



Community & Economic Development Department

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Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: FEBRUARY 15, 2024
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2022-001338 (Conditional Use Permit and Design Review)	
Request	To consider the following entitlements to facilitate the construction of a 3,596 square foot vehicle wash facility: 1) Conditional Use Permit to permit a vehicle wash facility; and 2) Design Review of project plans.	
Applicant	Saeid Shantiyai of LA Design Group, Inc.	
Project Location	3605, 3619, and 3631 Van Buren Boulevard, situated on the northeast corner of Van Buren Boulevard and Andrew Street	
APN	233-022-077, 233-022-078, and 233-022-079	
Project Area	1.5-acres	
Ward	5	
Neighborhood	Arlington	
General Plan Designation	MU-V – Mixed-Use - Village	
Specific Plan	Magnolia Avenue Specific Plan	
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@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 Sections 15303 (New Construction or Conversion of Small Structures) and 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-2022-001338 (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 1.51-acre site consists of three contiguous parcels developed with single family residences, located at 3605, 3619, and 3631 Van Buren Boulevard, situated on the northeast corner of Van Buren Boulevard and Andrew Street (Exhibit 3). Surrounding land uses include single family residential to the north, commercial and a fire station to the south (across Andrew Street), single family residential to the east, and commercial to the west (across Van Buren Boulevard) (Exhibit 4).

PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate construction of a 3,596 square foot automated vehicle wash facility (Quick Quack): 1) Conditional Use Permit to permit a vehicle wash facility; and 2) Design Review of project plans.

The proposed vehicle wash facility consists of a one-story building with a single vehicle wash tunnel, an electrical room, equipment room, restroom, employee lounge, and office. Eighteen covered vacuum positions and three employee parking spaces are provided south of the vehicle wash tunnel. The vacuum canopies are comprised of metal support structures with a metal panel shade structure painted to complement the building.

Three 12-foot-wide queueing lanes with a combined length of approximately 492 feet, located north of the vehicle wash tunnel, are provided to accommodate 24 vehicles. Access to the vehicle wash facility will be provided from Van Buren Boulevard and Andrew Street.

The conceptual landscape design features a variety of trees and water-efficient shrubs and ground cover plants around property lines and landscape planters interior to the site. A 3-foot-high decorative masonry wall, with a wooden pergola, is proposed behind the required 10-foot landscape setback and in front of the car wash tunnel to screen the view of the wash tunnel from Van Buren Boulevard. In addition, 8-foot high decorative masonry walls are proposed immediately north of the car wash tunnel and to the east of the tunnel, to screen views from surrounding properties.

The facility is proposed to operate seven days a week from 7:00 a.m. to 9:00 p.m., with approximately 2 to 4 employees per shift.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025	☑	☑

	Consistent	Inconsistent
<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 5). The MU-V designation is generally intended to provide medium to high density residential development with commercial, office, and service uses.</p> <p>The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <ul style="list-style-type: none"> • <u>Objective LU-37</u>: Spur the economic revitalization of the Arlington Neighborhood. 		
<p>Specific Plan (Magnolia Avenue)</p> <p>The project site is in the Arlington District of the Magnolia Avenue Specific Plan (Exhibit 6). The Arlington District is characterized by a concentration of one- and two-story, pre-1950's retail buildings surrounded by a stable single-family neighborhood. The land use mix consists of retail commercial and office uses, the historic Arlington Branch Public Library and a small amount of multi-family housing.</p> <p>The proposed development also furthers the Objectives and Policies of the Arlington District, specifically:</p> <ul style="list-style-type: none"> • <u>Policy 1.6</u>: Encourage lot consolidation, driveway consolidation, shared parking, and frontage on Magnolia Avenue for meaningful, coordinated mixed-use and commercial projects that contribute to an attractive streetscape. (General Plan 2025 Policy LU-36.3) <p>The proposed project substantially meets the Arlington Design Guidelines for the South Van Buren Portal area. It is the intent of the design guidelines for the portal areas to provide a sense of entry to the Village, offering automobile oriented uses that compliment the Village's more pedestrian oriented uses.</p> <p>As proposed and conditioned, the proposed project is consistent with the Arlington Design Guidelines and the Magnolia Avenue Specific Plan.</p>	<input checked="" type="checkbox"/>	<input checked="" 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 7), 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"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
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.		

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.110 – CR – Commercial Retail Zone Development Standards</i>					
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	
Floor Area Ratio	0.50	0.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	75 feet	29 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front (Van Buren Boulevard)	0 feet	72 feet, 8 inches (Building) 47 feet, 4 inches (Equipment Enclosure)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (Andrew Street)	0 feet	104 feet, 3 inches (Building) 30 feet, 2 inches (Equipment Enclosure)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North)	0 feet	76 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (East)	15 feet	102 feet, 5 inches (Building) 76 feet, 7 inches (Vacuum Canopy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.425 – Vehicle Wash Facilities Site Location, Operation, and Development Standards</i>				
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
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	23 feet, 4 inches (Van Buren Boulevard) 30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		(Andrew Street)		
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)	3 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	15 feet	23 feet, 4 inches (Van Buren Boulevard) 30 feet (Andrew Street)	<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 3-foot-high decorative masonry wall, with a wooden pergola, will adequately screen the wash tunnel from Van Buren Boulevard.

ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

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 MU-V – Mixed-Use - Village 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.

STRATEGIC PLAN ALIGNMENT

This project 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).

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. Community Trust: The proposed project requires a public hearing by the Planning Commission. Additionally, public comment is encouraged throughout the process through the 15-day public noticing period and at public hearings.
2. Equity: The proposed project is a retail service that will serve multiple neighborhoods within the City.
3. Fiscal Responsibility: All fiscal responsibility for the proposed project is borne by the applicant.
4. Innovation: The proposed project has been designed to be sensitive to the adjacent residential uses.
5. Sustainability and Resiliency: The proposed project will be required to follow all requirements related to water collection, recycling, and conservation.

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. Specific Plan Map
7. Zoning Map
8. Project Plans (Horizontal Control Plan, Grading Plan, Utility Plan, WQMP Storm Water Plan, Vehicle Circulation Plan, ALTA Land Title Survey, Architectural Site Plan, Conceptual Landscape Plan, Photometric Plan, Floor Plan, Roof Plan, Building Elevations, Renderings, Vacuum Canopy Plans, Wall Plans, Site Elements, Color and Material Board)
9. Technical Studies (Noise Impact Study, Nesting Bird Assessment, and Air Quality and Greenhouse Gas Assessment)

Prepared by: Candice Assadzadeh, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: PR-2022-001338 (Conditional Use Permit and Design Review)

A. 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-2022-001338 (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. **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:

3. 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. No construction noise is permitted on Sundays or Federal Holidays;
 - c. Compliance with City adopted interim erosion control measures;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - e. 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
 - f. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

4. 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.
5. 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.
6. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
7. 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.

8. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);
 - c. 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;
 - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;
 - e. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - f. Trucks and other equipment shall be washed when leaving the site;
 - g. Ground cover in disturbed areas shall be replaced immediately after construction;
 - h. Disturbed/loose soil shall be kept moist at all times; and
 - i. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
9. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
10. 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.
11. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
12. Noise reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

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. Include the following on the plans:
 - a. Provide a mix of evergreen trees and shrubs along the north and east property lines, to the satisfaction of staff; and
 - b. Provide enhanced landscaping along street frontages, to the satisfaction of staff; particularly along the Van Buren Boulevard frontage to adequately screen vehicles and the wash tunnel from public view.

14. **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.
15. **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 material;
 - b. All walls shall be of a decorative material and finished with a decorative cap; and
 - c. Specify the color and materials of all proposed walls and fences.
16. **Plot Plan Conditions:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
- a. The drive-thru lanes shall maintain a minimum clear width of 12 feet;
 - b. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - c. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to a planter; and
 - d. Provision for accessible parking as deemed necessary by Building and Safety Division.
17. **Floor Plan Conditions:** Revise the submitted floor plan such that the plan provided for building permit plan check incorporates the following changes:
- a. The project shall use a 120 HP International Drying Cooperation Predator system or equivalent;
 - b. The tunnel exit dimensions shall be 10 feet wide by 8 feet tall;
 - c. An acoustic liner (quiet fiber acoustic perforated metal panels or equivalent) shall line 15 feet of the exit; and
 - d. The project shall incorporate 6 foot tall masonry walls on the northwest and northeast property lines, as well as 8 foot tall walls to the northwest of the tunnel and the northeast of the exit driveway.

18. **Building Elevations Conditions:** Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
- a. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable; and
 - b. Roof-mounted mechanical equipment shall not protrude above the height of the building parapet wall.
19. Plans submitted for staff 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.
20. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The Applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
21. Ground mounted equipment shall be fully screened from the public right-of-way.

Prior to Release of Utilities and/or Occupancy:

22. Prior to issuance of occupancy permit, applicant shall conduct a post-construction noise survey to verify compliance to the City's residential noise requirements.
23. 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:

24. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. seven days a week.
25. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
26. 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.

Standard Conditions:

27. 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.

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 the Community & Economic Development Department Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee.
29. Prior to **February 15, 2025**, 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.**
30. 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.
31. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
32. 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.
33. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
34. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
35. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

36. 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.

37. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
38. Construction plans shall be submitted and permitted prior to construction.
39. Fire Department access shall be maintained during all phases of construction.
40. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
41. 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. (CFC, Sec. 506)

Parks, Recreation & Community Services – Park Planning

Prior to Building Permit Issuance:

42. 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

43. 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 and cap along property frontage.
44. Plot existing electrical distribution facilities on the original site plan.

Public Utilities – Water

45. 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

46. A Wastewater Discharge Survey for NSIU **must** be submitted to Environmental Compliance (EC) for approval.

The Wastewater Survey will help to determine if you need a clarifier and what size. Plans must show the clarifier location.

Details regarding oil water interceptor for Car Wash must be submitted to EC for review and approval. The City requires a minimum 750 gallon clarifier. Actual approved interceptor size depends on review of drainage fixture units and information written in submitted Wastewater survey. Approved clarifier must be installed prior to opening for business.

Domestic waste shall not be allowed to pass through the interceptor.

47. If a sampling station is required—submit proposed installation on corrected plans.
48. 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.
49. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Public Works – Land Development

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

50. Storm Drain construction will be contingent on engineer's drainage study.
51. 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.
52. Installation of sewer lateral to serve this project to Public Works specifications.
53. Size, number and location of driveways to Public Works specifications.
54. Closure of unused driveway(s) to Public Works specifications.
55. Landscape maintenance in the PUBLIC RIGHT-OF-WAY along ANDREW ST to be taken over by parcel owner.
 - a. Protect in place existing Street Trees in public right-of-way along Andrew Street. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be added or removed/replaced with 24" box size trees to Tree Inspector's specifications. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
56. Trash enclosure required per public works specifications.

57. 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.

58. 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.
59. 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.
60. 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.
61. 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.

Public Works – Traffic Division

62. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct following improvements:
- a. Stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the markings must conform to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B.
 - b. Intersection of Van Buren Boulevard and Andrew Street:
 - i. Extend westbound left turn lane from 100' to 145' storage capacity plus transition length as included in the traffic study dated January 5th, 2024.
 - ii. Install Marathon Battery Backup System (BBS) (or City approved equivalent).
 - iii. Provide optimized signal timing plans.
 - c. MUTCD compliant "KEEP CLEAR" pavement marking and "DO NOT BLOCK" signage for westbound direction along Andrew Street near Fire Station driveway and project driveway as included in the traffic study dated January 5th, 2024.

- d. Install approximately 40 to 50 feet eastbound left-turn pocket for the project driveway access located along Andrew Street.
- e. Project Driveway @ Van Buren Boulevard:
 - i. The project driveway will allow right turn-in and right turn out only. Hence, the project shall install right turn only pavement marking symbol and associated "R3-5R" signage at the project's entry ways on 14th Street.

The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping 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.

- 63. 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.
- 64. Signing & 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.