility; and 2) Design Review of project plans.	
<b>Applicant</b>	Todd Huber, on behalf of CCF PCG Riverside Plaza, LLC	
<b>Project Location</b>	7200 Arlington Avenue, situated on southeast corner of Arlington Avenue and Van Buren Boulevard.	
<b>APN</b>	191-020-011	
<b>Project Area</b>	0.80-acre parcel within a 15.45-acre shopping center	
<b>Ward</b>	6	
<b>Neighborhood</b>	Ramona	
<b>General Plan Designation</b>	MU-V – Mixed Use-Village	
<b>Zoning Designation</b>	CR – Commercial Retail Zone	
<b>Staff Planner</b>	Jessica Newton, Associate Planner 951-826-5932 <a href="mailto:JNewton@riversideca.gov">JNewton@riversideca.gov</a>	

## 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 DP-2021-00523 (Conditional Use Permit) and DP-2021-00523 (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 0.80 acres and is part of a larger 15.45-acre commercial shopping center (former K-Mart Shopping Center), currently undergoing renovation and scheduled to be completed in four phases as summarized below:

- Phase I: Façade modifications to the former K-Mart building and parking lot improvements. The project was approved by the Development Review Committee on January 27, 2021 (PR-2020-000143).
- Phase II: Renovation of an existing 6,058-square-foot commercial building to establish a fast-food restaurant and construction of a drive-thru lane. This project was approved by the Planning Commission on June 24, 2021 (PR-2020-000143).
- Phase III: Future construction of a self-automated vehicle wash facility (proposed project).
- Phase IV: Future commercial pad.

The project site is currently developed with a surface parking lot, and landscaping. Access to the project site is provided by existing driveways off Arlington Avenue and Van Buren Boulevard (Exhibit 3).

Surrounding land uses include commercial uses to the north, south, and east, and a commercial shopping center (Arlington Plaza) to the west, across Van Buren Boulevard (Exhibit 4).

## PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to permit a 3,561-square-foot self-automated vehicle wash facility, and Design Review of project plans. The proposed vehicle wash facility is planned on the northern portion of the shopping center under Phase III of the renovation improvements.

The proposed vehicle wash facility consists of a one-story building with a single vehicle wash tunnel, an employee lounge, restroom, equipment room, electrical room, and fire riser room located on the northern portion of the project site. Nine covered vacuum positions are provided south of the vehicle carwash tunnel and two employee parking spaces are provided on the parcel to the south, adjacent to the project site, within the commercial shopping center. The applicant has indicated the commercial shopping center has agreed to share two spaces with the proposed use. Two 13-foot 11-inch-wide queuing lanes with a combined length of approximately 134 feet are provided to accommodate 12 vehicles. A 238-square-foot pay station building is proposed north of the queuing lanes. Access to the vehicle wash facility will be provided from the shopping center's internal drive-aisles.

Building elevations reflect a contemporary architectural style complimentary to the phased remodeled shopping center. The vacuum canopies are comprised of metal support structures with a metal panel shade structure painted to complement the building. The vehicle tunnel will be screened from Arlington Avenue by a decorative metal trellis with a mesh screen to allow vines

to grow. The conceptual landscape design features a variety of trees and water efficient shrubs to provide shade and screening of the carwash tunnel from Arlington Avenue.

The facility is proposed to operate seven days a week from 7:00 a.m. to 9:00 p.m. A total of 16-18 employees are anticipated for the operation of the proposed vehicle wash facility with no more than three employees at any given time.

**PROJECT ANALYSIS**

**Authorization and Compliance Summary**

	Consistent	Inconsistent
<p><b>General Plan 2025</b></p> <p>The proposed project, in combination with other surrounding commercial/office, retail, and residential uses, result in a mix of uses consistent with the underlying General Plan 2025 land use designation of MU-V – Mixed Use-Village (Exhibit 5). The MU-V designation generally provides medium to high density residential development with commercial, office, and service uses. The proposed development contributes to the mix of uses and revitalization of an underutilized area consistent with the theme of the commercial shopping center, and furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Policy LU-9.5:</u> Encourage the design of new commercial developments as “integrated centers,” rather than as small individual strip development. Integrate pedestrian access, parking, access, building design and landscape themes across all parcels in the commercial center to unify the development.</p> <p><u>Policy LU-9.6:</u> Discourage strip commercial development and encourage a pattern of alternating land uses along major arterials with “nodes” of commercial development separated by other uses such as residential, institutional or office.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project site is zoned CR – Commercial Retail Zone (Exhibit 6), 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
<p><b>Compliance with Citywide Design &amp; Sign Guidelines</b></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. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Riverside County Airport Land Use Compatibility Plan (RCALUCP)</b></p> <p>The project site is located within Zone C (Extended Approach/Departure Zone) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP). Zone C limits the people/average acre to 75 people and the people/single acre to 150 people. As proposed, the project will result in 63 people/average acre and 50 people/single acre. The proposed project is consistent with the RCALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

<b>Chapter 19.110 – CR – Commercial Retail Zone Development Standards</b>					
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	
<b>Floor Area Ratio</b>	0.50	0.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Building Height</b>	75 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Setbacks</b>	Front (Arlington Avenue)	0 feet	7 feet 3 inches (North)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides	0 feet	46 feet 4 inches (East) 41 feet 0.5 inches (West)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	15 feet	110 feet 2.5 inches (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.425 – Vehicle Wash Facilities Site Location, Operation, and Development Standards</b>					
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Modification</b>
<b>Screening of Equipment</b>	Equipment, supplies and activities - Contained within an enclosed building	Vehicle wash equipment - Located within an enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.425 – Vehicle Wash Facilities Site Location, Operation, and Development Standards</b>					
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Modification</b>
<b>Frontage</b>	Direct access to an arterial or collector street	Arlington Avenue and Van Buren Boulevard (120-foot Arterials) and Jackson Street (88-foot Arterial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Circulation</b>	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"/>	<input type="checkbox"/>
<b>Landscape Setback</b>	10 feet when adjacent to any public street	7.5 feet (Arlington Avenue)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Noise</b>	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"/>	<input type="checkbox"/>
<b>Water Runoff</b>	Water flow shall be confined to the site	Water flows are confined to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.580 - Parking and Loading Development Standards</b>				
<b>Standard</b>		<b>Proposed<sup>1</sup></b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Parking Requirements</b>	Vehicle Wash Facility: 1 space/ 2 employees per shift = 2 spaces required	2 surface parking spaces and 9 vacuum stalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>The commercial shopping center has agreed to share two parking spaces for employee parking. Condition of approval #12 requires the applicant to record a shared parking and access agreement allowing the vehicle wash facility the use of two spaces for employees and access throughout the shopping center.

## **FINDINGS SUMMARY**

### **Vehicle Wash Facilities Development Standard Modification**

The applicant is requesting a modification to a development standard for vehicle wash facilities to allow a reduced landscape setback along the Arlington Avenue frontage. Section 19.425.050 of the Zoning Code allows for the modification of development standards through the consideration of a Conditional Use Permit.

Staff has prepared the following justifications in support of the modification:

1. The reduced landscaped setback allows for enhanced building articulation along Arlington Avenue, resulting in a high-quality architectural design.
2. The 2 ½ foot encroachment into the required 10-foot landscape setback will not result in aesthetic impacts, as only the two tower elements at each end of the building will project into the setback.

Allowing a reduced landscape setback along short segments of the Arlington Avenue frontage

will not be detrimental to the surrounding area.

### **Conditional Use Permit**

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

The proposed project will improve the site with new landscaped areas adjacent to the street frontage and throughout the project site. The proposed contemporary architectural style is consistent with current design standards and guidelines and will complement the updated facades previously approved for the shopping center renovation. Lastly, the decorative screen walls will adequately screen the wash tunnel from Arlington Avenue.

## **STRATEGIC PLAN**

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment and Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed project was reviewed at a public meeting held by the City Planning Commission and the public was able to provide comments.
2. Equity: The proposed project will provide a service available to all residents and visitors of the City.
3. Fiscal Responsibility: All project costs are borne by the applicant and will increase business tax revenue to the City when the vehicle wash facility is open for business.
4. Innovation: The proposed project revitalizes arterial streets in the CR zone and provides a mix of uses.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes.

## **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. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Project Plans (Cover Sheet, Conceptual Grading Plan, Site Plan, Preliminary Landscape Plan, Photometric Plan, Roof Plan, Black and White Elevations, and Color Building Elevations)
8. Noise Study

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Prepared by: Jessica Newton, Associate Planner

Reviewed by: Brian Norton, Senior Planner, and Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**PLANNING CASES:** **DP-2021-00523** (Conditional Use Permit) and **DP-2021-00522** (Design Review)

***Conditional Use Permit Findings pursuant to Section 19.760.040***

1. The proposed vehicle wash facility 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 wash facility 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 wash facility will be consistent with the purposes of the Zoning Code and the application of any required development standards, aside from the requested reduced landscaped setback adjacent to Arlington Avenue, 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:** DP-2021-00523 (Conditional Use Permit) and DP-2021-00522 (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. 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.
  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. A shared parking and access agreement shall be recorded, subject to Planning Division and City Attorney's approval, allowing the vehicle wash facility access and use of two parking spaces for employees in the commercial shopping center, as noted on the site plan.
13. 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.
14. Landscaping along Arlington Avenue shall be enhanced to create a tiered effect, subject to the satisfaction of staff.
15. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.

16. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.
17. 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.
18. Ground mounted equipment shall be fully screened from the public right-of-way.

*During Construction:*

19. 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.
20. 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:*

21. 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:*

22. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
23. 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
24. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.

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. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
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. 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.
45. Plot existing electrical distribution facilities on the original site plan.
46. Show PJC, transformer (6X8), & switchgear location.
47. RPU will need to extend 3ph to this site.

## Public Works – Land Development

### *Prior to Grading Permit Issuance:*

48. Storm Drain construction will be contingent on engineer's drainage study.
49. Connection to existing sewer lateral to serve this project to Public Works specifications. Size, number and location of driveways to Public Works specifications.
50. All existing palms and trees in the public right-of-way along Arlington Avenue shall be removed and replaced 24" box size *Cercis canadensis* 'Oklahoma'. Typical spacing is 20 feet O.C. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and any hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications. Please coordinate with Guy Tanaka, Tree Maintenance Inspector, at GTanaka@riversideca.gov.
51. Required trash enclosure per Public Works specifications.
52. 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.

53. 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.
54. 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.

55. 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.
56. 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.