



**PLANNING COMMISSION HEARING DATE: SEPTEMBER 12, 2024
AGENDA ITEM NO.: 5**

CONDITIONAL USE PERMIT AND DESIGN REVIEW

Case Number	PR-2023-001629 (Conditional Use Permit and Design Review)		
Request	To consider the following entitlements to expand an existing vehicle fuel station and car wash facility: <ol style="list-style-type: none"> 1. Conditional Use Permit to modify the existing Conditional Use Permit (CU-071-001) to increase the size of the existing car wash tunnel by 367 square feet, and construct up to 2,600 square feet of restaurant space; and 2. Design Review of project plans. 		
Applicant	Micheal Haddadin of Haddadin Holdings		
Project Location	501 E. Alessandro Boulevard, situated on the southwest corner of Alessandro Boulevard and Northrop Street		
APN	276-370-001		
Project Area	1.51 acres		
Ward	4		
Neighborhood	Mission Grove		
General Plan Designation	C – Commercial		
Specific Plan	Mission Grove		
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones		
Staff Planner	Sarah Zughayer, Assistant Planner 951-826-5932 SZughayer@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 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2023-001629 (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 project site consists of a single parcel developed with a vehicle fuel station (Arco) with 16 fueling pumps underneath a 4,703-square foot canopy, a 3,600-square foot-convenience store, and a 1,088-square-foot single vehicle car wash tunnel. The vehicle fuel station, convenience store, and car wash were approved by City Council on August 9, 2001 (Planning Case CU-071-001).

Surrounding land uses include the Metropolitan Water District to the north (across Alessandro Boulevard), commercial uses to the west and south, and multifamily residential to the east (across Northrop Drive) (Exhibits 3 and 4).

PROPOSAL

The applicant is requesting approval of the following entitlements to expand an existing vehicle fuel station and car wash facility: 1) Modification of Conditional Use Permit (CU-071-001) to increase the size of the existing car wash tunnel by 367 square feet and construct up to 2,600-square-foot of quick-service restaurant space; and 2) Design Review of project plans.

The proposed project includes the construction of a 367-square foot addition to the existing car wash tunnel, and two new commercial tenant spaces on the west side of the existing convenience store to accommodate quick service restaurants.

The new restaurants are proposed to operate between the hours of 10:00 A.M. and 12:00 A.M., seven days a week, with approximately two employees per shift for a total of four employees on-site per day.

The existing convenience store is proposed to operate 24 hours a day, seven days a week with approximately two to four employees per shift. The car wash tunnel will operate under the same hours as the gas station.

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 C- Commercial, which provides for retail sales, service, and office uses that serve multiple neighborhoods within the City (Exhibit 5). The proposed project is consistent with the following objective for the Mission Grove	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Neighborhood:</p> <ul style="list-style-type: none"> Objective LU-69: Complete buildout of the Mission Grove Specific Plan, encouraging development that can harmoniously co-exist near the March Airport facility. 		
<p>Specific Plan (Mission Grove)</p> <p>The project site is located within the Retail Business and Office designation of the Mission Grove Specific Plan, which is intended for a variety of commercial business. The proposed modifications to the existing vehicle fuel station are consistent with the applicable development standards set forth in the Mission Grove Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The proposed project site is zoned CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, which is intended for a broad range of indoor-oriented retail sales, service, and office uses as either stand-alone businesses or as part of commercial centers or office developments. Restaurants are a permitted use in the Commercial Retail zone under the Mission Grove Specific Plan.</p> <p>The CR-SP Zone permits the development of 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.</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 related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, service area and equipment screening and lighting. The additions will be consistent with the existing buildings in color, materials, and style. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>March Air Reserve Base (MARB) Land Use Compatibility Plan</p> <p>The proposed project is located within Compatibility Zone C2 (Flight Corridor Zone) of the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base, which limits non-residential densities. The proposed project complies with all requirements of the MARB Land Use Compatibility Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – CR – Commercial Retail Zone Development Standards					
Standard			Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50		0.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	75 feet (Convenience Store, Quick Serve Restaurant)		26 feet, 4 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front (Alessandro Boulevard)	0 feet	77 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (Northrop Drive)	0 feet	78 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 feet	3 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Landscape (Alessandro Boulevard)	50 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.425 – Vehicle Wash Facilities Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Screening of Equipment	Equipment, supplies and activities - Contained within an enclosed building	Vehicle wash equipment - Located within an enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage	Direct access to an arterial or collector street	Alessandro 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	50 feet (Alessandro Boulevard)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		15 feet (Northrop Drive)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	Noise shall comply with Title 7 of the Municipal Code	The project will comply with the Noise Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Runoff	Water flow shall be confined to the site	Water flows are confined to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 - Parking and Loading Development Standards				
Standard		Proposed	Consistent	Inconsistent
Parking Requirements	20 spaces (1 space/100 square feet of gross floor area)	20 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	15 feet	50 feet (Alessandro Boulevard)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		15 feet (Northrop Drive)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The proposal is consistent with established automotive-related uses including vehicle fuel stations and commercial development along Alessandro Boulevard. 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 proposed project is consistent with the applicable development standards of the Mission Grove Specific Plan, and the Commercial Retail Zone of the Zoning Code.

STRATEGIC PLAN

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 the following Cross-Cutting Threads:

1. Community Trust: The proposed project will be reviewed at a public meeting held by the City Planning Commission and the public is 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 drive-thru restaurant 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 proposed project is exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the 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, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan Map
7. Zoning Map
8. Project Plans

Prepared by: Sarah Zughayer, Assistant Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: **PR-2023-001629** (Conditional Use Permit)

Conditional Use Permit Findings pursuant to Chapter 19.760.040, as outlined in the Staff Report

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



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2023-001629 (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.
3. All applicable conditions of Planning Case CU-071-001 shall apply.

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. 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:

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. 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.

EXHIBIT 2 – CONDITIONS OF APPROVAL

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 and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25 mph);
 - 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.
10. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
11. 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.
12. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
13. 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:

14. **Landscape 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:

EXHIBIT 2 – CONDITIONS OF APPROVAL

- a. Arlington Avenue: The 50-foot landscape setback along Alessandro Boulevard shall be designed to incorporate a tiered planting design with taller plants towards the rear of planting areas and ground cover closer to walkways.
 - i. Provide a dense shrub along Alessandro Boulevard per RMC Section 19.580.090.B.1, to screen vehicles at a minimum of 3 feet.
 - b. Drive-Thru Lane: The car wash drive-thru lane must be screened from the adjacent commercial uses through a combination of mechanisms, including but not limited to, fences, walls, landscaping and/or other permanent structures. At minimum, there shall be enhanced trees/shrubs on the southwest property line to screen the entrance of the car wash tunnel.
15. **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
16. **Fence and Wall Plan**: Provide a fence and wall plan during building permit plan check that incorporates the following:
- a. Specify the heights, colors, and materials of all existing and proposed walls including freestanding, retaining and/or combination fencing. All walls shall be of a decorative material and finished with a decorative cap.
 - b. The sound attenuation wall shall be constructed of split face masonry with a decorative cap and incorporate vine plantings.
17. **Building Elevation and Site Plan**: Provide building elevations and site plan during building permit plan check that incorporates the following:
- c. The sound attenuation wall shall be attached to the car wash tunnel and screened with landscaping.
18. **Construction Plans**: Consistent with the Noise Study dated May 23, 2024, update the construction plans to include specifications for the car wash to reflect a 120 HP International Drying Cooperation Predator system or noise equivalent.
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. Construction plans shall include 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 prior to preparing these plans.
21. Ground mounted equipment shall be fully screened from public view with solid masonry walls or similar permanent structures.

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 and provide survey results to the Planning Division for review.
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 to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

24. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
25. 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:

26. 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.
27. 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.**

28. 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.
29. 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.
30. 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.
31. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
32. 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.
33. 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.

Parks, Recreation & Community Services – Park Planning

Prior to Building Permit Issuance:

34. 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

Prior to Building Permit Issuance:

35. 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.
36. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees shall be in accordance with the rules and regulations of the appropriate surveyor.
37. Easements and any associated fees will be acquired during the design process.
38. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
39. 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.
40. Plot existing electrical distribution facilities on the site plan.

EXHIBIT 2 – CONDITIONS OF APPROVAL

41. Provide E-sheets reflecting panel upgrade and estimated load. Show location, size, and voltage of existing and proposed switchgear on site plan.

Public Works – Environmental Compliance

Prior to Building Permit Issuance:

42. A Wastewater Discharge Survey for NSIU must be submitted to Environmental Compliance (EC) for approval.
43. The Wastewater Survey and Menu will help to determine if an interceptor is required and determine what size. Plans will need to be modified to reflect the interceptor location.
44. Plumbing plan details must be submitted during the Building and Safety Plan Check submittal and obtain Environmental Compliance approval.
45. All corrections to plans must be completed in order for Environmental Compliance to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by Environmental Compliance inspector.
46. Other items for correction may need to be completed after actual plans are submitted for building permit plan check.
47. Proposed trash enclosures with drains to sanitary sewer or grease interceptor must have cover to control rainwater intrusion.

Public Works – Land Development

Prior to Building Permit Issuance Unless Otherwise Noted:

48. The trash enclosure shall conform to Public Works specifications.
49. 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.

50. The Developer 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
51. 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.
52. 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.
53. 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

Prior to Certificate of Occupancy:

54. The developer shall 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. 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 median 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.
55. The Developer 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.

56. Drive-thru restaurant operations is not permitted for this project. The trip generation assessment does not include assessment for drive-thru operations. Therefore, should the operations be modified to include the drive-thru operations in the future, a planning application shall be submitted to the Public Works Department and Planning Division for review, and may require a revision to this Planning entitlement.

Fire Department

Prior to Issuance of Building Permits

57. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Separately, 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.
58. If the building is equipped with an existing fire sprinkler, fire alarm, fixed extinguishing system, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, these systems shall be maintained and extended if necessary to provide proper coverage of structures. Plans shall be submitted by a California Licensed contractor, under separate cover to the fire department and obtain approvals prior to any work on such systems. Note - All existing fire alarm systems and fire sprinkler water flow monitoring systems that are currently certificated UL, FM placard or ETL shall be maintained for the life of the system. The fire alarm contractor shall be UL, FM or ETL to maintain the certification or placard of the system.
59. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System. The provisions of this section shall apply to:
- a. New buildings in accordance with California Fire Code Section 510 Emergency Responder Communications Coverage, and NFPA 1221, Edition 2019.
 - b. Existing buildings when modifications or repairs exceed 50 percent of the usable floor area; and
 - c. Grid tests shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and determination for a system. If a system is required, plans will need to be sent to Riverside Fire Department for approval and permit issuance prior to any work on such systems. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.
60. 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.
61. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
62. Construction plans shall be submitted and permitted prior to construction.
63. Fire Department access shall be maintained during all phases of construction.

64. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
65. Upload a copy of the emergency site safety plan through the building permit public portal. This document can be uploaded as a supplemental document. The safety plan shall include the components found in CFC, 3303.1.1