



Community & Economic Development Department

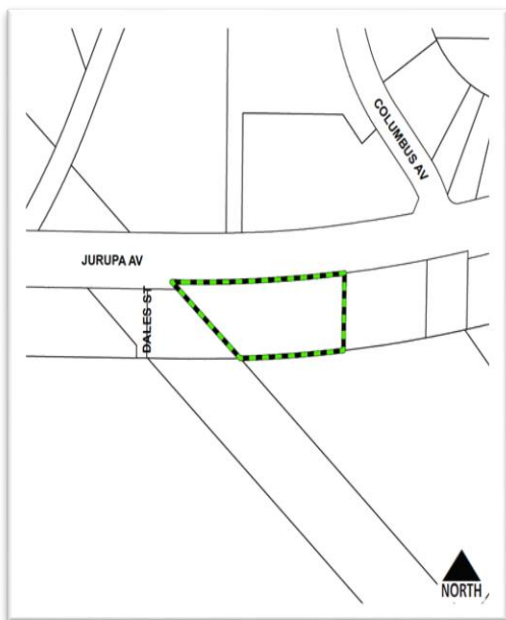
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Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: NOVEMBER 20, 2025
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2024-001740(Conditional Use Permit and Design Review)		
Request	To consider the following entitlements to facilitate the construction of a vehicle fuel station: 1. Conditional Use Permit to permit a vehicle fuel station; and 2. Design Review of project plans.		
Applicant	Karl Huy of Travis Companies		
Project Location	6814 Jurupa Avenue, located on the south side of Jurupa Avenue, between Columbia Avenue and Dales Street.		
APN	189-190-006		
Project Area	1.35-acres		
Ward	3		
Neighborhood	Airport		
General Plan Designation	B/OP – Business/Office Park		
Specific Plan	N/A		
Zoning Designation	BMP – Business and Manufacturing Park		
Staff Planner	Chris Galippo, Associate Planner 951-826-5479 cgalippo@riversideca.gov		

RECOMMENDATIONS

Staff recommend the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2024-001740 (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 and 2).

SITE BACKGROUND

The 1.35-acre site consists of a single undeveloped parcel, situated on the south side of Jurupa Avenue, between Columbia Avenue and Dales Street (Exhibit 4). Surrounding land uses include light manufacturing to the north (across Jurupa Avenue), Manheim Auto Auctions to the south, industrial land uses to the west and office to the east (Exhibit 4).

PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate the construction of a vehicle fuel station (Galaxy Oil): 1) Conditional Use Permit to permit a vehicle fuel station; and 2) Design Review of project plans.

The project includes construction of two canopies totaling 3,450 square feet: A 2,500 square foot canopy covering four (4) pump islands dedicated to retail gas customers, and a 950 square foot canopy covering two (2) pump islands dedicated to commercial diesel customers.

Fuel canopy elevations reflect a contemporary architectural design consisting of an aluminum canopy roof with columns clad in stacked stone. The conceptual landscape design features 12,388 square feet of landscaped area consisting of a variety of trees and water efficient shrubs.

The vehicle fuel station is served by 3 parking spaces and vehicular access to the facility will be provided via a driveway on Jurupa Avenue.

The vehicle fuel station is proposed to operate 24 hours a day, 7 days a week continually monitored by on-site security cameras. While the fueling station will not include full-time employees on-site, employees will provide site service and daily maintenance to ensure a safe and clean environment for all patrons.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The proposed project is consistent with the underlying General Plan 2025 Land Use designation of B/OP - Business/Office Park, which provides for light industrial service and retail uses that serve multiple neighborhoods within the City (Exhibit 5). The proposed project is consistent with the following objective for the Airport Neighborhood: • <u>Objective LU-9</u>: Provide for continuing growth within the General Plan Area, with land uses and intensities	☒	☐

	Consistent	Inconsistent
appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.		
Zoning Code Land Use Consistency (Title 19) The proposed project site is zoned BMP – Business and Manufacturing Park Zone, which is intended to provide a district for low-intensity and low-impact industrial, office, and service-related uses. The BMP Zone permits the development of a vehicle fuel station, subject to the granting of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards of the Zoning Code. The proposed project complies with all applicable development standards of the Zoning Code.	☒	☐
Compliance with Citywide Design & Sign Guidelines 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.	☒	☐
March Air Reserve Base (MARB) Land Use Compatibility Plan The proposed project is located within Compatibility Zone D (Flight Corridor Buffer) of the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base, which permits commercial uses similar to the one being proposed. The proposed project complies with all requirements of the MARB Land Use Compatibility Plan.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – CR – Commercial Retail Zone Development Standards				
Standard		Proposed	Consistent	Inconsistent
Max Floor Area Ratio	1.50	0.07	☒	☐
Lot Area - Min	40,000 sq. ft.	48,794 sq. ft.	☒	☐
Lot Width – Min	140 ft.	251.28 ft.	☒	☐
Lot Depth – Min	100 ft.	151.21 ft.	☒	☐
Building Height – Max	45 ft.	21 ft.	☒	☐
Setbacks	Front (Jurupa Avenue)	20 ft.	☒	☐

	Rear	0 ft.	20 ft.	☒	☐
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Chapter 19.410 – Vehicle Fuel Station Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Lot Area	1 acre	1.35 Acres	☒	☐
Frontage	Located on an arterial street	Jurupa Avenue (120-foot Arterial)	☒	☐
Fuel Pump Setback	Gasoline pumps, dispensers, and canopies: 20 feet	20 feet	☒	☐
Landscape Setback	10-foot landscaped setback adjacent to public street.	10 feet (Jurupa Avenue)	☒	☐

Chapter 19.580 - Parking and Loading Development Standards				
Standard		Proposed	Consistent	Inconsistent
Parking Requirements	2 spaces (1 space/ 2 employees per shift)	3 spaces	☒	☐
Landscape Setback	10 feet	10 feet (Jurupa Avenue)	☒	☐

FINDINGS SUMMARY

Conditional Use Permit

The proposed project is consistent and compatible with the surrounding development and will provide a convenient service to surrounding businesses. The site design is consistent with surrounding development and provides adequate vehicular access and internal circulation. The proposed use will not be materially detrimental to the health, safety, and general welfare of the public or the environment. The proposal is consistent with the intent of the BMP – Business and Manufacturing Park Zone and the zoning code.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

The project is consistent with the criteria set forth in Section 15332(a)-(e) as follows:

- a. The project is consistent with the applicable General Plan Designation of B/OP – Business Office Park and all applicable General Plan policies as well as with the applicable development standards of the Zoning Code;
- b. The project occurs within the City Limits on a project site of no more than five acres substantially surrounded by urban uses;

- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to air quality, water quality, noise or traffic; and
- e. The site can be adequately served by all required utilities and public services.

Staff has therefore determined that the proposed project requires no further environmental review, and that it 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, 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
8. CEQA Technical Studies

Prepared by: Chris Galippo, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: **PR-2024-001740** (Conditional Use Permit and Design Review), as outlined in the Staff Report

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 – CONDITIONS OF APPROVAL

PLANNING CASE: **PR-2024-001740** (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 additional development applications and fees 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 the Planning Division and include:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 6:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturday;
 - 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), as well as the County of Riverside's Noise Code (Title 9) which limits construction noise to 7:00 a.m. to 6:00 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. To reduce construction related particulate 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 shall be washed when leaving the site;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. Grading activities shall cease during period of high winds (greater than 25mph);
 - 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 both the grading and construction phases of the project.
8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

9. **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. Include the following on the plans:
- a. Provide enhanced landscaping along Jurupa Avenue, to the satisfaction of staff.
10. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted for review and approval.
- a. 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);
 - b. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - c. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - d. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material;
 - e. Light poles within 50 feet of residential zone or uses shall not exceed 14 feet in height, including the height of any concrete or other base material; and
 - f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
11. **Fence and Wall Plan:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
- a. All freestanding walls shall be constructed of, or finished in, a decorative masonry material;
 - b. All walls shall incorporate a decorative masonry, cap and column where walls end, or change direction; and
 - c. Specify the color and materials of all proposed walls and fences.

12. Plans submitted for plan check review shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
13. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening materials shall be integrated with the design of the building and be at least as high as the proposed roof-mount 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 be in compliance 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 the area free of litter, adjacent to the premises over which they have control.

Standard Conditions:

21. There is 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.

22. 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. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **November 20, 2026**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.**

23. 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.
24. 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.
25. 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.
26. The applicant shall comply with all federal, state, and local laws and shall cooperate with the Riverside Police Department (RPD) in 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.
27. This permit is issued based upon the plans and information submitted by the applicant, which have 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 of this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
28. 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 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.
29. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.

30. 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

31. Codes in Effect: The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.

Separate Permits Required: Where installation is required, a separate plan review and permit application must be submitted directly to the fire department for Underground Storage Tanks.

Parks, Recreation & Community Services – Park Planning

32. Applicant shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas including HOA Common landscape areas, private landscape or private street lots.

Public Utilities – Electric

33. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
34. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
35. Easements & any associated fees will be acquired during the design process.
36. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the applicant. All clearances shall be maintained, and location of the equipment shall be approved by the Utility.
37. Applicant is responsible for all trenching, installation of conduit and substructures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage.
38. Plot existing electrical distribution facilities on the site plan submitted with the building plan check.
39. Provide proposed PJC and transformer locations on the site plan submitted with the building plan check.
40. Provide E-sheets reflecting panel upgrade and estimated load. Show location, size, and voltage of existing and proposed switchgear on the site plan submitted with the building plan check.
41. Applicant must notify Riverside Public Utilities (RPU) at least 4 weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.
42. If a photovoltaic system would be installed as part of the project, a Generation Interconnection Application must be completed for any system above 38.4KW to undergo the Generator Interconnection Initial Review Screening process pursuant to RPU's Electric

[Rule 22](#). This screening only evaluates the impact on RPU's system and does not take into consideration the photovoltaic size limitation imposed by RPU's Self generation program. A photovoltaic plan check review of the proposed photovoltaic system is provided separately.

Public Utilities – Water

43. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.

Public Works – Environmental Compliance

44. A Wastewater Discharge Survey for NSIU **must** be submitted to Environmental Compliance (EC) for approval prior to issuance of a building permit.
45. Wastewater survey is required for EC to evaluate the need of a sand/oil clarifier. EC minimum size sand/oil clarifier is 750-gallon with a sample box.
46. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.

Public Works – Land Development

Conditions to be fulfilled prior to permit issuance unless otherwise noted:

47. Storm Drain construction will be contingent on engineer's drainage study. A Final Hydrology/Hydraulic Report is required prior to grading permit issuance.
48. Deed for widening Jurupa Avenue along project frontage to 55' from monument centerline to Public Works specifications.
49. Installation of curb and gutter at 43 feet from monument centerline, sidewalk and matching paving on Jurupa Avenue to Public Works specifications.
50. 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.
51. Installation of sewer lateral to serve this project to Public Works specifications.
52. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
53. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to permit issuance.
54. Size, number and location of driveways to Public Works specifications.
55. Closure of unused driveway(s) to Public Works specifications.
56. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
57. On site plan, provide linear footage labels, clearly marked, along all parcel lines. Plant 24 inch box size Geijera Parviflora in public right-of-way along Jurupa Avenue. Typical spacing 20 feet on center. Prior to any planting, email City of Riverside public Works Tree Inspector, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete.

Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.

58. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
59. 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.

60. 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;
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance; and
 - f. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
61. 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.

62. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
63. 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.
64. Payment of half the cost of the future landscaped median in Jurupa Avenue. These fees are to be paid to the Public Works Department at the time the building permit is issued.

Public Works – Traffic Division

65. Prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/stripping, or traffic signal improvements.
66. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct following improvements:
- a. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650
 - b. Intersection of Jurupa Avenue at Jasmine Street: Purchase a new 2070 LX McCain traffic signal controller with Omni software directly from the manufacturer (Swarco) and coordinate delivery of equipment to the City's Traffic Signal Shop facility for installation.

The applicant shall hire a contractor to install the MUTCD & City of Riverside Standard compliant signage and striping. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the procurement and installation of the improvements to the satisfaction of the Director of Public Works.

67. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following improvements as documented in the project's traffic study dated September 2025:
- a. Project shall construct restriping and signage to preserve the existing Class II bike lane along the project frontage with the proposed street widening on Jurupa Ave as shown in Appendix F (PDF Pg # 177) in the final traffic study.
 - b. Construct a dedicated right-turn lane (minimum 125-foot-long storage length) along project frontage on Jurupa Ave to ensure the safe deceleration of vehicles traveling eastbound approaching the project as shown in Appendix F (PDF Pg # 177) in the final traffic study.

- c. Intersection of Jurupa Avenue at Project Easternmost Driveway:
 - i. Trucks are not permitted to make a westbound left-turn into the site. Project shall Install appropriate MUTCD compliant signage and / or striping to prevent illegal westbound left-turn into the site at this project driveway.
 - ii. To provide a refuge area for vehicles leaving the site, construct a berm transition east of the proposed driveway which includes a 40' section parallel to the pavement edge and a 53' taper as shown in Figure 2 (PDF Pg # 9) in the final traffic study.
- 68. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and signal modification improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is **solely responsible for the procurement and installation** of the improvements to the satisfaction of the Director of Public Works.
- 69. Signing and striping improvements and traffic signal modification improvements in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.
- 70. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of two bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.