



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: NOVEMBER 20, 2013

TO: PLANNING COMMISSION

FROM: KANIKA KITH, SENIOR PLANNER

SUBJECT: **PROJECT NO. 11-0354** – GENERAL PLAN AMENDMENT, CHANGE OF ZONE, MAJOR DEVELOPMENT PLAN REVIEW AND CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF AN ARCO GAS STATION FACILITY, A CONVENIENCE STORE, RESTAURANT, AND A DRIVE-THROUGH AUTOMATIC CAR WASH FACILITY IN ONE BUILDING, A SECOND BUILDING FOR A SIT-DOWN RESTAURANT, AND A THIRD BUILDING FOR A DRIVE-THROUGH RESTAURANT ON AN APPROXIMATELY 1.7-ACRE SITE. A SECOND CONDITIONAL USE PERMIT IS ALSO BEING REQUESTED FOR THE GASOLINE SERVICE STATION WITH CONCURRENT SALE OF BEER AND WINE IN THE ARCO AM/PM CONVENIENCE STORE.

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to take the following actions:

1. Adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).
2. Approve a General Plan Amendment, Change of Zone, Development Plan Review, and Conditional Use Permit for a drive-through automatic car wash facility and a drive-through restaurant, and a Conditional Use Permit for a gasoline service station with concurrent sale of beer and wine in the Arco AM/PM convenience store, subject to the attached conditions of approval.

BACKGROUND

The proposed project is on a vacant site located on the southeast corner of Riverside Drive and Hamner Avenue and bordered by the City of Ontario to the west.

A vicinity map with an aerial photo of the project site is shown in **Figure 1**.

Figure 1 – Project Site



As shown in **Figure 1**, the project site is adjacent to the City of Ontario and surrounded by existing light industrial uses (to the north and south), a Southern California Edison (SCE) power line corridor (to the east) and vacant land in the city of Ontario (to the west). The lands in Ontario west of the project site have a land use designation of General Commercial and are expected to develop with commercial uses.

DISCUSSION

Project Description

The applicant, H&S Bros Enterprises, is requesting an approval of the following:

- A General Plan Amendment to change the land use designation of the project site from Business Park to Commercial Retail.
- A Change of Zone to change the zoning of the project site from Industrial Park to General Commercial.

- A Major Development Review for development of a new Arco gas station facility, a 5,670-square-foot building containing an Arco AM/PM convenience store with an attached sit-down restaurant and automatic car wash facility, a 2,800-square-foot sit-down restaurant, and a 2,240-square-foot drive-through restaurant.
- A Conditional Use Permit allowing for the operation of a drive-through car wash facility and drive-through restaurant.
- A Conditional Use Permit for a gasoline service station with concurrent sale of beer and wine in the Arco AM/PM convenience store.

The project has been designed to accommodate future relocation of an existing SCE tower during the future expansion of Hamner Avenue and Riverside Drive to their ultimate widths without having to remove or relocate the proposed buildings. In addition, the project has been designed so that the sidewalk along Hamner Avenue would remain during these future improvements.

The proposed project site plan is shown in **Figure 2**.

Figure 2: Proposed Site Plan



Project Analysis

The analysis below begins with a discussion of the basic policy question posed by the project—should the General Plan and Zoning maps be changed to allow retail uses—and continues with a discussion and analysis of the physical aspects of the project itself.

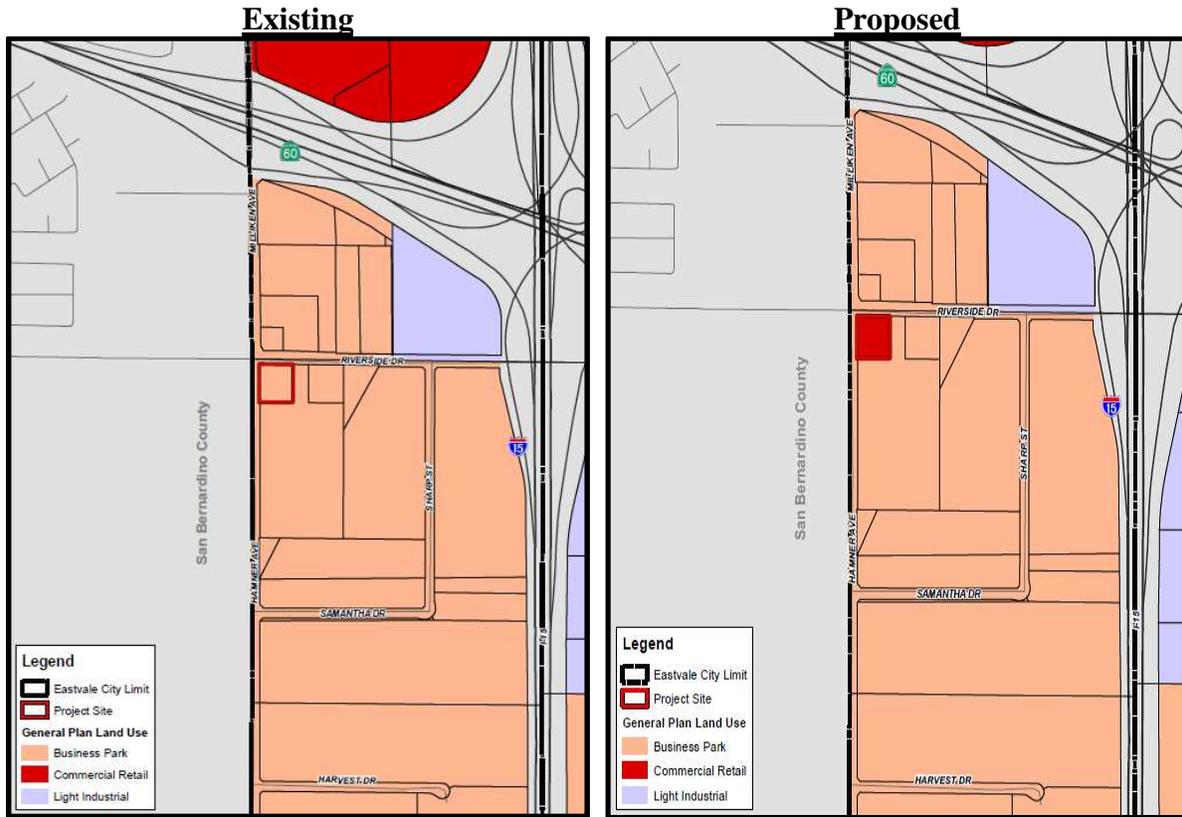
General Plan Amendment

The existing General Plan land use designation of the project site is Business Park (BP). The BP land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry, and supporting retail uses.

The proposed General Plan land use designation of the project site is Commercial Retail (CR), which allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and visitor-oriented commercial uses. The proposed use of the site as a gasoline service station and restaurant location would not conflict with the current and planned uses for the surrounding area. The current and proposed land use designations are shown in **Figure 3**.

The proposed General Plan Amendment is consistent with the goals and policies of the Economic Development Chapter of the General Plan. Policy ED-3 states that the “City will actively encourage and support the location of employment and revenue generating businesses that support the City’s overall vision for its future” and Policy ED-4 encourages the City to use incentives to encourage commercial enterprise in the City. This proposed commercial development will generate substantial retail sales tax revenue for the City because it will provide retail services to nearby industrial uses where there are currently none in the City.

Figure 3: General Plan Land Use



Change of Zone

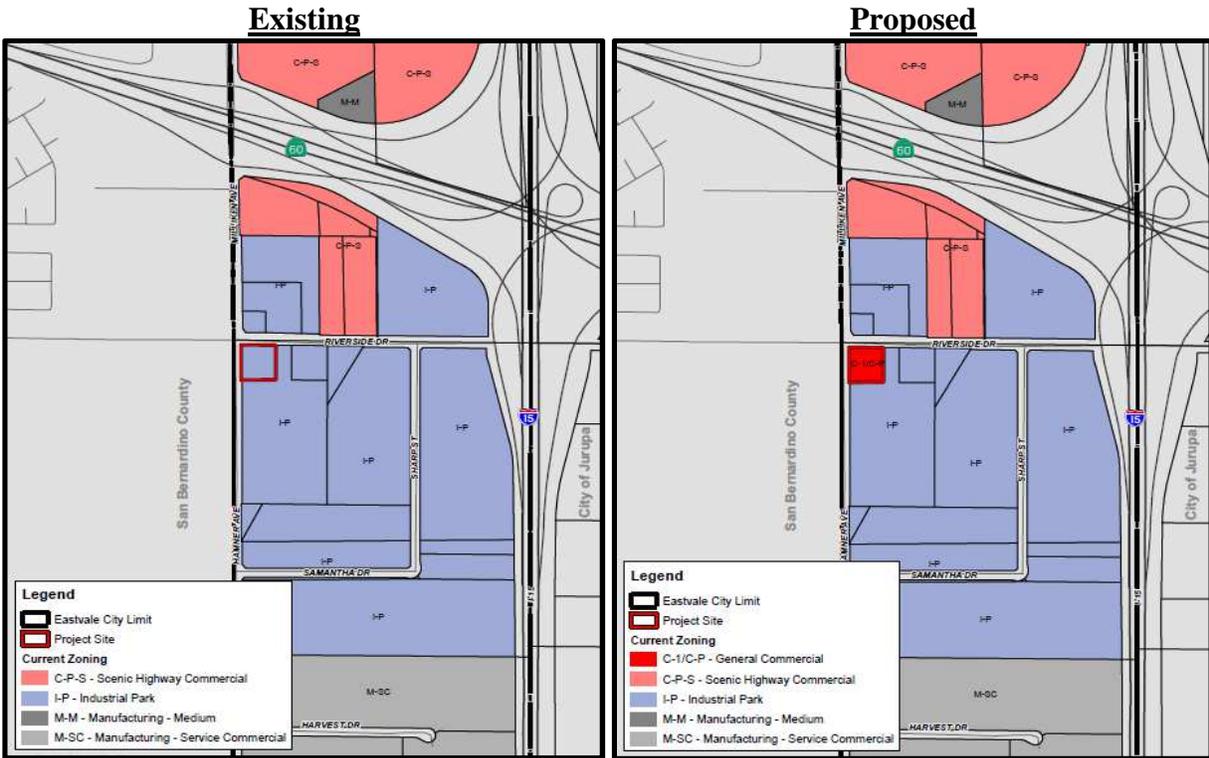
The project site is currently zoned Industrial Park (I-P). Per the Eastvale Zoning Code, gasoline service stations are not permitted within the I-P zone, while restaurants and other eating establishments and drive-in or drive-through operations or facilities are permitted.

The applicant is proposing to change the current zone to General Commercial (C-1/C-P). The existing and proposed zoning are shown in **Figure 4**.

Per the Eastvale Zoning Code, gasoline service stations and restaurants and other eating establishments are permitted within the C-1/C-P zone while drive-in or drive-through operations or facilities are conditionally permitted. Therefore, the proposed change of zone is necessary to accommodate the proposed gas station facility.

The proposed change of zone from I-P to C-1/C-P would not conflict with the current and allowed uses for the surrounding land uses. The vacant land to the west of the proposed project is in the City of Ontario and is currently zoned for Community Commercial retail and service uses.

Figure 4: Zoning



Major Development Plan Review

The proposed project will include the construction of three commercial buildings, one overhead fueling canopy with 16 fuel pumps, and two underground storage tanks. The buildings and their square footage are described in **Table 1**.

Table 1: Buildings

Building	Building Type	Square Footage
Gas Canopy	Canopy with 16 gasoline pumps	4,480
1	Convenience store (3,028 sq. ft.) with attached restaurant (1,126 sq. ft.), automatic car wash (988 sq. ft.), and electrical and equipment rooms (528 sq. ft.)	5,670
2	Restaurant	2,800
3	Fast-food restaurant with drive-through	2,240
Total		15,190

The proposed project will also include two underground storage tanks (UST) with a combined capacity of 52,200 gallons.

Parking

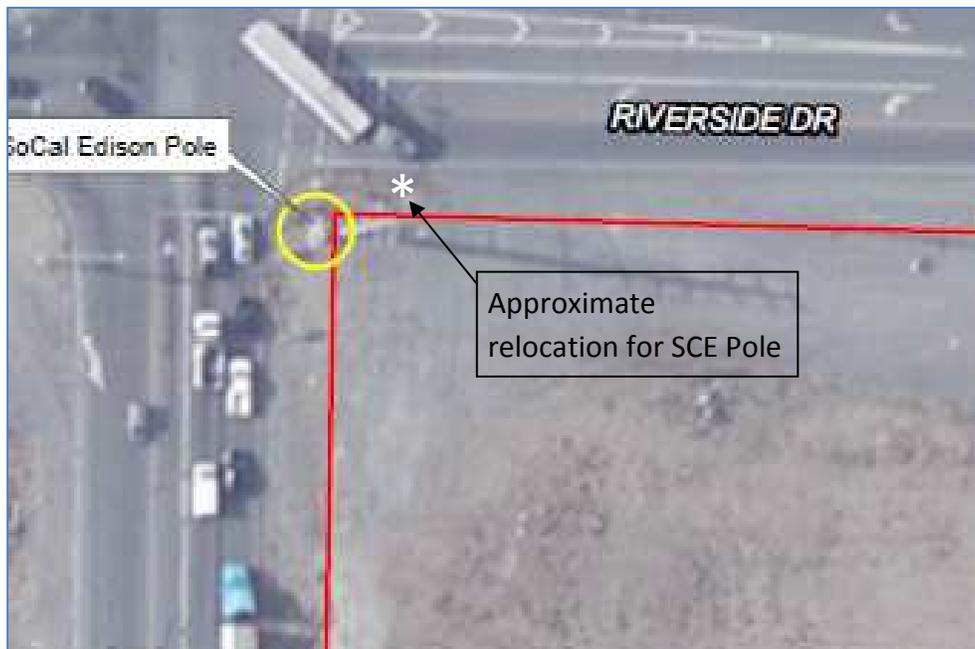
Parking for the retail buildings is calculated based on the parking requirement for general retail establishment at 5.5 spaces per 1,000 square feet of floor area. The project is required to provide 59 automobile parking spaces. The proposed site plan illustrates that the project satisfies the standard parking requirement by providing 63 automobile parking spaces. The bicycle parking requirement for the proposed project is five spaces, and the project will provide six bicycle parking spaces.

Public Right-of-Way Improvement

The proposed project includes public right-of-way improvements and dedications of Hamner Avenue and Riverside Drive. All street dedications will be given to the City of Eastvale.

As illustrated in **Figure 5**, the SCE pole is located on the project site and within the ultimate right-of-way for both Hamner Avenue and Riverside Drive. The SCE pole is not being proposed for relocation at this moment. Therefore, interim road improvement designs for both streets are being proposed for installation by the applicant until SCE relocates the pole in the future. A meeting with SCE indicated that the proposed interim road improvements are acceptable.

Figure 5: SCE Pole in Ultimate Right-of-way

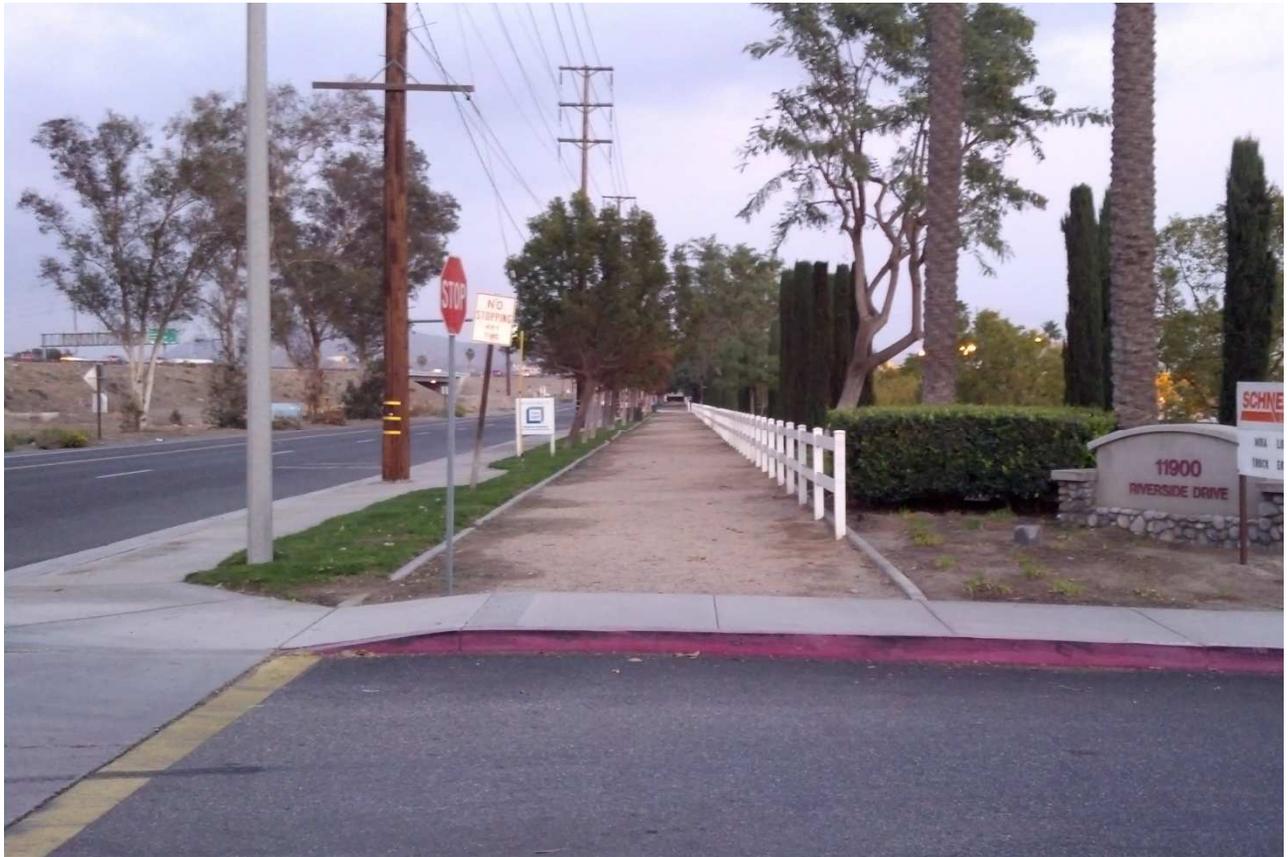


The proposed site plan has been designed to accommodate the future expansion of Hamner Avenue and Riverside Drive to their ultimate widths and the future relocation of SCE tower without changing the parking area or the buildings. SCE anticipates relocating the tower in approximately two years and the new relocation of the tower will be behind the expanded intersection of Hamner and Riverside.

Riverside Drive

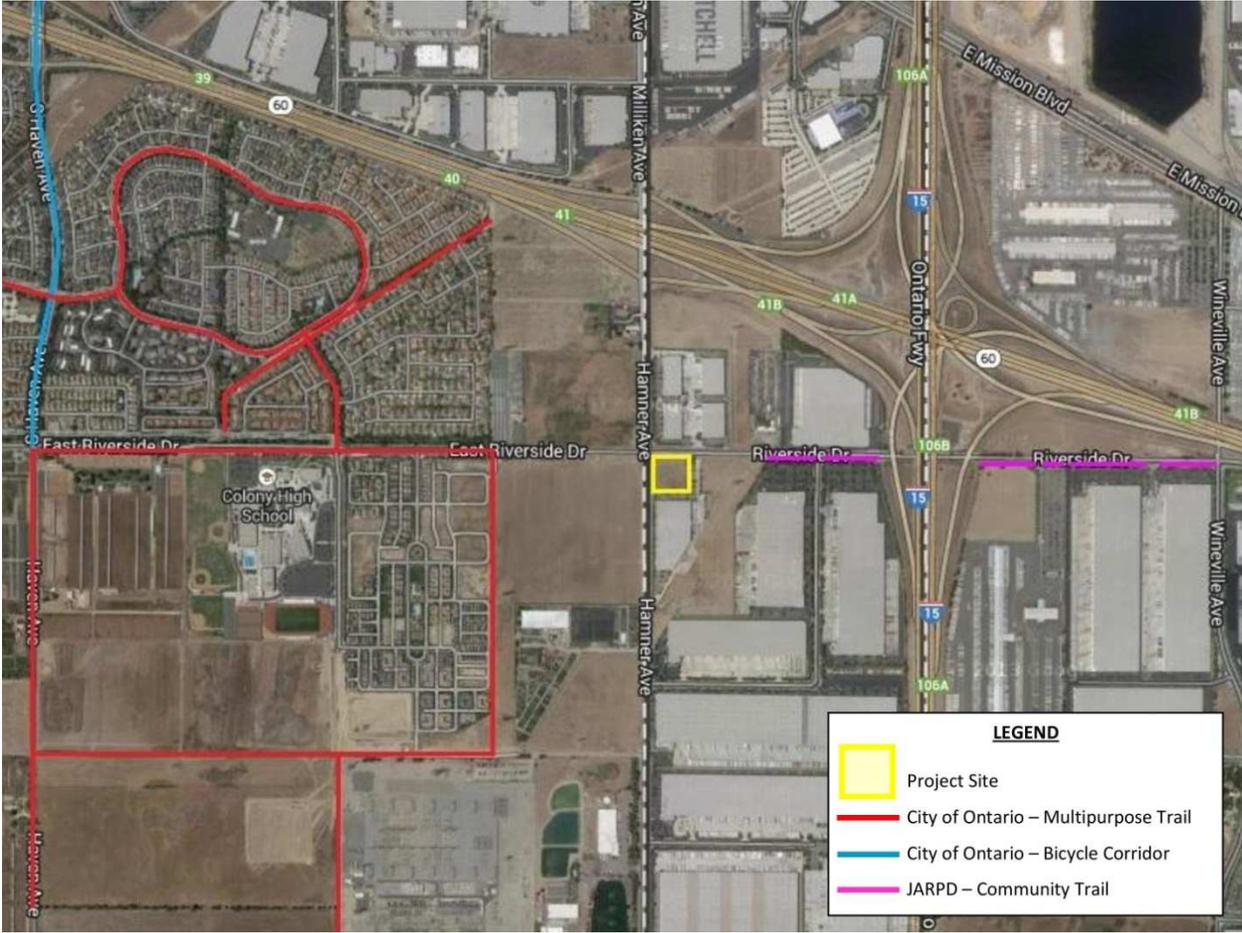
In addition to the proposed sidewalk along Riverside Drive, the Jurupa Area Recreation and Park District (JARPD) requested a community trail consisting of an equestrian trail to be installed along the frontage of the project site on Riverside Drive. **Figure 6** is a photograph of an existing JARPD community trail on Riverside Drive. The location of this trail is illustrated in **Figure 7**. Staff has included a condition requiring the applicant to provide a revised site plan showing the installation of a community trail along Riverside Drive. The trail will be consistent with the existing trail (in **Figure 6**) on Riverside Drive.

Figure 6: Existing JARPD Community Trail



An illustration of existing and future trails appears in **Figure 7**.

Figure 7: Existing and Future Trails



Architectural Design

The proposed project includes architectural elements that are consistent with established design aesthetics of the City of Eastvale. **Figures 8 through 11** demonstrate this consistency.

Figure 8: Proposed Building 1 Elevation



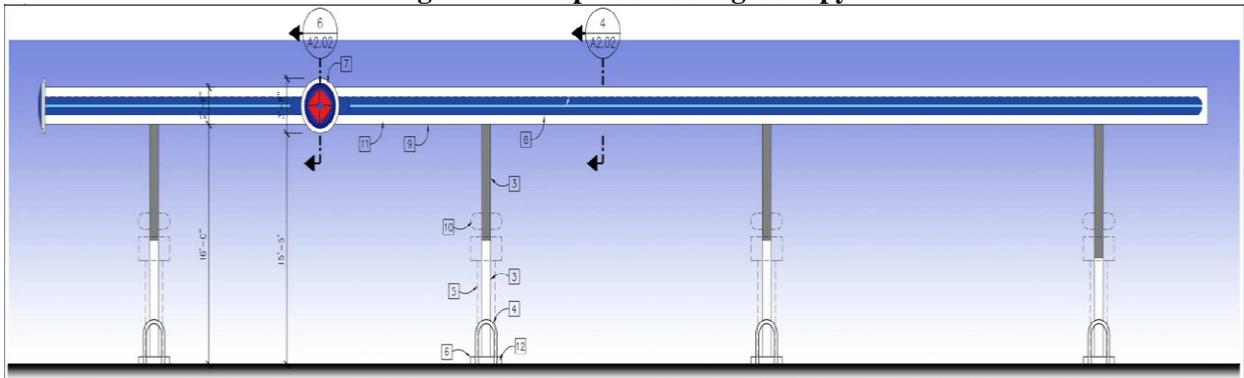
Figure 9: Proposed Building 2 Elevation



Figure 10: Proposed Building 3 Elevation



Figure 11: Proposed Fueling Canopy



Landscaping

This project is required to provide a minimum of 10 percent landscape coverage. The proposed site plan illustrates 12 percent landscape, which exceeds the standard requirement for landscape coverage.

Conditional Use Permit for Drive-Through Car Wash and Drive-Through Restaurant

The proposed project includes two drive-through facilities. One drive-through facility is a automatic car wash that will be a component of the Arco gasoline service station and the second drive-through is for a fast-food restaurant. Hours of operation for the restaurant drive-through are proposed to be 24 hours and the hours of operation for the car wash are proposed to be from 6:00 am to 8:00 pm.

Staff recommends approval of the CUP for the proposed drive-through facilities because they are ancillary uses to the main retail uses and the vehicle queuing for both facilities has been designed to not affect any public roadway. Additionally, the Eastvale Police Department has reviewed the proposed request and recommended conditions for ensuring that the operations of the drive-through facilities will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working nearby, or the general welfare of the city.

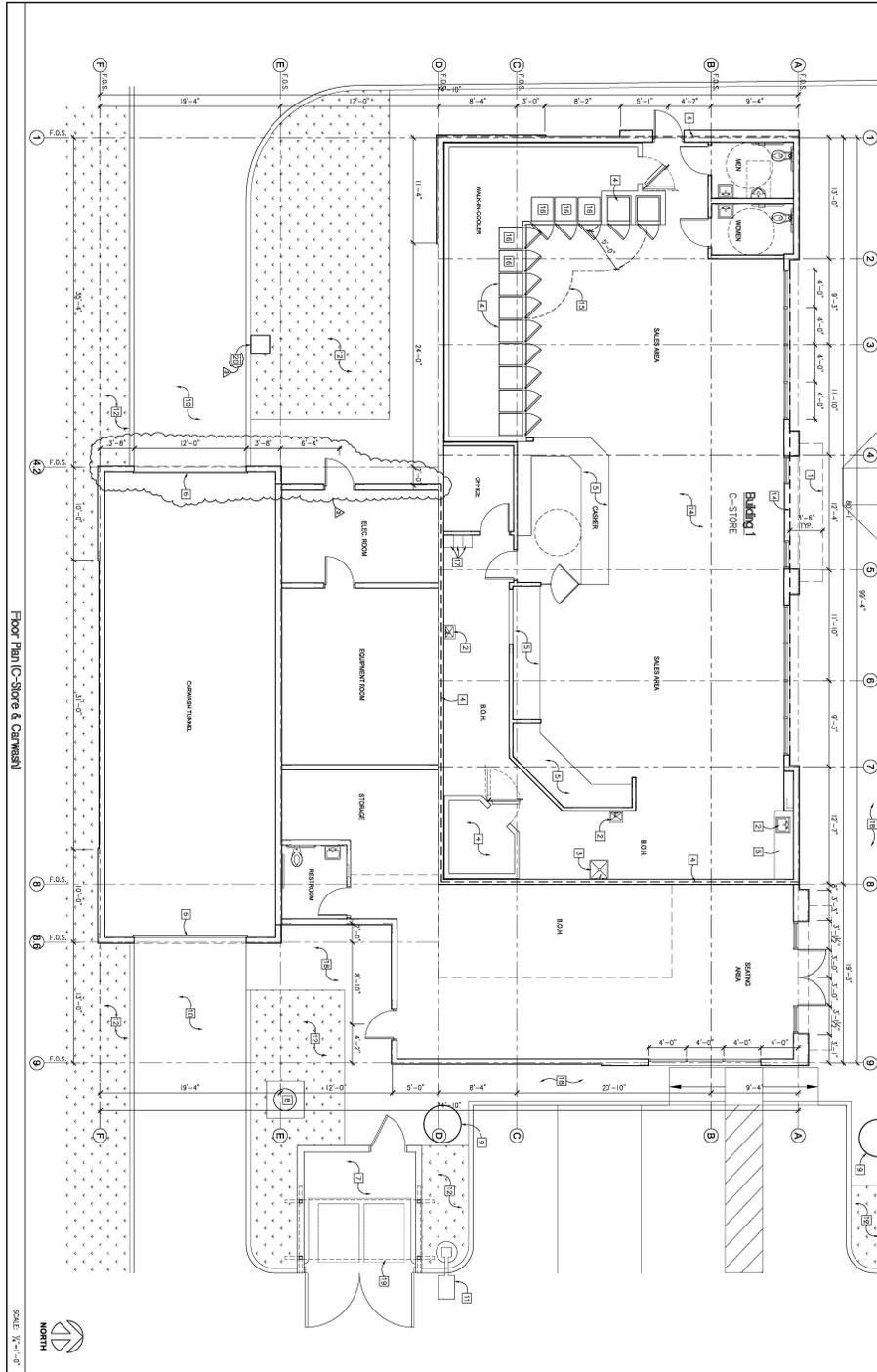
Conditional Use Permit for a Gasoline Service Station with Concurrent Sale of Beer and Wine

The proposed project will include a convenience store (Arco AM/PM) as a component of the service station. The applicant has requested to include the sales of beer and wine at the convenience store between the hours of 7:00 am to 2:00 am. The Police Department requested that the display of beer and wine will be located at the back of the store, farthest from the exit to prevent “grab and run” thefts of alcohol. A floor plan of the convenience store is included as **Figure 12**.

Staff recommends approval of the Conditional Use Permit for a gasoline service station with concurrent sale of beer and wine because it would not conflict with the current and planned uses for the surrounding area. The design, layout, access, and circulation of the center have been configured to accommodate the needs of nearby industrial uses. Considering all these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses.

Additionally, the proposed project has been conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. Both streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. Therefore, the project is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

Figure 12: Floor Plan for Convenience Store



Ontario Airport Influence Area

The proposed project is located within a 60–65 dB CNEL Noise Impact Zone, Federal Aviation Administration (FAA) Height Notification Surface and Airspace Obstruction Surface Airspace Protection Zones, and the Real Estate Transaction Disclosure for over-flight notification area of the Ontario Airport Influence Area.

The proposed project involves restaurant and vehicle fueling stations that are found by the LA/Ontario International Airport Land Use Compatibility Plan (Table 2-3, Noise Criteria) to be normally compatible with the 60–65 dB CNEL Noise Impact Zone.

The FAA Height Notification Surface and Airspace Obstruction Surface Protection Zones require proposed projects to notify the FAA if any object extends beyond the allowable height for the zone. The proposed project is within a zone with an allowable height of 200 feet and greater. The proposed project is not affected by this requirement.

The proposed project is within a zone of the Ontario Airport Land Use Compatibility Plan that requires an over-flight notification be provided to owners of the newly developed property. The project is conditioned to provide the Airport Land Use Commission “Notice of Airport in Vicinity” to all potential purchasers and tenants of the property and be recorded as a deed notice.

Therefore, the proposed Change of Zone is consistent with the Ontario Airport Land Use Compatibility Plan.

Public Hearing Notification and Comment

The proposed project includes the sale of alcohol; therefore, the public hearing notification radius increased to include property owners within a 1,000-foot radius rather than a 600-foot radius. The notification was published on November 10, 2013, for the Planning Commission meeting on November 20, 2013.

A map of the 1,000-foot radius map is included as an attachment to this report.

Environmental Analysis

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project to analyze its potential impacts. While the IS/MND determined that the project may potentially affect the biological resources, cultural resources, geology and soils, noise, and transportation and traffic of the project site and surrounding area, implementation of mitigation measures included in the IS/MND will ensure that any impacts will be less than significant. A draft version of the IS/MND was circulated for public review from October 1, 2013, to October 31, 2013. During the public review period, eight agencies provided comments to the draft IS/MND. Comments and responses are included in the proposed final IS/MND, which is included as Attachment 3.

REQUIRED PROJECT FINDINGS

California Environmental Quality Act

Finding 1: The proposed project requires the adoption of a Mitigated Negative Declaration pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The Planning Commission, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration, and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring and Reporting Program, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby recommends that the City Council finds and determines as follows:

Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

Compliance with Law: That the Mitigated Negative Declaration was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.

Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Eastvale.

Mitigation Monitoring Program: A Mitigation Monitoring and Reporting Program was prepared for adoption along with the project to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission is recommending to the City Council that the project will not have a significant effect on the environment.

General Plan Amendment

The Planning Commission makes the following finding pertaining to General Plan Amendment No. 11-0354:

Finding 1: The proposed General Plan Amendment will cause no internal inconsistencies in the General Plan.

Evidence: The current General Plan land use designation for the project site is Business Park (BP). The BP land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry, and supporting retail uses. The proposed General Plan land use designation of the project site is Commercial Retail (CR). According to the General Plan, the CR land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and visitor-oriented commercial uses. Land use designations for land surrounding the project site include BP to the north, south, and east, and General Commercial (in the City of Ontario) to the west. The proposed use of the site as a gasoline service station and restaurant location would not conflict with the current and planned uses for the surrounding area. Therefore, the project is consistent with the General Plan.

Change of Zone

Pursuant to the City of Eastvale Zoning Code, the Planning Commission makes the following findings pertaining to Change of Zone No. 13-0543:

Finding 1: The proposed Change of Zone is in conformance with the adopted General Plan for the City.

Evidence: The project site is currently zoned Industrial Park (I-P), which does not permit gasoline service stations; however, restaurants, other eating establishments, and drive-in or drive-through operations or facilities are permitted. Gasoline service stations and restaurants and other eating establishments are permitted in the General Commercial (C-1/C-P) zone while drive-in or drive-through operations or facilities are conditionally permitted. Therefore, the proposed change of zone is necessary to accommodate the proposed gas station facility. The proposed change of zone from I-P to C-1/C-P would not conflict with the current and allowed uses for land to the north, east, and west of the project site. The land to the west of the proposed project currently zoned for commercial uses is currently vacant. Given this, the proposed Change of Zone is consistent with the City’s General Plan.

Finding 2: The proposed Change of Zone is consistent with the most recent adopted version of the Ontario Airport Land Use Compatibility Plan.

Evidence: The proposed project is located within a 60–65 dB CNEL Noise Impact Zone, FAA Height Notification Surface and Airspace Obstruction Surface Airspace Protection Zones, and the Real Estate Transaction Disclosure for over-flight notification area of the Ontario Airport Influence Area.

1. The proposed project involves restaurant and vehicle fueling stations that are found by the LA/Ontario International Airport Land Use Compatibility Plan (Table 2-3, Noise Criteria) to be normally compatible with the 60–65 dB CNEL Noise Impact Zone.

2. The FAA Height Notification Surface and Airspace Obstruction Surface protection zones require proposed projects to notify the FAA if any object extends beyond the allowable height for the zone. The proposed project is within a zone with an allowable height of 200 feet and greater. The proposed project is not affected by this requirement.
3. The proposed project is within a zone of the Ontario Airport Land Use Compatibility Plan that requires an over-flight notification be provided to owners of the newly developed property. The project is conditioned to provide the Airport Land Use Commission “Notice of Airport in Vicinity” to all potential purchasers and tenants of the property and be recorded as a deed notice.

Therefore, the proposed Change of Zone is consistent with the Ontario Airport Land Use Compatibility Plan.

Major Development Review

Finding 1: The proposed project is consistent with the City’s General Plan as specified in Government Code Section 65451.

Evidence: The proposed General Plan land use designation for the site is Commercial Retail. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and visitor-oriented commercial uses. The proposed use of the site as a gasoline service station and restaurants would not conflict with the current and planned uses for the surrounding area. Therefore, the project is consistent with the General Plan.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the design policies of General Plan.

Finding 3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architecture of the proposed retail buildings has been designed to satisfy the design goals and policies of the General Plan. The elevations of the buildings that are visible to the public have been designed to create variation and interest to the development to satisfy the design goals.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. Both streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal.

Finding 5: The proposed project is consistent with the most recently adopted version of the Ontario Airport Land Use Compatibility Plan.

Evidence: The proposed project is within the Ontario Airport Influence Area. Specifically, the project site is within the 60–65 dB CNEL Noise Impact Zone, FAA Height Notification Surface and Airspace Obstruction Surface Airspace Protection Zones, and the Real Estate Transaction Disclosure for over-flight notification. The proposed project design complies with all standards of the Ontario Airport Influence Area.

Conditional Use Permit for Drive-Through Facility

Pursuant to Sections 2.2 of the City of Eastvale Zoning Code, the Planning Commission makes the following findings pertaining to Conditional Use Permit No. 11-0354:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of this code.

Evidence: The proposed General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail land use designation is to enable the establishment and operation of the community-serving commercial, service, and office businesses. The project consists of two drive-through facilities where vehicle queuing for both facilities will occur within the proposed project site and will therefore not affect any public roadway. The design, layout, access, and circulation of the center are configured to accommodate the needs of nearby industrial uses. Considering all these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The proposed commercial development has been designed to provide adequate parking, circulation, and access to major roadway systems that provide local and regional connectivity. Hours of operation for the restaurant drive-through are proposed to be 24 hours and the hours of operation for the car wash are proposed to be from 6:00 am to 8:00 pm. The project is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

Conditional Use Permit for Gasoline Service Station with Concurrent Sales of Beer and Wine

Pursuant to Sections 2.2 of the City of Eastvale Zoning Code, the Planning Commission makes the following findings pertaining to Conditional Use Permit No. 11-0354:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of this code.

Evidence: The proposed General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail land use designation is to enable the establishment and operation of the community-serving commercial, service, and office businesses. The project consists of the sales of alcoholic beverages in a convenience store that will be a component of a gasoline service facility that will be located near existing industrial uses. Considering all these aspects, the project is compatible with the general land uses.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The convenience store has been designed to be integrated into a new commercial center with adequate parking, circulation, and access to major roadway systems that provide local and regional connectivity. The project is not located near any public schools. The project would allow the sale of beer and wine between the hours of 7:00 am to 2:00 am, which is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

Recommendation

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Mitigated Negative Declaration pursuant to the California Environmental Quality Act.
2. Approve a General Plan Amendment, Change of Zone, Development Plan Review, and Conditional Use Permit for a drive-through automatic car wash facility and a drive-through restaurant, and a Conditional Use Permit for the sale of beer and wine in the Arco AM/PM convenience store, subject to the attached conditions of approval.

Planning Commission Options

The following alternatives are available to the Planning Commission for recommendation to the City Council:

1. Approve the project with additional changes and/or conditions.
2. Continue the public hearing and direct the applicant to make revisions.
3. Deny the project.

As noted above, staff's recommendation is that the Planning Commission recommends approval of the project by the City Council. (Note: Because this project involves a General Plan Amendment and a Change of Zone, all of the approvals, including conditional use permits and the Development Plan Review, will be forwarded to the Council for review and approval.)

FISCAL IMPACT

Conditions of approval on the project require the payment of development impact fees to offset the incremental increase in the cost of providing services as a result of this project. The developer of the project will be responsible for the construction of all infrastructure and street improvements needed for the project. Maintenance costs for public improvements will be provided through a variety of mechanisms acceptable to the City.

The proposed retail buildings will create sales tax revenues, which for retail uses typically far exceed the cost of providing police and other services.

As a result, the project is expected to have a positive financial impact on the City's budget.

ATTACHMENTS

1. Conditions of Approval
2. Notification Map
3. MND, MMRPs, Comments/Responses (Provided separately)
4. Development Plans

Prepared by: Mark Corcoran, Assistant Planner
Reviewed by: Eric Norris, Planning Director
John Cavanaugh, City Attorney

ATTACHMENT 1

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

Planning Application Number and Description: Project No. 11-0354 – GPA from BP to CR; ZC from I-P to C-1/C-P; DPR for a new Arco gas station facility, a 5,670-square-foot building containing an Arco AM/PM convenience store with an attached restaurant and automatic car wash facility, a 2,800-square-foot sit-down restaurant, and a 2,240-square-foot drive-through restaurant; CUP for a drive-through car wash facility and a drive-through restaurant; and CUP for a gasoline service station with concurrent sale of beer and wine in the Arco AM/PM convenience store between the hours of 7:00 am to 2:00 am.

Assessor's Parcel Number: 156-040-001

City Council Approval Date: _____, 2013

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk no later than January 15, 2014 (within five (5) County working days of project approval). The NOD shall include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to “Riverside County Clerk” in the amount of \$2,206.25 no later than January 8, 2014 . Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows: <ul style="list-style-type: none"> a. California Department of Fish and Wildlife fee of \$2,156.25; and b. Riverside County Clerk administrative fee of \$50.00 		Planning Department	
2. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. <hr/> Applicant Signature _____ Date _____		Planning Department	

3.	<p>The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>	Ongoing	Planning Department	
4.	<p>The project shall be developed in accordance with the Major Development Review application approved by the City Council on December 11, 2013, including the approved site plan, architectural elevations, etc. The applicant may request modifications or revisions to the approved project as outlined in the Eastvale Zoning Code.</p>	Ongoing	Planning Department	
5.	<p>Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Conditional Use Permit, all conditions must</p>			

	be completed prior to or concurrently with the establishment of the granted use.			
6.	<p>Roadway and intersection coordination with City of Ontario:</p> <ul style="list-style-type: none"> At such time that the City of Ontario develops the westerly side of the intersection of Hamner & Riverside, modification to the applicant's quadrant may be necessary to provide a workable and acceptable traffic channelization as approved by the City of Eastvale. The applicant is responsible to fund such modification and/or make arrangement with the City of Ontario and/or the developer(s) of the property(ies) within Ontario's jurisdiction. 	Ongoing	Public Works and Planning Departments	
7.	Any approval shall not be final until and unless the applicant's deposit account to cover the costs of application processing is made current and a positive balance of at least \$2,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the City of Eastvale and include Project No. 11-0354 on the check.	Ongoing	Planning Department	
Conditional Use Permit for the sales of beer and wine in the ARCO AM/PM Convenience Store only				
8.	The sales of beer and wine in the convenience store shall be limited to the hours of 7:00 am to 2:00 am daily and shall be consistent with the attached statement of operation for the alcohol sales. The Planning Director may reduce these hours of operation without a public hearing, in response to complaints of noise or other disturbance to the adjacent uses.	Ongoing	Planning and Police Departments	
9.	Alcohol sales are limited to packages containing no less than 6 cans/bottles to a case. Additionally, no single cans or bottles less than or equal to 40 ounces will be permitted to be sold on the premises. Should the owner fail to abate any problems associated with the provision of alcohol such as alcohol theft, transient alcohol consumption, and loitering around licensed premises, the Riverside County Sheriff's Department and/or other Riverside County or City of Eastvale Enforcement Agencies reserve the right to take appropriate enforcement actions to abate the problem and the permit/alcohol license may be subject to revocation.	Ongoing	Police Department	

10.	All alcohol sales cases/displays shall be located in the back of the store farthest from the exit to prevent “grab and run” thefts of alcohol. The sales cases/displays shall be located in sight of the sales counter at all times if possible.	Ongoing	Police Department	
11.	A surveillance monitoring system shall be installed to monitor the entrances of the business and shall be maintained in a manner that would prevent any accidental/false activation. Training for the proper use of the alarm system should be provided to all employees of the business to eliminate any accidental activation.	Ongoing	Police Department	
Prior to Issuance of Grading Permit				
12.	Prior to the issuance of a grading permit, the applicant shall submit a revised site plan and grading plan showing the installation of a community trail along the frontage of the property on Riverside Drive that is consistent with the existing trail to the east of project site on Riverside Drive. The plan shall indicate whether the trail and landscape between the trail and sidewalk will be maintained by the Jurupa Area Recreation and Park District (JARPD) or by the applicant.	Prior to Issuance of Grading Permit	Public Works and Planning Departments	
13.	The applicant shall provide verification to the City of funding for the ongoing maintenance of the JARPD trail system (equestrian trail and landscape stripe between the trail and sidewalk) required by the above condition. This may include annexation to a JARPD Community Facilities District (as stated in Condition No. 2 of JARPD below), funding by the property owner, or another method acceptable to the City.	Prior to Issuance of Grading Permit	Public Works and Planning Departments	
14.	Prior to the issuance of a grading permit, the project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place	Prior to Issuance of Grading Permit	Planning and Public Works Departments	

	<p>have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the California Department of Fish and Wildlife (CDFW) and the US Fish and Wildlife Service. The exclusion zones shall remain in force until all young have fledged.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is required. (<i>Mitigation Measure BIO-1</i>)</p>			
15.	<p>Prior to the issuance of a grading permit, the project applicant shall contact those tribes which requested tribal consultation with the City under Senate Bill 18 regarding the proposed project. The applicant shall coordinate with these tribes and the City to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the project site; designation, responsibilities, and participation of Native American tribal monitors during ground-disturbing activities; project grading and development scheduling; and terms of compensation. (<i>Mitigation Measure CUL-2</i>)</p>	Prior to the issuance of a grading permit	Planning and Public Works Departments	
16.	<p>Per Multiple Species Habitat Conservation Plan (MSHCP) Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted prior to issuance of any grading permit and 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.</p>	Prior to Issuance of Grading Permit	Planning and Public Works Departments	

	<p>The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.</p> <p>Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. <i>(Mitigation Measure BIO-2)</i></p>			
17.	<p>Prior to the issuance of a grading permit, if burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.</p> <p>If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that the burrow is no longer occupied.</p> <p>If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:</p> <ul style="list-style-type: none"> • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. 	Prior to Issuance of Grading Permit	Planning and Public Works Departments	

	<ul style="list-style-type: none"> • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). • A description of efforts and funding support proposed to monitor the relocation. <p>If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. (<i>Mitigation Measure BIO-3</i>)</p>			
18.	Prior to over-excavation and recompaction of the on-site alluvial soil, any clean uncontrolled artificial fill shall be removed and may be used as compacted fill for the project. Proposed soil removal and fill shall be identified on the grading plan. (<i>Mitigation Measure GEO-3</i>)	Prior to Issuance of Grading Permit	Planning and Public Works Departments	
19.	Prior to the issuance of a grading permit, a qualified paleontologist shall be identified to the City of Eastvale who has been retained to evaluate the significance of any inadvertently discovered paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Eastvale and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City's Planning Director. The project shall pay for all required treatment and storage of the discovered resources. (<i>Mitigation Measure CUL-7</i>)	Prior to Issuance of Grading Permit	Planning and Public Works Departments	
20.	The California Air Resources Board, in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, imposes a requirement that heavy-duty trucks accessing a project site shall not	Prior to Issuance of Grading Permit	Planning and Public Works	

	idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Prior to issuance of a grading permit, the grading plans shall reference that a sign is to be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes. <i>(Mitigation Measure AQ-2)</i>		Departments	
Prior to Issuance of Building Permit				
21.	Prior to the issuance of a building permit, the applicant shall submit a Photometric Lighting Plan for review and approval to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting, is provided.	Prior to Issuance of Building Permit	Planning, Building, Public Works, and Police Departments	
22.	<p>Prior to the issuance of a building permit, the applicant shall submit a set of development plan to the Eastvale Police Department for review and approval to ensure compliance with the followings:</p> <p>PROPERTY GATES AND KNOX BOX ENTRY</p> <p>1. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225.</p> <p>PROPERTY SIGN</p> <p>2. Proper display of "No Trespassing or Loitering" signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code Section 120.05.070, Signs.</p> <p>ADDRESS NUMBERING:</p> <p>3. A prominent displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).</p>	Prior to Issuance of Building Permit	Building and Police Departments	

	<p>SECURITY PLAN</p> <p>4. Adequate crime prevention measures, such as security cameras shall be installed to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.</p>			
23.	<p>The project applicant shall submit fees to the City in accordance to the requirements of the Western Riverside County MSHCP Mitigation Fee Areas, including the MSHCP Mitigation Fee Area and the Stephens' Kangaroo Rat Mitigation Fee Area, as applicable. (<i>Mitigation Measure BIO-4</i>)</p>	Prior to Issuance of Building Permit	Planning and Building Departments	
24.	<p>Prior to issuance of any building permit, the applicant shall perform the followings measures for Hamner Avenue improvements:</p> <ul style="list-style-type: none"> • Ultimate right-of-way shall be dedicated in accordance with County Standard No. 91. (89') (modified intersection). • Due to a conflict with an existing power pole at the southeast corner of Hamner Avenue and Riverside Drive, improvements shall include interim curb and gutter at 50 feet east of the centerline, and interim parkway improvements. • Ultimate improvements shall be constructed by the applicant when such power pole is replaced and relocated in the future, in accordance with County Standard No. 91. (68') (modified intersection). At completion of such, portion of the construction cost may be eligible for TUMF reimbursement. • The applicant shall pay an in-lieu deposit as a guarantee for the ultimate improvements, and is entitled to a refund when they are completed and accepted by the City. 	Prior to Issuance of Building Permit	Public Works and Planning Departments	
25.	<p>Prior to the issuance of any building permit, the applicant shall perform the followings measures for Riverside Drive improvements:</p> <ul style="list-style-type: none"> • Ultimate right-of-way shall be dedicated in accordance with 	Prior to Issuance of Building Permit	Public Works and Planning Departments	

	<p>County Standard No. 93. (64') (modified intersection).</p> <ul style="list-style-type: none"> • Due to a conflict with an existing power pole at the easterly project boundary, improvements shall include curb and gutter at a modified location of 37 feet south of the centerline. • Parkway improvements shall include a 21-foot trail per the Jurupa Area Recreational & Park District. 			
26.	<p>Prior to the issuance of any building permit, the applicant shall perform the followings measures for traffic signal improvements:</p> <ul style="list-style-type: none"> • Due to a conflict with an existing power pole at the southeast corner of Hamner Avenue and Riverside Drive, interim traffic signal improvements shall be constructed at a location in accordance with item No. 24. • Ultimate traffic signal improvements shall be constructed by the applicant when the power pole is replaced and relocated in the future, in accordance with item No.24. • The applicant shall pay an in-lieu deposit as a guarantee for the ultimate improvements, and is entitled to a refund when they are completed and accepted by the City. 	Prior to Issuance of Building Permit	Public Works Departments	
During Construction				
27.	<p>An archeological monitor shall be present during all proposed earth-moving activities to evaluate and ensure protection of any cultural resources unearthed on the site. At the completion of construction activities, the archeological monitor shall prepare a report documenting all resources recovered and the site at which they were discovered and shall provide an interpretation of each resource. The City of Eastvale shall designate repositories in the event significant resources are recovered, with the exception of Native American resources. Discovery of Native American resources is addressed in mitigation measure CUL-2. (Mitigation Measure CUL-1)</p>	During construction	Planning and Public Works Departments	
28.	<p>The following measures shall be implemented to reduce the impacts of construction noise:</p> <ul style="list-style-type: none"> • During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained 	During construction	Planning and Public Works Departments	

	<p>mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the construction area.</p> <ul style="list-style-type: none"> The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. <p>All construction, maintenance, or demolition activities associated with the proposed project shall be limited to the hours between 6:00 am and 6:00 pm during the months of June through September and 7:00 am and 6:00 pm during the months of October through May. <i>(Mitigation Measure NOS-1)</i></p>			
29.	<p>The following measures shall be incorporated into project plans and specifications as implementation of South Coast Air Quality Management District Rule 403:</p> <ul style="list-style-type: none"> The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, in the afternoon, and after work is done for the day. The contractor shall ensure that traffic speeds on unpaved roads and in project site areas are reduced to 15 miles per hour or less to reduce PM₁₀ and PM_{2.5} fugitive dust haul road emissions. <p><i>(Mitigation Measure AQ-1)</i></p>	During Construction	Planning and Public Works Departments	
Prior to Issuance of Certificate of Occupancy				
30.	<p>The Airport Land Use Commission "Notice of Airport in Vicinity" (attached to these conditions of approval) shall be provided to all potential purchasers and tenants of the property and shall be recorded as a deed notice.</p>	Prior to Certificate of Occupancy	Planning Department	

31.	All aerial utility lines including electrical power lines under 34.5KV within the public right-of-way shall be installed underground to the satisfaction of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Departments	
32.	All aerial electrical power lines above 34.5KV within the public right-of-way shall be relocated behind the curb and gutter to the satisfaction of the City Engineer, except as mentioned in conditions 24 and 25.	Prior to Issuance of Certificate of Occupancy	Public Works Departments	

Fire Department Conditions of Approval

CONDITIONS OF APPROVAL

FIRE DEPARTMENT CASE NUMBER: 11-ESVL-PP-0354

10. GENERAL CONDITIONS

10. FIRE.999PC-#01–West Fire Protection Planning Office Responsibility **IN EFFECT**

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org go to the link marked “Ordinance 787”.

Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St., Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

10. FIRE.999 CASE – CITY CASE STATEMENT **IN EFFECT**

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognize fire protection standards

10. FIRE.999 USE-#50-BLUE DOT REFLECTOR **IN EFFECT**

Blue retro reflective pavement markers shall be mounted on private streets, public streets, and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10. FIRE.999 USE* -#23 – MIN REQ FIRE FLOW **IN EFFECT**

Minimum required fire flow shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10. FIRE.999 USE-#20-SUPER FIRE HYDRANT **IN EFFECT**

Super fire hydrant (s) (6” x 4” x 2½”) shall be located not less than 25 feet or more than 225 feet from any portion of the building as

measured along approved vehicular travel ways.

10. FIRE.999 USE-#84 – TANK PERMITS

IN EFFECT

Applicant and/or developer shall be responsible for obtaining underground fuel storage tank permit, from the Riverside County Fire Department and Environmental Health Department. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank (s) shall meet the following standards: Tank must be tested and labeled to UL2085 Protected Tank Standard. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank’s label from an independent test laboratory must be included with your plans. Current plan check deposit base fee is \$217.00 for the first Tank, each additional tank \$32.00.

80. PRIOR TO BUILDING PERMIT ISSUANCE

80. FIRE.999 USE-#17A-BLDG PLAN CHECK \$

IN EFFECT

Building plan check deposit fee of \$1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been reviewed by our office.

80. FIRE.999 USE-#4 – WATER PLANS

IN EFFECT

The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing. The system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: “I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department.”

90. PRIOR TO BUILDING FINAL INSPECTION

90. FIRE.999 USE-#45 – FIRE LANES

IN EFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90. FIRE.999 USE-#12A- SPRINKLER SYSTEM

IN EFFECT

BUILDING #1

Install a complete fire sprinkler system per NFPA 13 2010 edition in building requiring a fire flow of 1500 GPM or greater sprinkler system (s). All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$614.00 per riser) applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is \$192.00)

90. FIRE.999 USE-#27-EXTINGUISHERS

IN EFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48” (Inches) to center above the floor level with Maximum 4” projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90. FIRE.999 USE-#36-HOODS DUCTS

IN EFFECT

A. U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee of \$215.00 to the Fire Department for review and approval prior to installation. Note: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. Separate fire alarm/monitoring plans must be submitted for review prior to connection. Current plan check deposit base fee is \$192.00.

Conditions of approval may change based on Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and Fire hazards in the structure or on the premises from occupancy or operation.

County of Riverside Department of Environmental Health

1. The applicant shall provide a “will-serve” letter for water and sewer service from the appropriate water and sewer purveyor.
2. The applicant shall provide a revised detailed contour plot plan exhibit indicating the water and sewer purveyor. Plot the location of any existing septic systems and/or wells (if applicable). Please note that all existing septic systems and wells shall

be properly removed or abandoned under permit with Department of Environmental Health (DEH).

3. The applicant shall provide a noise study. Please provide an original copy to DEH Office of Industrial Hygiene for review and approval.
4. The applicant shall provide an Environmental Assessment Phase I (Phase I) to determine whether chemicals and/or pesticides were used on the property, the location of use, and any possible lingering negative effects. Please provide this study to the DEH Environmental Cleanup Program for review and approval.
5. The applicant shall provide a check made payable to the County of Riverside, DEH to cover an initial deposit fee of \$1,450.

Jurupa Area Recreation and Park District

1. The applicant shall contact the Jurupa Area Recreation and Park (JARP) District to determine fees pursuant to Ordinance No. 01-2007.
2. The project applicant shall contact the JARP District form a District wide Community Facilities District (CFD) or to annex into an existing CFD to pay for park maintenance.
3. The project applicant shall contact the JARP District for review and approval of the community trail design along the frontage of the property on Riverside Drive.

Waste Management District (next page)



Hans W. Kernkamp, General Manager-Chief Engineer

October 21, 2013

Kanika Kith, Senior Planner
City of Eastvale
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

RE: Planning Application No. 11-0354
Proposal: Initial Study/Mitigated Negative Declaration (IS/MND) for development of a new gas station with shared retail and restaurant space, attached car wash, a fast food restaurant with attached drive through, and a dine in restaurant on a 1.7 acre site.
APN: 156-040-001

Dear Ms. Kith:

The Riverside County Waste Management Department (RCWMD) has reviewed the IS/MND prepared for the proposed project located in the southeast corner of Hamner Ave and Riverside Drive in the City of Eastvale. In order to mitigate the project's potential solid waste impacts and help the City comply with the California Environmental Quality Act (CEQA), AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

14310 Frederick Street • Moreno Valley, CA 92553 • (951) 486-3200 • Fax (951) 486-3205 • Fax (951) 486-3230
www.rivcowm.org

printed on recycled paper

4. **Prior to issuance of an occupancy permit for**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division.

Kanika Kith, Senior Planner
Planning Application No. 11-0354
October 21, 2013
Page 2

4. **Prior to issuance of an occupancy permit for**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this IS/MND. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies.

1. No obstruction shall be placed on any existing easement. An approval document from easement holders shall be required for any easement encroachment.
2. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
3. Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
4. All connection to flood control facilities shall be reviewed by the Riverside County Flood Control District, and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.
5. Prior to the issuance of certificate of occupancy the applicant shall pay the appropriate storm drain impact mitigation fee for the Riverside County Flood Control and Water Conservation District.
6. The applicant shall prepare and submit to the City for review and approval all required development plans including but not limited to Precise Grading, Street Improvement, Street Light, Storm Drain, and Traffic Signal. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.
7. No grading shall be performed without prior issuance of a grading permit by the City.
8. All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Public Works/Engineering Department.
9. All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.

10. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
11. Grading in excess of 199 cubic yards will require performance security to be posted with the City.
12. Erosion control–landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
13. The applicant’s contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
14. The applicant shall design and construct all improvements in accordance the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
15. Prior to the issuance of certificate of occupancy, the applicant shall annex into all applicable Community Service Areas and Landscaping Maintenance District for lighting, drainage, and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.
16. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-361-0900.)
17. Transportation Uniform Mitigation Fee and any Development Impact Fees that are in effect at that time shall be paid prior to the issuance of certificate of occupancy, or as otherwise allowed per ordinance.
18. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the 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 shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and

engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. *(Mitigation Measure CUL-3).*

19. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts, that are found on the project site to the appropriate tribe for proper treatment and disposition. *(Mitigation Measure CUL-4)*
20. All sacred sites, should they be encountered within the project site, shall be avoided and preserved in place as the preferred mitigation, if feasible. *(Mitigation Measure CUL-5)*
21. If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the project applicant, the project archaeologist, and the appropriate tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources, in accordance with the Cultural Resources Treatment and Monitoring Agreement described in mitigation measure **CUL-2**. If the parties cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City's Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Eastvale. *(Mitigation Measure CUL-6)*
22. Project plans and submittals shall show compliance with all of the seismic and site stability recommendations contained in the geotechnical engineering report prepared by Geo-Cal, Inc., dated October 31, 2012 (as amended or updated). *(Mitigation Measure GEO-1)*
23. On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. *(Mitigation Measure TRA-1)*
24. Sight distance at the project driveways shall be reviewed with respect to standard City of Eastvale and County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. *(Mitigation Measure TRA-2)*

Statement of Operation

City of Eastvale
12363 Limonite Ave., Suite #910
Eastvale, CA 91752

Re: Project No. 11-0354 – Statement of Operation for Arco Gas Station CUP for alcohol sales located at the southeast corner of Riverside Dr. and Hammer Ave.,, Panel Number 156-040-001

The C-store is open 24 hour.

The alcohol sales hour will be from 7:00am to 2:00am with 10 employees (2 shifts, 5 persons per shift), sale area (C-store) is 3028 s.f., 5 coolers with lock at the corner are dedicated to type 20 beer and wine (approx 15% of daily sales).

Sheriff's Department Notes:

- 1) NO SINGLE CANS OR BOTTLES LESS THAN OR EQUAL TO 40 OUNCES WILL BE PERMITTED TO BE SOLD ON THE PREMISES.
- 2) ANY INDIVIDUALS DISCOVERED LOITERING ON THE PROPERTY SHALL IMMEDIATELY BE REMOVED FROM THE PREMISES BY THE OWNER.
- 3) ALL ALCOHOL SALES CASES / DISPLAYS SHALL BE LOCATED IN THE BACK OF THE STORE FARTHEST FROM THE EXIT TO AID IN THE PREVENTION OF GRAB AND RUN THEFTS OF ALCOHOL.
- 4) REQUIRED THE INSTALLATION OF THE KNOX RAPID ENTRY SYSTEM.
- 5) THE EXTERIOR PERIMETER FENCING SHALL HAVE POSTED SIGNS STATING: A. "NO TRESPASSING OR LOITERING" SIGNS SHALL BE DISPLAYED PROMINENTLY AROUND THE BUSINESS. (602 P.C.)
- 6) THE LOCATION NEEDS TO HAVE THE ADDRESS PROMINENTLY DISPLAYED IN A SIZE AND CONTRASTING IN COLOR FROM THE BUILDING FACADE OR ON A FIXED SIGN NEAR THE STREET / MAIN ENTRANCES. THE NUMBERS NEED TO BE VISIBLE FROM THE STREET AND INTERIOR PROPERTY SIDES FOR ANY APPROACHING EMERGENCY VEHICLES. NO OBSTRUCTIONS SHOULD LIMIT THEIR VISIBILITY (I.E. LANDSCAPING)
- 7) ALARM SYSTEM SHALL BE MAINTAINED IN A MANNER THAT WOULD PREVENT ANY ACCIDENTAL / FALSE ACTIVATION. TRAINING ABOUT THE PROPER USE OF THE ALARM SYSTEM SHOULD BE PROVIDED TO ALL EMPLOYEES OF THE BUSINESS TO ELIMINATE ANY ACCIDENTAL ACTIVATION. A SURVEILLANCE MONITORING SYSTEM SHALL BE INSTALLED TO THE ENTRANCES OF THE BUSINESS. THIS SYSTEM WOULD ASSIST LAW ENFORCEMENT IN IDENTIFYING SUBJECTS / VEHICLES POSSIBLY INVOLVED IN CRIMINAL ACTIVITY WITHIN THE PREMISES.

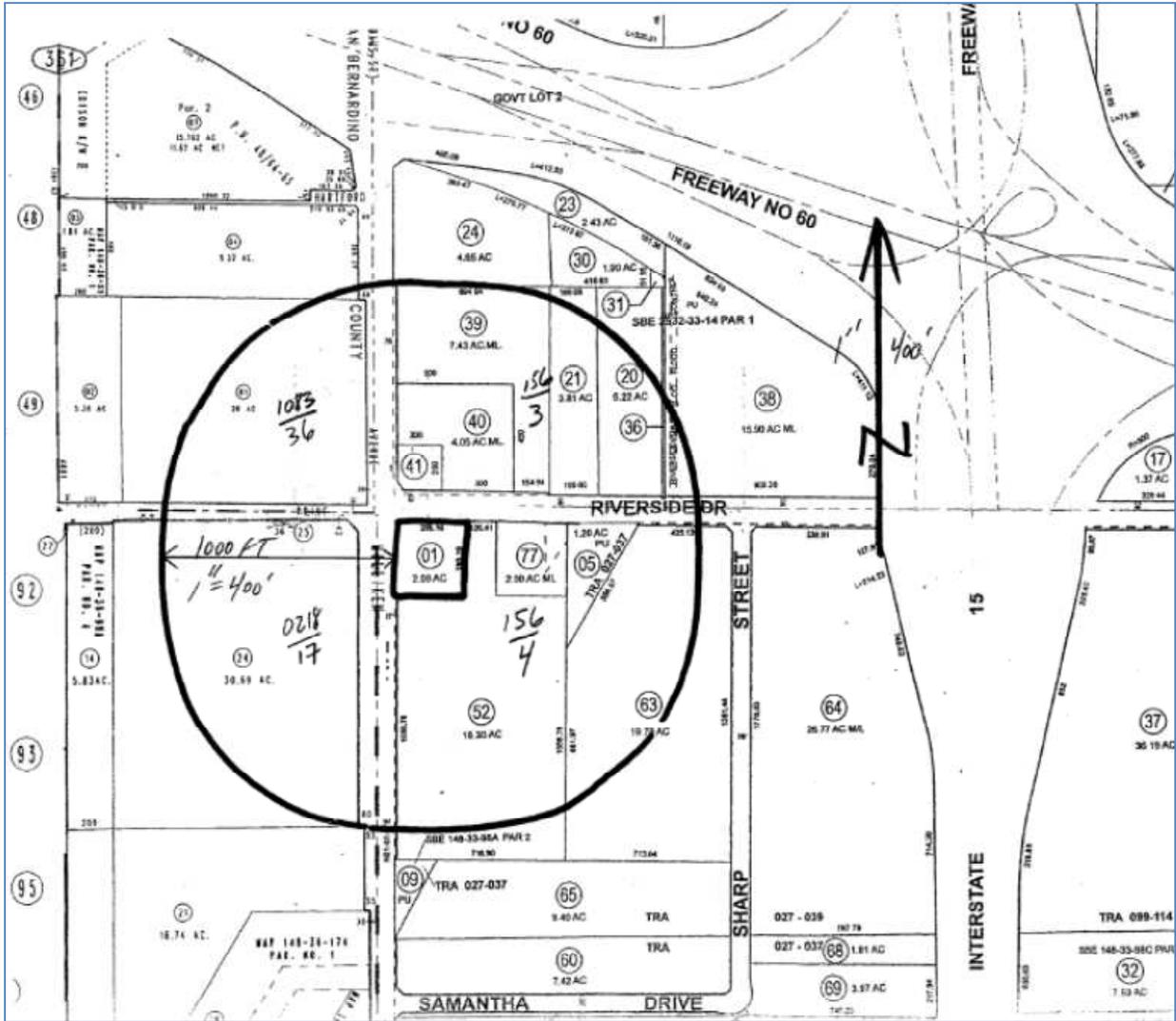
Airport Notice

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

ATTACHMENT 2

NOTIFICATION MAP



ATTACHMENT 3

**IS/MND, COMMENTS, AND MMRP
(Provided Separately)**

ATTACHMENT 4
DEVELOPMENT PLANS

Q.S.R., Restaurant, C-Store & Gas Station Development

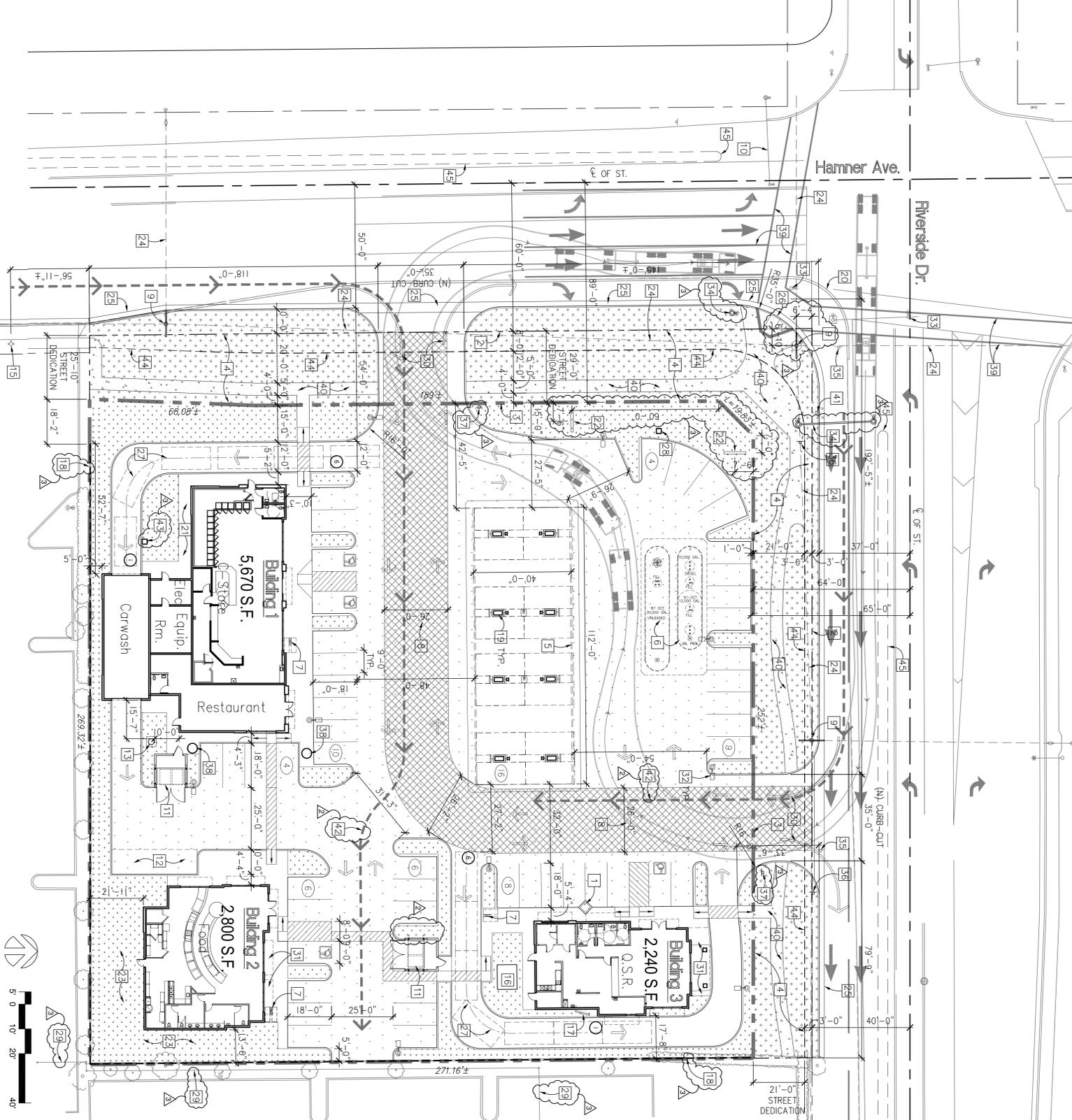
S.E. CORNER OF HAMNER AVE., AND RIVERSIDE DR., CITY OF EASTVALE, CA 91752

Parcel Information			
APN	ADDRESS	ZONING	PARCEL (A/C)
156040001-3	HAMNER AVE.	BT(BUSINESS PARK)	2E A.C. VACANT LAND

Project Directory			
OWNER:	ARCHITECT:	CIVIL ENGINEER:	
H&S BROS ENTERPRISES, LLC 4300 EDISON AVE. CHINO, CA 91710 TEL: (909) 465-4101 FAX: (909) 606-6839	K U & ASSOCIATES, INC. 650 CAMINO DE CUPIRA CITY OF WALNUT, CA 91789 TEL: (909) 859-5828 FAX: (909) 859-5827	W&W TECHNOLOGIES 1750 W. ANDRES DRIVE UPLAND, CA 91784 TEL: (909) 606-7118	
Sheet Index			
A 1.01	SITE PLAN, PROJECT DATA, REFERENCE NOTES		
A 1.02	TRASH ENCLOSURE, SIDEWALK PLANTER & WALL SECTIONS		
A 2.01	FLOOR PLAN (BUILDING 1) - C-STORE & CARWASH		
A 2.02	FLOOR PLAN, ELEVATIONS & DETAILS (CANOPY)		
A 2.03	FLOOR PLAN (BUILDING 2 & 3)		
A 2.04	ROOF PLAN (BUILDING 1)		
A 2.05	ROOF PLAN (BUILDING 2 & 3)		
A 3.01	ELEVATIONS (BUILDING 1)		
A 3.02	ELEVATIONS (BUILDING 2)		
A 3.03	ELEVATIONS (BUILDING 3)		
C-1	CONCEPTUAL UTILITY PLAN		
C-2	CONCEPTUAL RESTAURANT LAYOUT PLAN		
E-1	PHOTOMETRIC LIGHTING PLAN		
E-1	LANDSCAPE PLAN		

Reference Notes

- SIDEWALK PLANTER, SEE (A1.02)
- PROPERTY LINE.
- PROPERTY LINE.
- STREET DEDICATION.
- LINE OF CANOPY ABOVE.
- UNDERGROUND STORAGE TANK.
- BIKE RACK PER CITY STANDARD, PROVIDE 5'-0" CLR. ACCESS.
- 26'-0" WIDTH FIRE LANE, PAINT AND MARK ENTIRE LANE.
- PER FIRE DEPARTMENT STANDARD.
- SEE POWER POLE TO REMAIN.
- TRAFFIC SIGNAL LIGHT TO REMAIN.
- TRASH ENCLOSURE PER CITY STANDARD, SEE (A1.02)
- 10' X 35' LOADING / UNLOADING.
- HEAVY TANK.
- LANDSCAPE AREA.
- FIRE HYDRANT.
- 8' X 10' TRANSFORMER PAD.
- 6'-0" HT. CMU (SPILT FACED) FENCE WALL.
- 8 MPDS WITH CANOPY ABOVE.
- ROW & CURB/GUTTER TO BE RELOCATED.
- 5'-0" WIDE SIDEWALK.
- MONUMENT / PROJECT SIGN, UNDER SEPARATE PERMIT.
- PROPOSED INFILTRATION AREA.
- CURB & GUTTER PER CITY STANDARD.
- OVERHEAD POWER LINE.
- ZERO CURB 4'-0" WIDE WALKWAY.
- LINE INDICATE 120'-0" STACKING SPACES (6 CARS).
- AR AND WATER STATIONS.
- 8' HT. WROUGHT IRON FENCE ON ADJACENT PROPERTY, NOT A PART OF PROJECT.
- RIGHT-IN AND RIGHT-OUT ONLY.
- OUTDOOR SEATING AREA.
- 20'-0" HT. PARKING LOT LIGHT.
- TRAFFIC LIGHT TO BE RELOCATED.
- LOCATION OF (E) TRAFFIC LIGHT.
- CITY SIGN TO BE RELOCATED.
- LOCATION FOR CITY SIGN PER CITY STANDARD / REQUIREMENT.
- RIGHT TURN ONLY SIGN.
- VACUUM UNITS AT TWO LOCATIONS.
- PROPOSED LANE AND CROSSWALK, SEE CIVIL PLAN.
- SIDEWALK PER CITY STANDARD.
- FIRE DEPARTMENT HOSE CONNECTION.
- ROUTE FROM NEAREST (E) FIRE HYDRANT TO FARTHEST BUILDING.
- CARWASH PAY BOOTH.
- ULTIMATE STREET CURB, SEE CIVIL PLAN.
- ULTIMATE CURB MEDIAN, SEE CIVIL PLAN.



Proposed Site Plan
SCALE: 1" = 20'-0"

Legend

(E) EXISTING	(E) PROPERTY LINE
(N) NEW	(N) PROPERTY LINE
STD. STANDARD	(N) 6'-0" HT. CMU WALL
HT. HEIGHT	(E) FIRE DEPT. HOSE CONNECTION
CONC. CONCRETE	(E) FIRE HYDRANT
PARKING AREA = 34,347± S.F.	(N) LANDSCAPE AREA
ACCESSIBLE PATH = 9,395± S.F.	(N) LANDSCAPE AREA
/LOADING = 2,298± S.F.	(N) LANDSCAPE AREA
26' W. FIRE LANE PER FIRE DEPT.	RIGHT OF WAY LANDSCAPE AREA
	RIGHT OF WAY LANDSCAPE AREA

Reference Notes

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- PROPERTY LINE.
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- 26'-0" WIDTH FIRE LANE, PAINT AND MARK ENTIRE LANE.
- PER FIRE DEPARTMENT STANDARD.
- SEE POWER POLE TO REMAIN.
- TRAFFIC SIGNAL LIGHT TO REMAIN.
- TRASH ENCLOSURE PER CITY STANDARD, SEE (A1.02)
- 10' X 35' LOADING / UNLOADING.
- HEAVY TANK.
- LANDSCAPE AREA.
- FIRE HYDRANT.
- 8' X 10' TRANSFORMER PAD.
- 6'-0" HT. CMU (SPILT FACED) FENCE WALL.
- 8 MPDS WITH CANOPY ABOVE.
- ROW & CURB/GUTTER TO BE RELOCATED.
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Project Data

CODE:	2010 CBC, CPC, CMC, CFC (TITLE 24)
EXISTING ZONING:	C-1/C-P
NEW ZONING:	C-1/C-P
(E) SITE AREA:	= 2,00± ACRE (87,121± S.F.)
(N) SITE AREA:	= 0.34± ACRE (14,940± S.F.)
(N) SITE AREA:	= 1,66± ACRE (72,181± S.F.)
BUILDING AREA:	5,670± S.F. + 2,800± S.F. + 2,240± S.F. = 10,710 S.F.
CANOPY AREA:	(112'-0" x 40'-0") = 4,480 S.F.
SITE COVERAGE:	(10,710 S.F. + 4,480 S.F.) / 75,188 S.F. = 20.2 %
TYPE OF CONSTRUCTION:	VB
SPRINKLER:	A-2-B
BUILDING OCCUPANCY:	35'-0" MAX. (1-STORY)
BUILDING HEIGHT:	5,670± S.F.
BUILDING AREA:	C-STORE (3,028± S.F.), RESTAURANT (1,126 S.F.), CARWASH (988± S.F.), EQUIP. (336± S.F.), ELEC. RM. (189± S.F.)
PARKING REQUIRED:	(5.5 PER 1,000 S.F.) = 31.2 SPACES
TYPE OF CONSTRUCTION:	VB
SPRINKLER:	YES
BUILDING OCCUPANCY:	35'-0" MAX. (1-STORY)
BUILDING HEIGHT:	2,240± S.F. (80± S.F. SEATING)
PARKING REQUIRED:	(5.5 PER 1,000 S.F.) = 12.3 SPACES

Legal Description

REAL PROPERTY IN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE NORTHERLY 335.161 FEET OF THE WESTERLY 335.161 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE IN THE DISTRICT LAN OFFICE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH ON THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 1401.92 FEET; THENCE SOUTH 89°29' EAST 776.90 FEET; THENCE NORTH 01° WEST 1401.92 FEET TO THE NORTH BOUNDARY OF SAID SECTION 7, A DISTANCE OF 776.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION, AND THE POINT OF BEGINNING.
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Parking Computation

TOTAL PARKING REQUIRED:	= 31.2 STALLS
BUILDING 1 (C-STORE & RESTAURANT)	= 15.4 STALLS
BUILDING 2 (FLOOD)	= 12.3 STALLS
BUILDING 3 (QSR)	PROVIDED = 47 STALLS (INCL. 4 HCP STALLS)
	+16 STALLS UNDER CANOPY
	TOTAL = 63 STALLS = O.K.

Landscapre Computation

PARKING AREA LANDSCAPE REQUIRED (MIN. 10%):	= 34,347 S.F.
PARKING AREA LANDSCAPE PROVIDED	= 4,416 S.F. (12.86%) = O.K.

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SPRINKLER:	YES
BUILDING OCCUPANCY:	35'-0" MAX. (1-STORY)
BUILDING HEIGHT:	2,240± S.F. (80± S.F. SEATING)
PARKING REQUIRED:	(5.5 PER 1,000 S.F.) = 12.3 SPACES

Legal Description

REAL PROPERTY IN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE NORTHERLY 335.161 FEET OF THE WESTERLY 335.161 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE IN THE DISTRICT LAN OFFICE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH ON THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 1401.92 FEET; THENCE SOUTH 89°29' EAST 776.90 FEET; THENCE NORTH 01° WEST 1401.92 FEET TO THE NORTH BOUNDARY OF SAID SECTION 7, A DISTANCE OF 776.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION, AND THE POINT OF BEGINNING.
EXCEPT FROM SAID LAND ABOVE DESCRIBED THE WEST 60 FEET AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 21, 1943 IN BOOK 566, PAGE 306 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE.
ALSO EXCEPT FROM SAID LAND ABOVE DESCRIBED THE NORTH 40 FEET AS DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE, RECORDED LINE 19, 1950 IN BOOK 1182, PAGE 412 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE.
ALSO EXCEPT THEREFROM ONE-SIXTEENTH OF ALL OIL, AS RESERVED BY FRED J. FINCH, ET UX, IN DEED RECORDED APRIL 9, 1929, IN BOOK 807, PAGE 67 OF DEEDS, RIVERSIDE COUNTY RECORDS.

Parking Computation

TOTAL PARKING REQUIRED:	= 31.2 STALLS
BUILDING 1 (C-STORE & RESTAURANT)	= 15.4 STALLS
BUILDING 2 (FLOOD)	= 12.3 STALLS
BUILDING 3 (QSR)	PROVIDED = 47 STALLS (INCL. 4 HCP STALLS)
	+16 STALLS UNDER CANOPY
	TOTAL = 63 STALLS = O.K.

Landscapre Computation

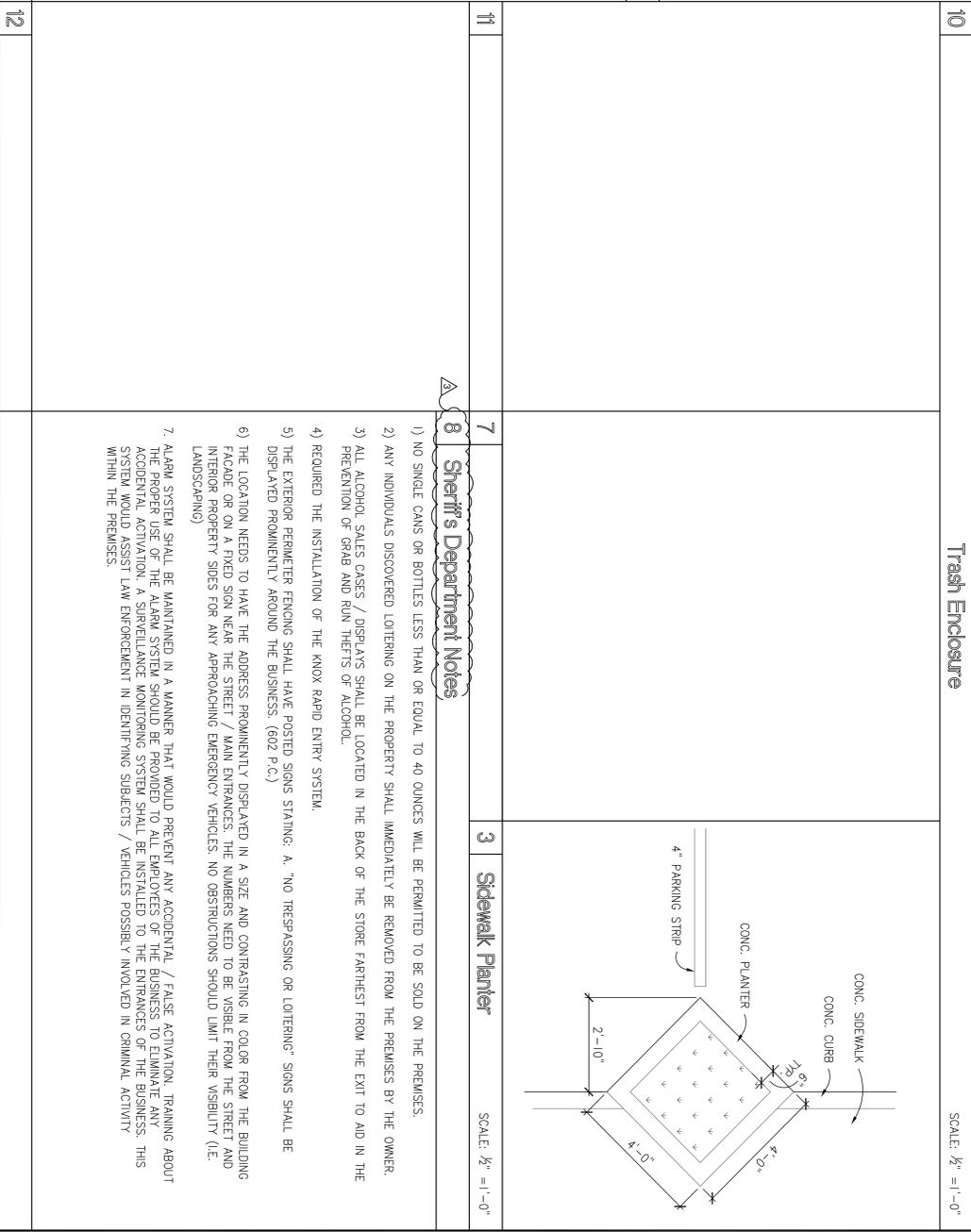
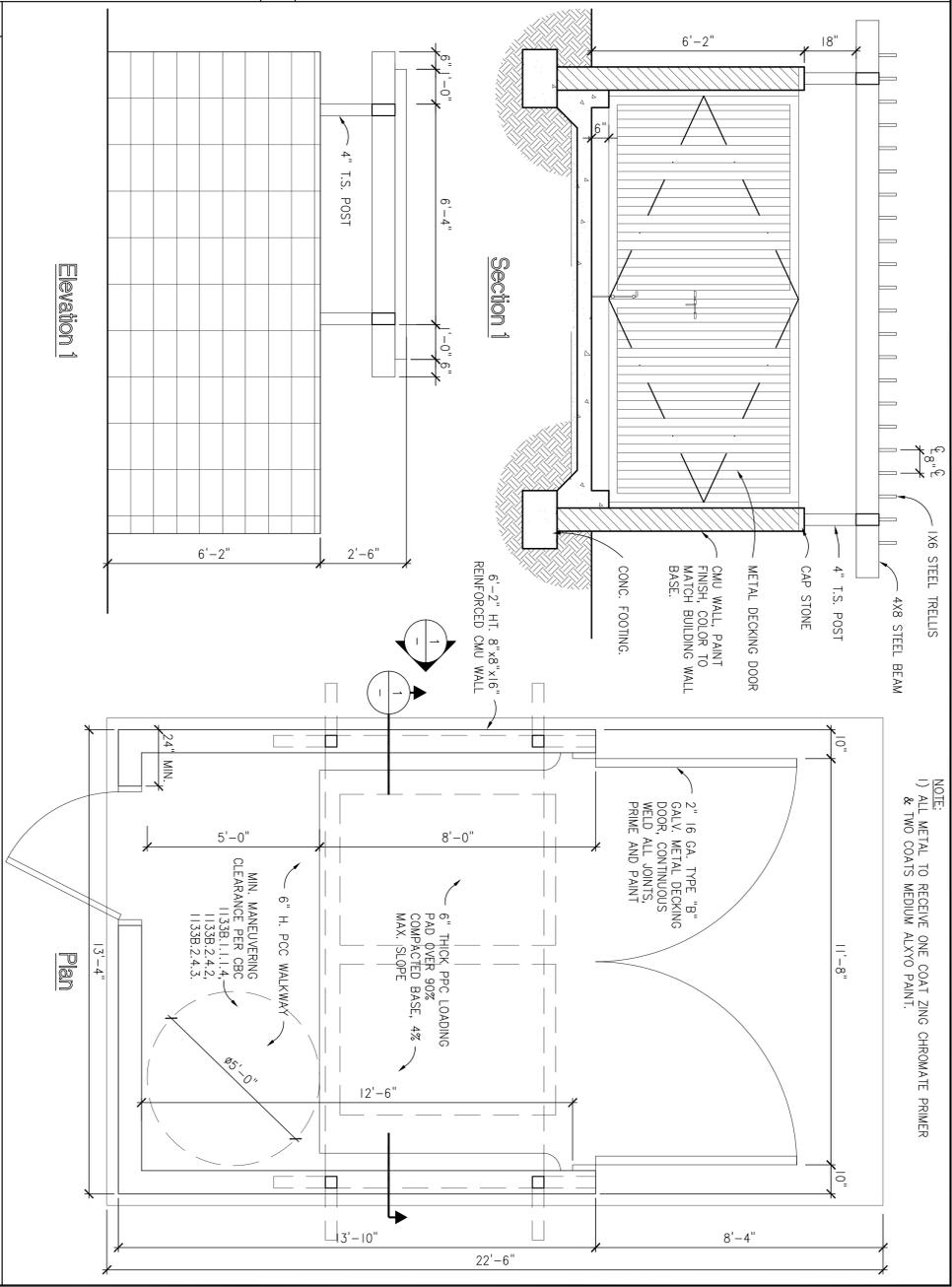
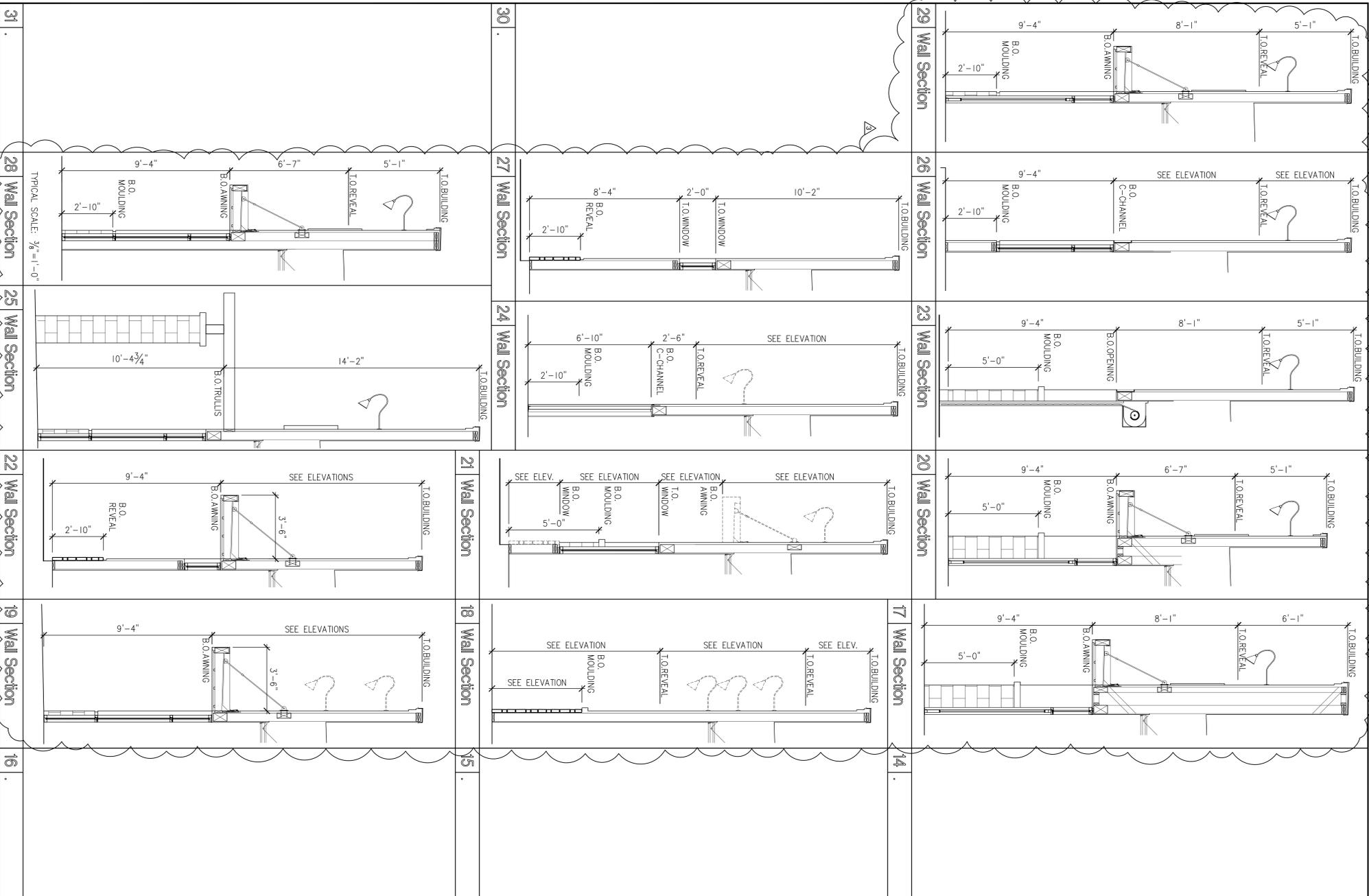
PARKING AREA LANDSCAPE REQUIRED (MIN. 10%):	= 34,347 S.F.
PARKING AREA LANDSCAPE PROVIDED	= 4,416 S.F. (12.86%) = O.K.

Project Data

CODE:	2010 CBC, CPC, CMC, CFC (TITLE 24)
EXISTING ZONING:	C-1/C-P
NEW ZONING:	C-1/C-P
(E) SITE AREA:	= 2,00± ACRE (87,121± S.F.)
(N) SITE AREA:	= 0.34± ACRE (14,940± S.F.)
(N) SITE AREA:	= 1,66± ACRE (72,181± S.F.)
BUILDING AREA:	5,670± S.F. + 2,800± S.F. + 2,240± S.F. = 10,710 S.F.
CANOPY AREA:	(112'-0" x 40'-0") = 4,480 S.F.
SITE COVERAGE:	(10,710 S.F. + 4,480 S.F.) / 75,188 S.F. = 20.2 %
TYPE OF CONSTRUCTION:	VB
SPRINKLER:	A-2-B
BUILDING OCCUPANCY:	35'-0" MAX. (1-STORY)
BUILDING HEIGHT:	5,670± S.F.
BUILDING AREA:	C-STORE (3,028± S.F.), RESTAURANT (1,126 S.F.), CARWASH (988± S.F.), EQUIP. (336± S.F.), ELEC. RM. (189± S.F.)
PARKING REQUIRED:	(5.5 PER 1,000 S.F.) = 31.2 SPACES
TYPE OF CONSTRUCTION:	VB
SPRINKLER:	YES
BUILDING OCCUPANCY:	35'-0" MAX. (1-STORY)
BUILDING HEIGHT:	2,240± S.F. (80± S.F. SEATING)
PARKING REQUIRED:	(5.5 PER 1,000 S.F.) = 12.3 SPACES

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<p>K U & ASSOCIATES, INC. ARCHITECTS</p> <p>650 CANNON DE GLOVER, WAKULI, CA 91789 PHONE: (909) 869-9208 FAX: (909) 869-9227</p>	<p>PROJECT: Q.S.R. RESTAURANT, C-STORE & GAS STATION DEVELOPMENT</p>															
	<p>ADDRESS: SOUTHEAST CORNER OF HAMNER AVE., AND RIVERSIDE DR. EASTVALE, CA 91752</p>															
<p>CLIENT: H&S BROS ENTERPRISES, LLC 4300 EDISON AVE., CHINO, CA 91710</p>	<p>SHEET TITLE: TRASH ENCLOSURE, SIDEWALK PLANTER, WALL SECTIONS & SHERIFF DEPARTMENT NOTES</p>															
<p>JOB NO. 100812 DRAWN BY: CL SUPERVISED BY: TL CHECKED BY: TL PLAN CHECK: TL PERMIT SET: TL</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>04/20/13</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>2</td> <td>05/15/13</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>3</td> <td>07/11/13</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>4</td> <td>08/29/13</td> <td>ISSUE FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	04/20/13	ISSUE FOR PERMIT	2	05/15/13	ISSUE FOR PERMIT	3	07/11/13	ISSUE FOR PERMIT	4	08/29/13	ISSUE FOR PERMIT
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<p>ALL TRADES, ENGINEERS, ARCHITECTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THESE DRAWINGS WERE CREATED FOR THE PROJECT AND ARE NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSOCIATES, INC. THESE DRAWINGS ARE NOT EXPRESSLY GUARANTEED BY K U & ASSOCIATES, INC. FOR CONSTRUCTION ONLY.</p> <p>COPYRIGHT © 2013 BY K U & ASSOCIATES, INC.</p>	<p>8 Sheriff's Department Notes</p> <ol style="list-style-type: none"> 1) NO SINGLE CANS OR BOTTLES LESS THAN OR EQUAL TO 40 OUNCES WILL BE PERMITTED TO BE SOLD ON THE PREMISES. 2) ANY INDIVIDUALS DISCOVERED LOITERING ON THE PROPERTY SHALL IMMEDIATELY BE REMOVED FROM THE PREMISES BY THE OWNER. 3) ALL ALCOHOL SALES CASES / DISPLAYS SHALL BE LOCATED IN THE BACK OF THE STORE FARTHEST FROM THE EXIT TO AID IN THE PREVENTION OF GRAB AND RUN THEFTS OF ALCOHOL. 4) REQUIRED THE INSTALLATION OF THE KNOX RAPID ENTRY SYSTEM. 5) THE EXTERIOR PERIMETER FENCING SHALL HAVE POSTED SIGNS STATING: A. "NO TRESPASSING OR LOITERING" SIGNS SHALL BE DISPLAYED PROMINENTLY AROUND THE BUSINESS. (602 P.C.) 6) THE LOCATION NEEDS TO HAVE THE ADDRESS PROMINENTLY DISPLAYED IN A SIZE AND CONTRASTING IN COLOR FROM THE BUILDING FACADE OR ON A FIXED SIGN NEAR THE STREET / MAIN ENTRANCES. THE NUMBERS NEED TO BE VISIBLE FROM THE STREET AND INTERIOR PROPERTY SIZES FOR ANY APPROACHING EMERGENCY VEHICLES. NO OBSTRUCTIONS SHOULD LIMIT THEIR VISIBILITY (I.E. LANDSCAPING) 7. ALARM SYSTEM SHALL BE MAINTAINED IN A MANNER THAT WOULD PREVENT ANY ACCIDENTAL / FALSE ACTIVATION. TRAINING ABOUT THE PROPER USE OF THE ALARM SYSTEM SHOULD BE PROVIDED TO ALL EMPLOYEES OF THE BUSINESS TO ELIMINATE ANY ACCIDENTAL ACTIVATION. A SURVEILLANCE MONITORING SYSTEM SHALL BE INSTALLED TO THE ENTRANCES OF THE BUSINESS THIS SYSTEM WOULD ASSIST LAW ENFORCEMENT IN IDENTIFYING SUBJECTS / VEHICLES POSSIBLY INVOLVED IN CRIMINAL ACTIVITY WITHIN THE PREMISES. 															
<p>3 Sidewalk Planter SCALE: 1/2" = 1'-0"</p>	<p>10 Trash Enclosure SCALE: 1/2" = 1'-0"</p>															