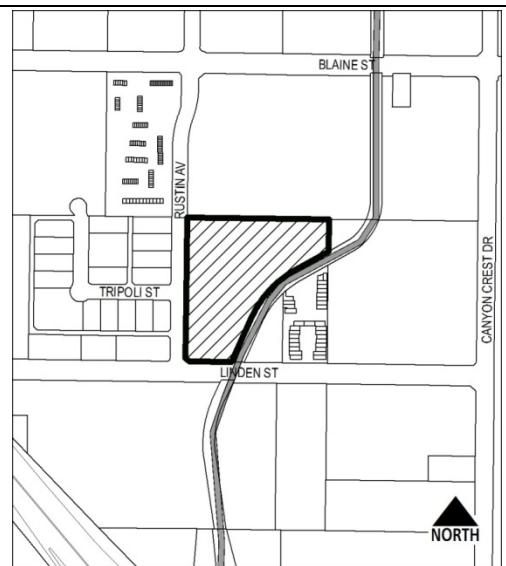




PLANNING COMMISSION HEARING DATE: JUNE 18, 2015

PROPOSED PROJECT

| | |
|---------------------------------|--|
| Case Numbers | P14-0839 (Conditional Use Permit) |
| Request | Consideration of a Conditional Use Permit to construct and operate a temporary K-6 Charter School |
| Applicant | Dr. Virgie Rentie, Founder-Executive Director/CEO Reach Leadership STEAM Academy 231 E. Alessandro Boulevard, Suite A-408 Riverside, CA 92508 |
| Project Location | 1085 Linden Street |
| Project area | Approximately 2.5 acres of the 5.88 acre parcel |
| Ward | 1 |
| Neighborhood | University |
| Specific Plan | None |
| General Plan Designation | PF- Public Facilities/Institutions |
| Zoning Designation | R-1-7000- Single Family Residential Zone R-3-1500 – Multiple Family Residential |
| Staff Planner | Meenaxi R. Panakkal, AICP, Associate Planner; 951-826-5277; mpanakkal@riversideca.gov |



RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked review the proposed project subject to its consistency with the Zoning Code (Title 19) and Subdivision Code (Title 18). Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development), Class 32 (the "Class 32 Exemption");

2. **RECOMMEND APPROVAL** of Planning Case Number P14-0839 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6 – 8 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

The attached exhibits 4 and 5 demonstrate the project site's specific location as well as the subject and surrounding General Plan and Zoning designations. The site is currently developed with Grace United Methodist Church, consisting of four church buildings, surface parking, and landscaping. The church building was built in 1966 and located along the southwest portion of the site. Two other buildings, Dexter Hall and Hafner Hall are existing single story identical buildings associated with the church located on-site.

The entire site is relatively flat, only sloping slightly from the northeast corner and down towards the southwest. The property has a large lawn area that fronts Linden Street; and portions of the corner of Linden Street and Rustin Avenue. The developed portion of the property has various large mature shade trees and palm trees throughout.

Design Purview

As a matter of information, Grace United Methodist Church is eligible for listing in the California Register, therefore the site alterations proposed in conjunction with this request are subject to approval of a Certificate of Appropriateness to be considered by the Cultural Heritage Board at the June 17, 2015 meeting (Planning Case P14-0840). As design approval authority is within the purview of the Cultural Heritage Board, the Planning Commission is asked to consider the land use compatibility and zoning consistency aspects described in this report.

PROPOSAL

The applicant is requesting consideration of a Conditional Use Permit (CUP) to establish K-6 Reach Leadership STEAM (Science, Technology, Engineering, and Mathematics) Academy, an independent charter school under the jurisdiction of the Riverside Unified School District. Reach Leadership Academy (RLA) is an independent charter school under the jurisdiction of the Riverside Unified School District. The RLA is a thriving and growing K-6 STEAM (Science, Technology Engineering and Mathematics) school. The current school is located at the Riverside Community Church at 4850 Jurupa Avenue in Riverside. The project consists of construction and operation of a temporary K-6 charter school. The proposal includes the use of 20 portable structures for classrooms (14), administration (1), library (1), a multipurpose room (1), and restrooms (3). Portable buildings range in size from 960 square feet to 1,920 square feet. Additionally, an outdoor basketball court, play fields, hard courts, lunch shelter, and play areas are proposed. A courtyard with a flag pole and landscaping serves as assembly space and open space. Additionally, the school proposes to use the existing Dexter Hall, an approximately 3,800 square foot building for three (3) kindergarten classes, transit kinder care, and media center.

Phasing

The school campus will be built in two phases. Phase 1 includes placement of eleven (11) classrooms, administration office, multipurpose, and library buildings, a total of sixteen (16)

portable structures, plus the repurposing of the existing Dexter Hall building. Phase 2 includes placement of the remaining three (3) classroom and restroom portables.

Proposed Operations

The proposed school will house approximately 350-450 students and 28-30 staff at full build-out. School hours of operations will be Monday-Friday, 7 a.m. to 3 p.m. The office operating hours will be Monday-Friday, 7 a.m. to 3 p.m. Access to the site will be provided via existing driveways along Rustin Avenue for all phases.

PROJECT ANALYSIS

| <i>Authorization and Compliance Summary</i> | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|
| | Consistent | Inconsistent | N/A |
| General Plan 2025 The proposed project is consistent with the underlying General Plan 2025 land use designation of Public Facilities/Institutions which will further the intent of the General Plan by provided student oriented activities. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Specific Plan The proposed project is not within a Specific Plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Zoning Code Land Use Consistency (Title 19) The underlying R-1-7000 Single Family Residential Zone and R-3-1500 Multi-Family Residential, Chapter 19.120 of the Zoning Code, is consistent with the Public Facilities/Institutions General Plan land use designation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the City's design guidance document. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

| Section 19.395 (Schools) | | | | |
|--------------------------|---|-------------|-------------------------------------|-------------------------------------|
| | Standard | Proposed | Consistent | Inconsistent |
| Building Setbacks | 20 feet from every property line | (see plans) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Building Height | 35 feet | Max 11' 9" | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Min. Parking | Parking Spaces Required | | Parking Spaces Provided | Consistent |
| | Grades K-6 Private School: 2 spaces per class room (14 classrooms) | 28 | 86 | <input checked="" type="checkbox"/> |
| | Existing Church (122 seats): 1 space per 4 fixed seats or 1 space per 30 sq.ft. of main assembly area | 31 | | <input type="checkbox"/> |
| | TOTAL | 60 | 86 | |

Parking

As shown in the table above, sufficient parking exists within the site for the proposed school with concurrent use of church office during the week. It is known that the congregation meets mainly during the weekends between 9:00 am to 1:30 pm for services and on last Tuesdays of each month between 6:00 pm to 7:00 pm. for college ministry.

Traffic and Circulation

Traffic concerns as it relates to the surrounding land uses including UC Riverside's (UCR) Riverside Sports Center were also reviewed by the City/UCR Planning & Development Coordination Committee. UCR's concerns are related to potential use of the Riverside Sports Center's east-west internal driveway between Rustin Avenue and Canyon Crest Drive by parents to drop-off their children and potential queuing up of vehicles on Rustin Avenue. In order to resolve these issues, following measures have been proposed:

- The school has committed to a daily schedule of classes from 7:00 am to 3:00 pm.

In addition, the following recommendations from the Traffic Impact Analysis (TIA) were integrated into the proposal:

- The drop off zone was moved away from Rustin/Linden, towards the front of the school in between the school driveways.
- School staff shall monitor the south driveway entrance to the school and regulate flow to minimize queuing along Rustin Avenue. Northbound traffic along Rustin Avenue shall be made to wait in the loading/pull-forward zone as southbound left traffic is allowed to enter the school lot.

- The northern driveway shall be restricted to right out only during the 0.5 hour window before and after drop-off and dismissal timings.
- Mid-block crossing shall not be installed.
- School will consult with RUSD regarding stationing of a crossing guard at the Rustin/Linden intersection.

With these modifications and operational procedures, traffic impacts will be minimized.

ENVIRONMENTAL IMPACTS

This proposal is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development), Class 32.

NEIGHBORHOOD COMPATIBILITY

The proposed school will be located on a partly developed site, on existing church grounds in a predominantly residential neighborhood. Based on the operational characteristics of the school, the site can be operated in a manner that will not be detrimental to surrounding land uses including UCR's Riverside Sports Center. The surrounding neighborhood is developed with residential uses; mainly multi-family housing, educational facilities (UCR's Riverside Sports Center), and is in proximity to Interstate Highway 215/California State Route 60. The closest residential area is located over 80 feet east of the subject site, across the Gage Canal. Adequate access to the subject site exists from Rustin Avenue, which will adequately accommodate traffic from the site. For these reasons, no detrimental impacts are anticipated in conjunction with this use and the Conditional Use Permit can be supported.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Description (Applicant)
7. Design Package (Aerials/Photos/Site Plan/Floor Plans/Elevations/Landscape/Irrigation)
8. Renderings
9. Existing Site Photos

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:

Report and Recommendations Approved by:

Meenaxi Panakkal, AICP, Associate Planner
Kyle Smith, AICP, Senior Planner
Gabriel Perez, Principal Planner
Emilio Ramirez, Interim Community &
Economic Development Director



City of Arts & Innovation.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 1- STAFF RECOMMENDED FINDINGS

PLANNING CASE: P14-0839 (Conditional Use Permit)

STAFF RECOMMENDED FINDINGS:

Condition Use Permit:

- a. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics, and environmental impacts;
- b. The proposed use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- c. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest;
- d. The proposal meets all of the applicable development standards contained in Chapter 19.395 (Schools) of the Zoning Code.
- e. The proposed use is consistent with the Objective ED-1 and Objective ED-3 of the Education Element of the General Plan 2025. Objective ED-1 states "accommodate the growth of all educational facilities" and Objective ED-3 states "plan proactively for all education needs." A charter school for K-6 grade will meet these objectives.
- f. The proposed use is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 for Infill Development, Class 32, and no further environmental review is required.



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 2 - STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P14-0839** (Conditional Use Permit)

CONDITIONS

Case Specific

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Community and Economic Development Department, Planning Division.

- **Planning**

1. All applicable conditions of Planning Case P14-0840 (Certificate of Appropriateness) shall apply.
2. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.
3. All conditions and requirements of Riverside County Airport Land Use Commission or Staff shall apply.
4. This Conditional Use Permit is valid for five (5) years from the date of approval. A one-time extension of an additional two (2) years is subject to consideration and approval by the Zoning Administrator based on justification provided by the applicant.

Prior to Grading Permit Issuance

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;

- d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
- e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;
 - iv. Replace ground cover in disturbed areas immediately after construction;
 - v. Keep disturbed/loose soil moist at all times;
 - vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During grading and construction activities:

- 6. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
- 7. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.

8. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
10. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
11. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
12. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance

13. Plans shall be submitted and building permits secured from the City's Building and Safety Division for any improvements that require building permits. All Building and Fire Codes shall be met.
14. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.
15. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
16. Plans shall be submitted and building permits secured from the City's Building and Safety Division for any improvements that require building permits. All Building and Fire Codes shall be met.
17. A site maintenance and operations plan for ongoing and continuous property cleaning, noise control, and odor, dust and litter control, shall be submitted for review and approval of the Planning Division prior to the commencement of operations.
18. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
19. Staff Required Plot Plan Conditions: Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
 - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;

- d. Provision for screening any ground mounted equipment to the satisfaction of Design Review Staff;
- e. Provision for wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;

20. Staff Required Building Elevations Conditions: Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:

- a. Catalog cuts of the decorative sconce lighting and steel canopies shall be submitted for review and approval of Design Review staff; and
- b. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.

21. A fence/wall plan shall be submitted to Planning Staff for approval.

22. Landscape/irrigation plans submitted for Design Review staff review and approval shall include the following elements:

- a. Fast growing vines shall be planted along the site perimeter walls;
- b. Existing Landscape planters shall be refurbished and/ or replanted with new plant materials where appropriate.
- c. Lawn / Turf areas shall be minimized to the extent possible;

23. Submit three sets of plans depicting the exact size, design and location of the domestic water backflow preventer and all on and off-site utility cabinets to the Planning Division. These plans will be reviewed and approved by the Water Department and Planning Division. The design shall include the smallest preventer possible, painted green with some form of screening. The applicant is advised to consult with the Water Department prior to preparing these plans.

24. An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan. All on-site lighting shall provide an intensity of one foot-candle at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.

25. Submit three sets of plans depicting the preferred location for an above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951) 826-5489 prior to preparing these plans.

26. Plans submitted for Plan check review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities' review and approval. The visibility of such facilities shall be minimized to Community Development Department, Planning Division, review and approval through means including but not limited to relocation, berthing, landscaping, and/or installation of a screen wall.
27. The building elevations submitted for Community & Economic Development Department plan check review shall also include an enclosure for all utilities. The enclosure shall be an integral part of the building to match the building architecture.
28. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
29. A sight line study shall be submitted for review and approval of Design Review staff, indicating that any existing and new roof mounted mechanical equipment will be completely screened from view of all perimeter streets. Additionally, mechanical equipment screening details shall be provided as follows:
 - a. Where exposed pitched roofs are proposed, locate NO mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission or Design Review staff;
 - b. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened;
 - c. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
 - d. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Design Review staff approval.
30. Add details for a masonry block trash enclosure in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division) as follows:

REQUIRED ENCLOSURE MATERIALS:

- a. Block color: Precision block stuccoed to match building or decorative block;
- b. Cap color: To match exterior of enclosure walls;
- c. Gate/Gauge Material: 16/ga ribbed metal to match color of building
- d. Pedestrian access requirement: Yes
- e. Decorative overhead trellis requirement: Yes
- f. Overhead cover to prevent contact with storm water: Yes

Prior to occupancy

31. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Meenaxi R. Panakkal, at 951-826-5277 to schedule the landscape inspection at least a week prior to needing the release of utilities.
32. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current. Failure to comply will result in revocation of this Conditional Use Permit.

Operational Conditions

33. The charter school shall be limited to a maximum 480 (450 students + 30 staff) persons onsite at any given time. Any additional staff or students above and beyond these numbers shall be subject to consideration by the Zoning Administrator.
34. Hours of operation for instruction shall be Monday through Friday, 7 AM–3PM. The Zoning Administrator is authorized to consider a request to modify this condition in the future at the request of the applicant. (A modification to the instruction scheduled may also require a modification to the covenant).
35. The school shall submit to the City of Riverside a circulation, parking, and student drop-off/pick-up management plan (Management Plan), for review and approval by the City's Public Works Traffic Division. The applicant shall remain in compliance with the approved plan at all times, and shall amend the plan, with City approval, as necessary to mitigate circulation impacts on adjacent streets and neighboring properties. The Public Works Traffic Division shall perform periodic review of the school's circulation impacts and management plan following the initial commencement of school operations, and the completion of each project phase. Should persistent congestion or traffic related concerns result due to the operations of the school, as determined by Public Works, the Zoning Administrator may set the matter for public hearing before the City Planning Commission to consider modification or revocation of the conditional use permit.
36. The use shall be operated in compliance with the provisions of Title 7, the City's Noise Code.
37. The facility shall be occupied and operated as generally described in the body of this report. Any increase in the number of students, employees, or changes to the hours of operation shall be subject to consideration by the Zoning Administrator.
38. The parking lot and all outdoor areas shall remain clean and orderly at all times and shall be sufficiently lighted.

• **Public Works-Traffic**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

39. The applicant shall comply with circulation, area wide, impact fees, and site access recommendations as shown in Section 4.0 of the Traffic Impact Analysis and the condition as shown below.

40. The applicant shall propose & install signing and striping and circulation appropriate for the School per CA MUTCD 2014 (or most current revision) as approved by City of Riverside Traffic Division. Any existing school-specific traffic control along Rustin shall be examined for visibility/fading and compliance with current CA MUTCD standards.
41. School staff shall monitor the south driveway entrance to the school and regulate flow to minimize queuing along Rustin Avenue. Northbound traffic along Rustin Avenue shall be made to wait in the loading/pull-forward zone as southbound left traffic is allowed to enter the school lot.
42. The applicant shall consult with RUSD regarding the stationing of a crossing guard at the Rustin / Linden location, and the mid-block crossing shall not be installed.
43. While overall intersection levels of service are anticipated to remain within acceptable ranges, the project is anticipated to unacceptably increase delay to motorists completing left turns at several locations. The project shall contribute a fair-share payment towards the installation of EB & WB protected/permissive left turns at the intersections of Iowa Avenue & Linden Street and Chicago Avenue & Linden Street.
44. The north most driveway shall be restricted to right out only during the 0.5 hour window before and after drop-off and dismissal times.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION:

45. Installation of a sewer main/lateral to serve this project to Public Works specifications. Prior to joining existing sewer main the applicant shall perform a video inspection of the main from the connection point to the nearest downstream manhole to confirm it is suitable for use. A record of the video inspection shall be submitted to Public Works for review and concurrence.
46. Size, number and location of driveways to Public Works specifications.
47. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

48. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:

- a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
- b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

49. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

50. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

51. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Public Utilities – Electric**

52. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

53. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

54. For information about Riverside Public Utilities rebates your project may be eligible for, please contact one of our Account Managers at 951-826-5485. You will need to have a summary of your Title 24 report available for review. No comments.

- **Public Utilities – Water**

55. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.

56. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.

57. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules. No comments.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

58. Provide for fire department access to the gates. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.

59. Construction plans shall be submitted and permitted prior to construction.

60. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

61. Fire Department access is required to be maintained during all phases of construction.

62. Access roadways in excess of one hundred and fifty (150) feet in length shall be provided with a provision for turn around. Such provisions shall be of a design approved by the Fire Department.

- **Parks and Recreation**

PRIOR TO BUILDING PERMIT ISSUANCE:

63. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.

Standard Conditions

- **Planning**

64. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
65. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
66. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
67. There is a 24 month time limit on this approval.
68. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
69. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
70. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
71. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
72. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform

all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.

73. Failure to abide by all conditions of this permit shall be cause for revocation.
74. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
75. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
76. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
77. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
78. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

GENERAL INFORMATION NOTES

1. Appeal Information:
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.



Exhibit 3- P14-0839, Aerial View of Site and Neighborhood



Exhibit 4- P14-0839, General Plan Map

ATTACHMENT 2

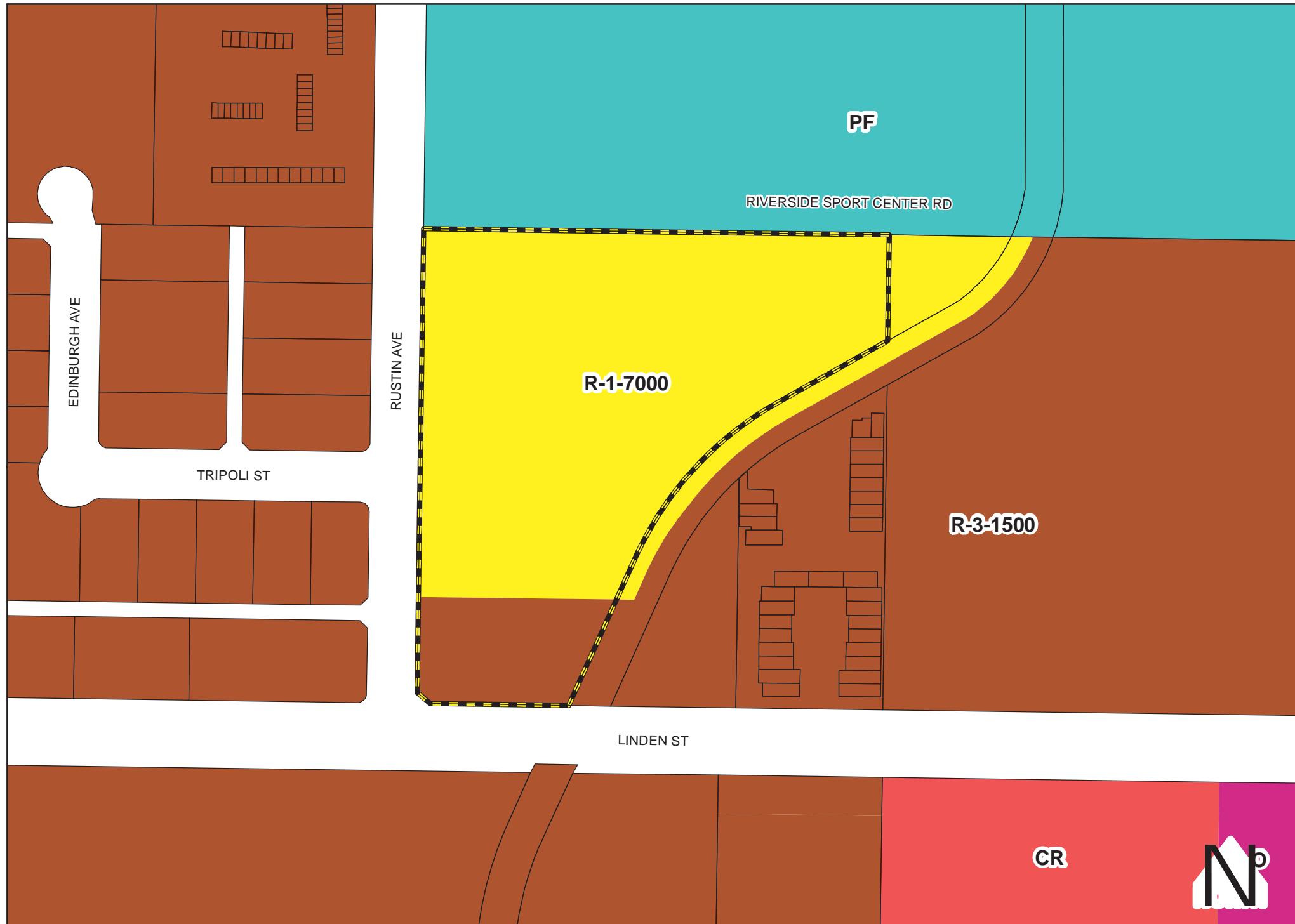


Exhibit 5- P14-0839, Zoning Map

0 55 110 220 330 440
ATTACHMENT 2 Feet

Title: **Project Description (CUP)**

Regarding: **Community Development Department – Planning Division**
General Application Form, Part 1 – Project Information

Project: Reach Leadership STEAM Academy, 1085 Linden Street, Riverside, CA 92507
(Pending a new address from Building & Safety Department)

Property Owner: Grace United Methodist Church, 1085 Linden Street, Riverside, CA 92507
APN: 250-230-009-7

RRC Job No: 9-01-21

Date: October 10, 2014

The Reach Leadership Academy (RLA) is seeking a Conditional Use Permit to allow the placement of a temporary school campus, comprising of leased portable buildings for the administration, multi-purpose, library, toilet, and classroom use, on the vacant land at the Grace United Methodist Church, located at 1085 Linden Street, Riverside, California.

Reach Leadership Academy is an independent charter school under the jurisdiction of the Riverside Unified School District. The RLA is a thriving and growing K-6 STEAM school (Science, Technology Engineering and Math). The current school is located at the Riverside Community Church at 4850 Jurupa Avenue, Riverside, CA. The school is planning to vacate this location at the end of the 2014-2015 school year. RLA has signed a new five-year lease with the Grace United Methodist Church, located at 1085 Linden Street, Riverside, CA, with an option to extend the lease for no more than three additional years. The new lease will start with occupancy of the proposed school in July 2015. The proposed school will house approximately 350-400 students when fully built-out; and will be located specifically on the vacant portion of the Grace United Methodist Church property, utilizing two-and-a-half acres of the six acre site. The proposed school will comprise of the following buildings, to be implemented in multi-phases:

Phase 1: to start occupancy in July 2015. The school will be made up of leased portable buildings including a 48'x40' administration building, a 60'x60' multi-purpose building, a 24'x40' library building, eleven 24'x40' classroom buildings, two 12'x40' restroom buildings and a 24'x60' prefabricated lunch shelter. The sewer and water utility connection will be on a separate meter serving the new facility. A separate irrigation meter will be installed for the new landscaping. There will be an outdoor electrical yard with a separate electrical meter. The site work will include minor grading to make the site ADA accessible, the creation of several storm water retention basins for WQMP and re-striping of the existing parking lot. No new work will be done to the existing parking lot. The site work will include the replacement of a portions of the existing chain link fencing, plus the addition of a new ornamental metal fence along the front of the school to secure the entire campus. There will be no exterior improvements to the two existing church classroom buildings other than providing minimal fire, life, and safety upgrades to the westerly classroom building to comply with current building codes. The westerly classroom building will be use for kindergarten classrooms. The remaining site work is the associated asphalt and concrete pavement for walkways connecting the portable buildings and fire truck access road to get to rear of the campus.

Phase 2: Schedule for completion by June 2016, will add three 24'x40' leased classroom portable buildings and a leased 12'x40' restroom portable building.

Reach Leadership STEAM Academy
 City of Riverside
 Conditional Use Permit Application
 Case # P14-0839 & P14-0840
 Architect's Response to City Planning Commission Comment
 Dated March 24, 2015

Item #2, Project Description

Phase One:

| Building | Use (Occupancy) | Area (in sq.ft.) | Quantity | Total Area (in sq.ft.) |
|----------------|--------------------|------------------|----------|---------------------------|
| Administration | B | 1,920 | 1 | 1,920 |
| Multi-purpose | A-3 | 1,920 | 1 | 1,920 |
| Library | E | 960 | 1 | 960 |
| Classroom | E | 960 | 11 | 10,560 |
| (E) Classroom | E | 3,825 | 1 | 3,825 |
| Toilet | E | 480 | 2 | 960 |
| Total | | | | 20,145 |

Phase Two:

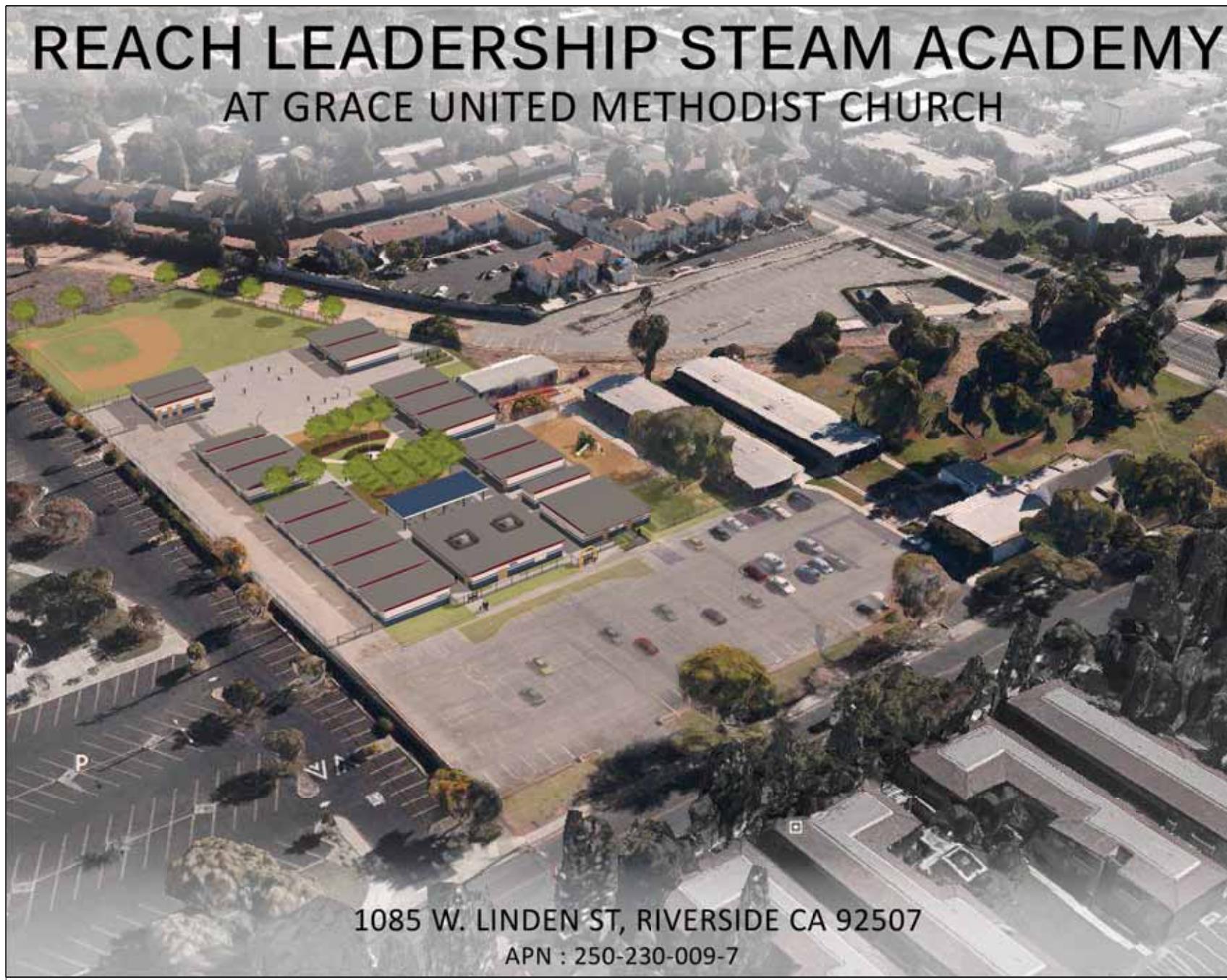
| Building | Use (Occupancy) | Area (in sq.ft.) | Quantity | Total Area (in sq.ft.) |
|--------------|--------------------|---------------------|----------|---------------------------|
| Classroom | E | 960 | 3 | 2,880 |
| Toilet | E | 480 | 1 | 480 |
| Total | | | | 3,360 |

Grand Total:

| | | | | |
|--|--|--|--|--------|
| | | | | 23,505 |
|--|--|--|--|--------|

REACH LEADERSHIP STEAM ACADEMY

AT GRACE UNITED METHODIST CHURCH



1085 W. LINDEN ST, RIVERSIDE CA 92507

APN : 250-230-009-7

CITY OF RIVERSIDE

Conditional Use Permit

REACH LEADERSHIP ACADEMY

RUHN AU RUHN AU CLARKE
ARCHITECTS PLANNERS

20750 Techwood Drive, Suite 200 • TEL: (800) 429-4500 • FAX: (800) 429-4501

TITLE SHEET

date 10-10-14 scale N.A.

Exhibit

T-1.0

Job No. 50121

AMERICAN
REACH LEADERSHIP ACADEMY
4950 RUPA AVENUE
RIVERSIDE, CA 92504
(951) 215-8820
(951) 215-8824 FAX
CONTACT:
DR. VIRGIE RENTIE, EXEC. DIR.
VRENTIE@REACHROYALS.ORG

ARCHITECT
RUHN AU RUHN AU CLARKE
3715 10TH STREET
RIVERSIDE, CA 92501
(951) 654-4664
(951) 654-6276 FAX
CONTACT:
ROBERT CLARKE, AIA, NCARB, PRESIDENT,
PRINCIPAL
RCLARKE@RURCLARK.COM
DAN GOOD, PROJECT DIRECTOR
DGOOD@RURCLARK.COM

MECHANICAL ENGINEER
EPIC ENGINEERS
101 E REDLANDS BOULEVARD, SUITE 146
REDLANDS, CA 92373
(909) 742-5161
(909) 742-5162 FAX
CONTACT: TROY VOLAUS, P.E.
TROY@EPIC.ORG

PROPERTY OWNER
GRACE UNITED METHODIST CHURCH
1085 W. LINDEN STREET
RIVERSIDE, CA 92507
(951) 654-0866
CONTACT:
GRACE@GRACE.RIVERSIDE.COM

LANDSCAPE ARCHITECT
WILSON ASSOCIATES
1201 S. BURBANK STREET
RIVERSIDE, CA 92503
(951) 855-2436
(951) 855-1015
CONTACT:
SCOTT WILSON, PRINCIPAL
SCOTT@WILSONASOCOM

ELECTRICAL ENGINEER
FBA ENGINEERING
3420 IRVINE AVENUE
NEWPORT BEACH, CA 92660
(444) 852-4100
(444) 852-1657
CONTACT:
ALAN BRAVO, PRINCIPAL
ABRAVO@FBA-ENG.COM

PROJECT DIRECTORY

COVER SHEET
T-1.0 TITLE SHEET

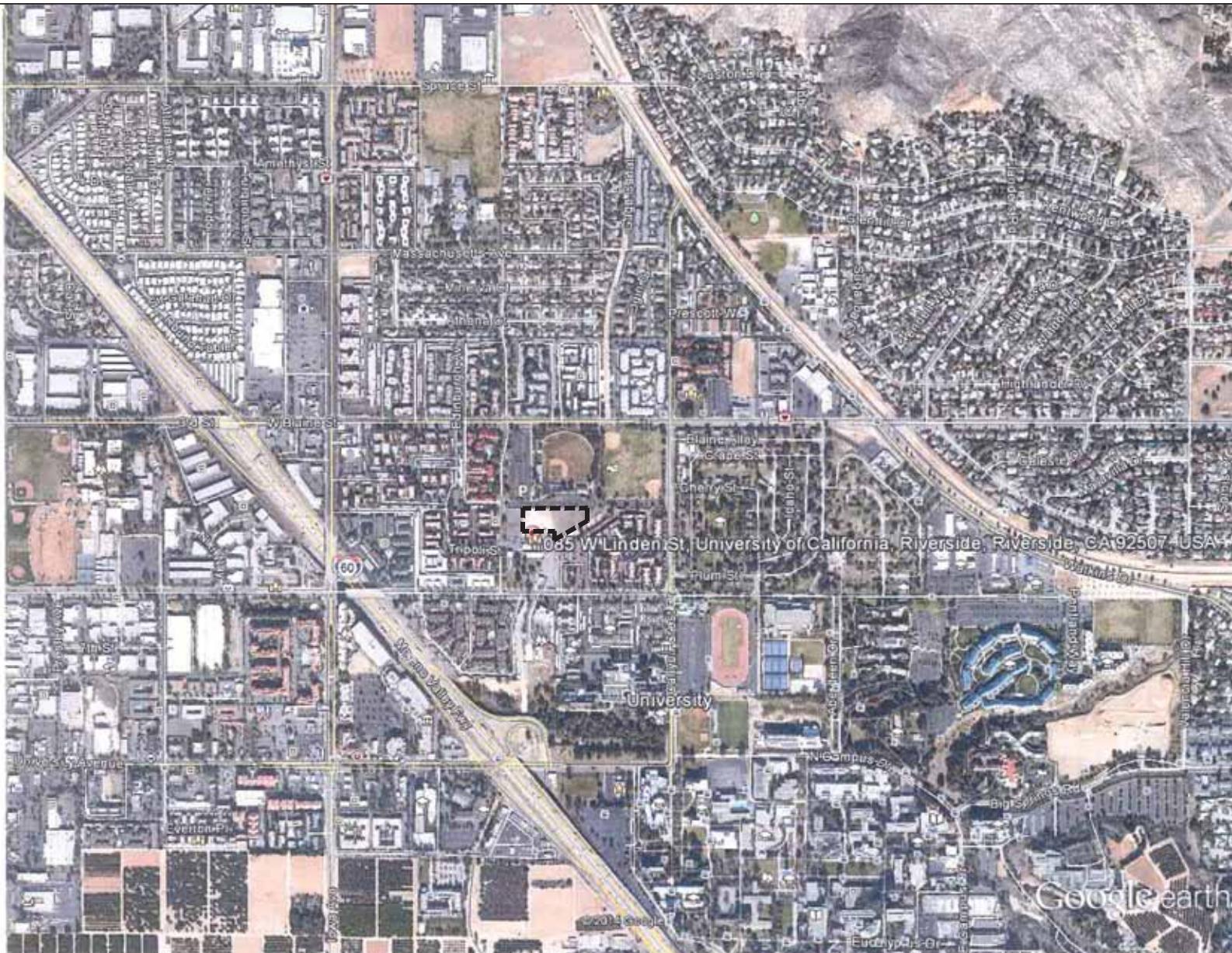
ARCHITECTURAL
AS-01 OVERALL SITE AERIAL
AS-02 ENLARGED SITE AERIAL
AS-03 ENLARGED SITE AERIAL
ASP-1.0 SITE PHOTOGRAPHS
ASP-2.0 SITE PHOTOGRAPHS
ASP-3.0 SITE PHOTOGRAPHS
AS-07 OVERALL SITE PLAN
AS-2.0 CODE ANALYSIS
FP-1.0 48'X40' PORTABLE ADMIN
FP-2.0 60'X40' PORTABLE MPR
FP-3.0 TYPE 2X40' X 24'X40' PORTABLES
EE-1.0 STREET LIGHT ELEVATIONS
EE-2.0 EXTERIOR ELEVATIONS

CIVIL C-10 CONCEPTUAL GRADING PLAN

LANDSCAPE
LI-1 IRRIGATION PLAN
LI-2 PLANTING DETAILS
LI-3 IRRIGATION/PLANTING DETAILS
LI-4 IRRIGATION SPECIFICATIONS
LI-5 PLANTING SPECIFICATIONS

SHEET INDEX

ATTACHMENT 2



Google earth

miles
km

1



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Conditional Use Permit

REACH LEADERSHIP ACADEMY

OVERALL SITE AERIAL

Exhibit

RUHN AU CLARKE
ARCHITECTS PLANNERS

2075 Euclid Avenue, Sacramento, CA 95815 • TEL: (916) 449-4884 • FAX: (916) 449-4886 • www.ruhnauclarke.com

date 10-10-2014 scale AS NOTED

AS-01

Job No. 50121

ATTACHMENT 2



Google earth

feet
meters

1000
400



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RUHN AU CLARKE
ARCHITECTS PLANNERS

4075 Technology Drive, Suite 200 • 707.524.4884 • 707.524.4885 • www.ruhnauclarke.com

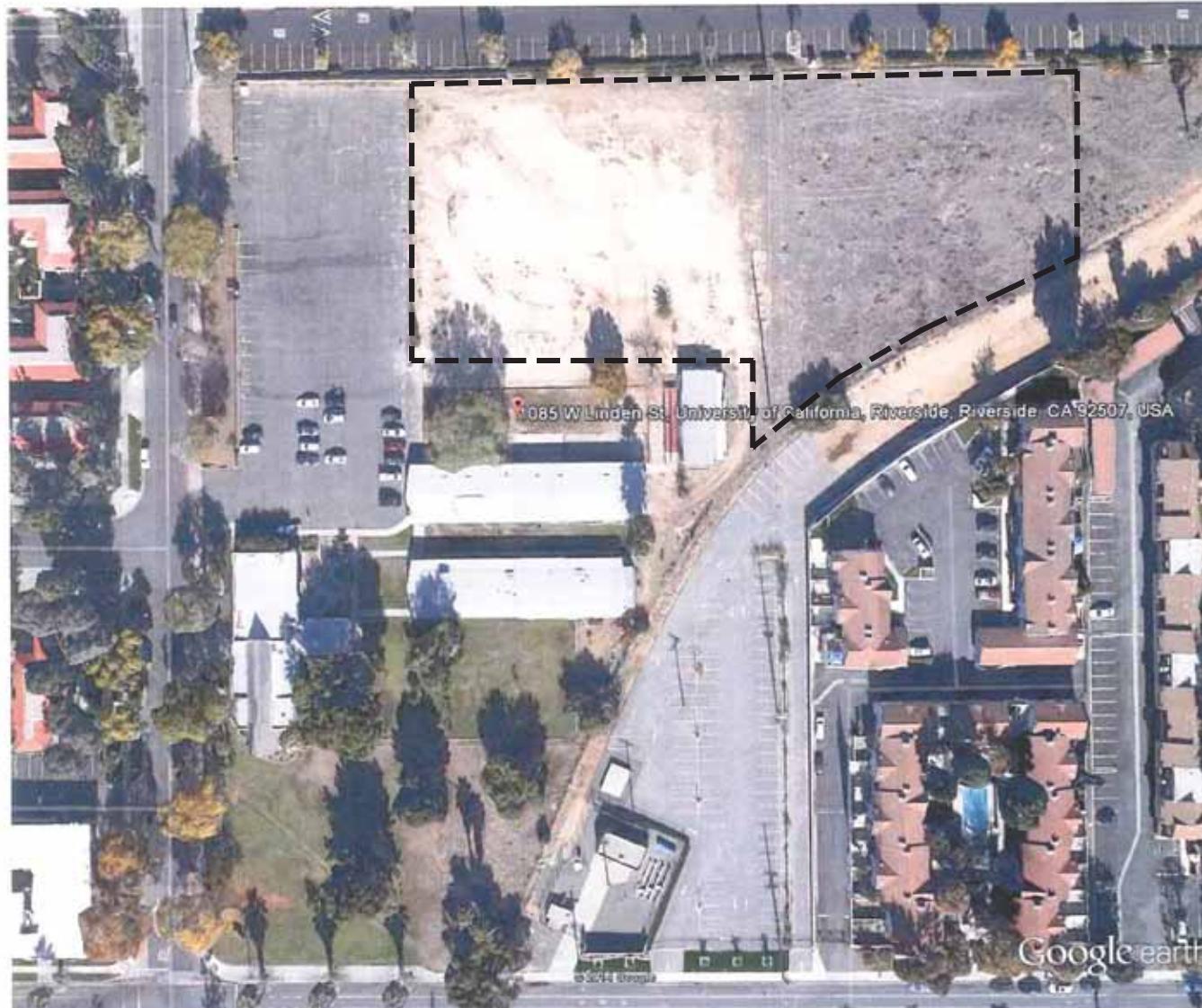
ENLARGED SITE AERIAL

Exhibit

date 10-10-14 scale AS NOTED

AS-02

Job No. 50121



Google earth

feet
meters

600
100



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ENLARGED SITE AERIAL

Exhibit

date 10-10-2014 scale AS NOTED

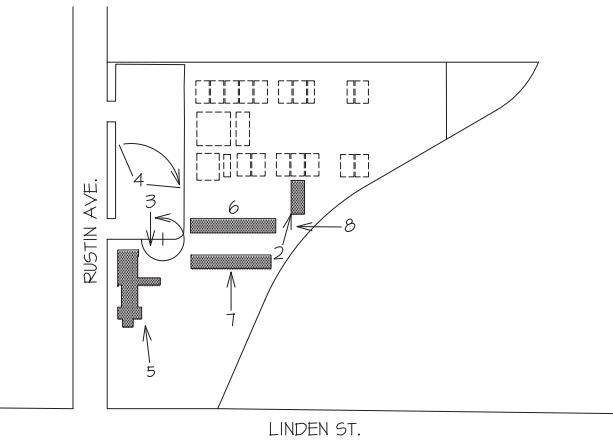
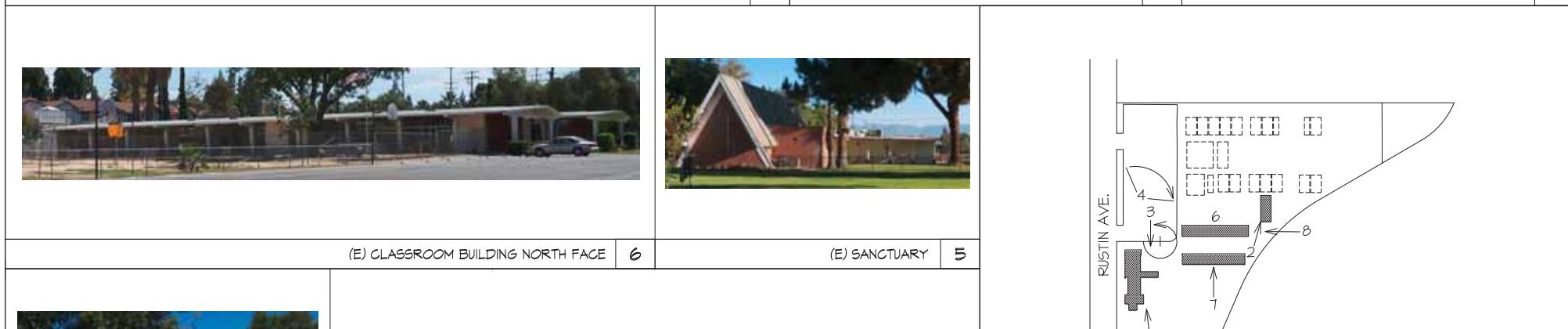
AS-03

Job No. 50121

ATTACHMENT 2



| | | | | | |
|---|---|--------------------|---|------------------------|---|
| VIEW TO NORTH @ CHURCH PARKING LOT FROM COURTYARD | 4 | (E) CHURCH SIGNAGE | 3 | (E) PORTABLE STRUCTURE | 2 |
|---|---|--------------------|---|------------------------|---|



CITY OF RIVERSIDE

Conditional Use Permit

P14-0839, Exhibit 7 - Project Design

REACH LEADERSHIP ACADEMY

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SITE PHOTOGRAPHS

date 10-10-14 scale N.A.

Exhibit

Job No. 50121

ASP-1.0

Job No. 50121

ATTACHMENT 2



VACANT SITE VIEW TO NORTH 1



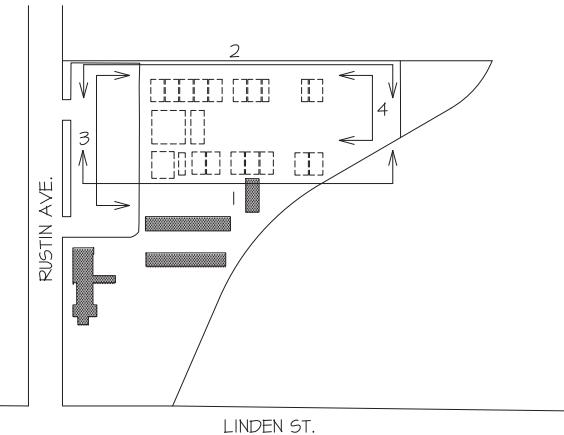
VACANT SITE VIEW TO SOUTH 2



VACANT SITE VIEW TO EAST 3



VACANT SITE VIEW TO WEST 4



KEY PLAN

CITY OF RIVERSIDE

Conditional Use Permit

REACH LEADERSHIP ACADEMY

SITE PHOTOGRAPHS

Exhibit

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date 10-10-14 scale N.A.

ASP-2.0

Job No. 90121



RUSTIN AVE. VIEW TO WEST 1



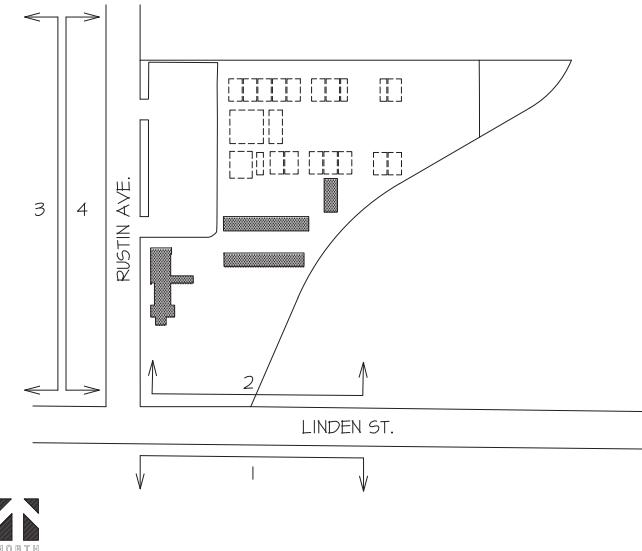
RUSTIN AVE. VIEW TO WEST 2



LINDEN ST. VIEW TO SOUTH 3



LINDEN ST. VIEW TO NORTH 4



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P14-0839, Exhibit 7 - Project Design

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SITE PHOTOGRAPHS

Exhibit

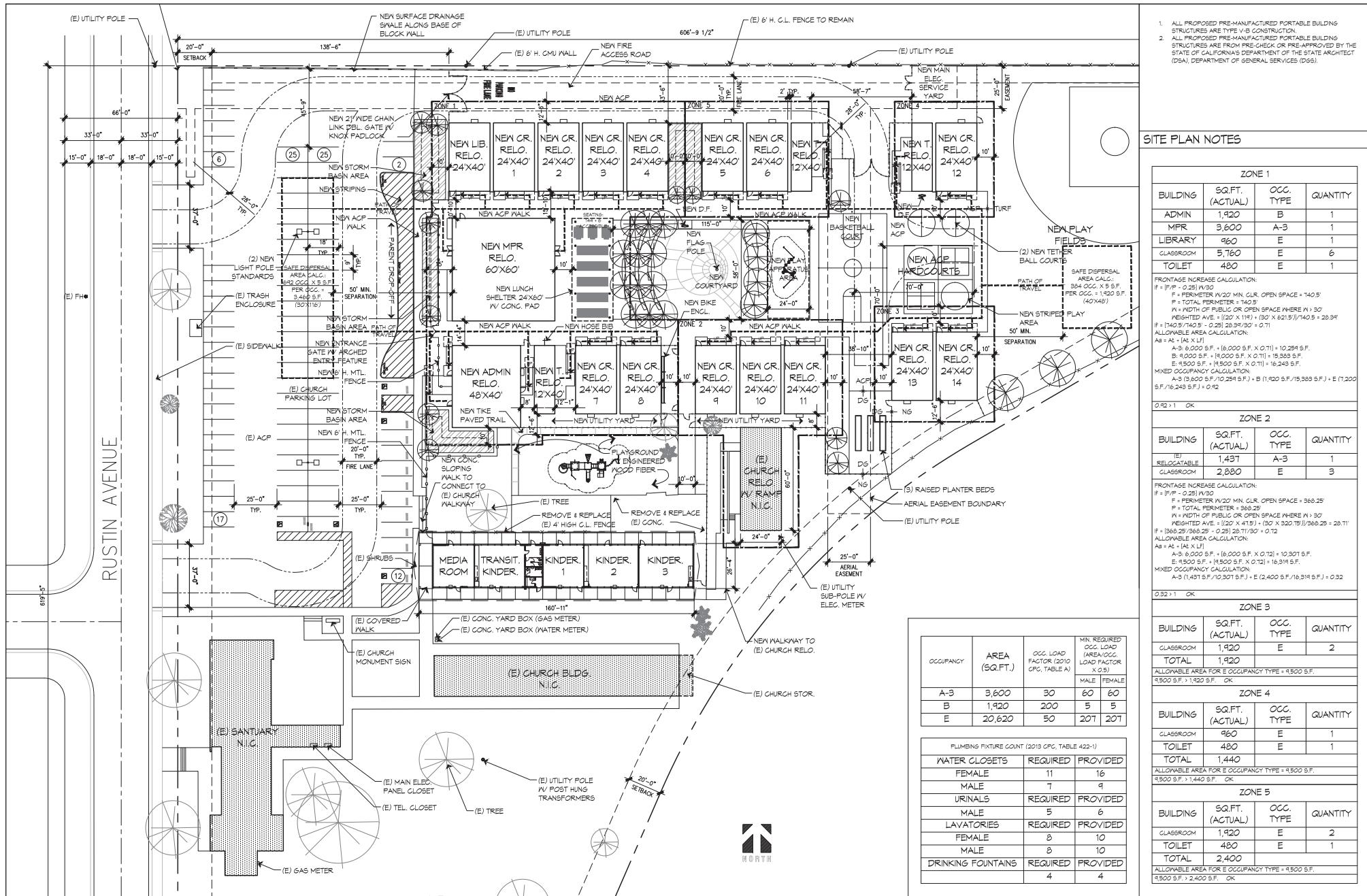
date 10-10-14

scale N.A.

ASP-3.0

Job No. 90121

ATTACHMENT 2



1. ALL PROPOSED PRE-MANUFACTURED PORTABLE BUILDING STRUCTURES ARE TYPE V-B CONSTRUCTION.

2. ALL PROPOSED PRE-MANUFACTURED PORTABLE BUILDING STRUCTURES ARE FROM PREVIOUSLY PRE-APPROVED BY THE STATE OF CALIFORNIA'S DEPARTMENT OF THE STATE ARCHITECT (DSA), DEPARTMENT OF GENERAL SERVICES (DGS).

SITE PLAN NOTES

| ZONE 1 | | | |
|-----------|-----------------|-----------|----------|
| BUILDING | SQ.FT. (ACTUAL) | OCC. TYPE | QUANTITY |
| ADMIN | 1,920 | B | 1 |
| MPR | 3,600 | A-3 | 1 |
| LIBRARY | 960 | E | 1 |
| CLASSROOM | 5,760 | E | 6 |
| TOILET | 480 | E | 1 |

FRONTAGE INCREASE CALCULATION

$$A = (P_{FP} - 0.25)/N_{FP}$$

$$F = PERIMETER / 20' MIN CLR. = 140.5'$$

$$P = TOTAL PERIMETER = 140.5'$$

$$N = WIDTH OF PUBLIC OR OPEN SPACE WHERE N > 30$$

$$WEIGHTED AVE = (120 x 118) / (30 x 62.5) = 140.5 = 28.34'$$

$$IF = (140.5 / 140.5) - 0.25 = 28.34 / 30 = 0.71$$

$$ALLOWABLE AREA = (A x F)$$

$$A = 6,000 S.F. / (6,000 S.F. x 0.71) = 10,259 S.F.$$

$$B = 4,000 S.F. / (4,000 S.F. x 0.71) = 15,383 S.F.$$

$$E = 1,920 S.F. / (1,920 S.F. x 0.71) = 16,249 S.F.$$

$$MIXED OCCUPANCY CALCULATION$$

$$A = (3,600 S.F. / 10,259 S.F.) + B (1,920 S.F. / 15,383 S.F.) + E (1,720 S.F. / 16,249 S.F.) = 0.92$$

| ZONE 2 | | | |
|-------------|-----------------|-----------|----------|
| BUILDING | SQ.FT. (ACTUAL) | OCC. TYPE | QUANTITY |
| RELOCATABLE | 1,437 | A-3 | 1 |
| CLASSROOM | 2,880 | E | 3 |

FRONTAGE INCREASE CALCULATION

$$A = (P_{FP} - 0.25)/N_{FP}$$

$$F = PERIMETER / 20' MIN CLR. = 368.25'$$

$$P = TOTAL PERIMETER = 368.25'$$

$$N = WIDTH OF PUBLIC OR OPEN SPACE WHERE N > 30$$

$$WEIGHTED AVE = (120 x 118) / (30 x 32.5) = 368.25 = 28.31'$$

$$IF = (368.25 / 368.25) - 0.25 = 28.31 / 30 = 0.72$$

$$ALLOWABLE AREA CALCULATION$$

$$A = A + (A x F)$$

$$A = 6,000 S.F. / (6,000 S.F. x 0.72) = 10,301 S.F.$$

$$B = 4,000 S.F. / (4,000 S.F. x 0.72) = 16,319 S.F.$$

$$MIXED OCCUPANCY CALCULATION$$

$$A = 3 (1,437 S.F. / 10,301 S.F.) + E (2,400 S.F. / 16,319 S.F.) = 0.32$$

| ZONE 3 | | | |
|--------------|-----------------|-----------|----------|
| BUILDING | SQ.FT. (ACTUAL) | OCC. TYPE | QUANTITY |
| CLASSROOM | 1,920 | E | 2 |
| TOTAL | 1,920 | | |

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 4,500 S.F.

$$4,500 S.F. > 1,920 S.F. OK$$

| ZONE 4 | | | |
|-----------|-----------------|-----------|----------|
| BUILDING | SQ.FT. (ACTUAL) | OCC. TYPE | QUANTITY |
| CLASSROOM | 960 | E | 1 |
| TOILET | 480 | E | 1 |

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 4,500 S.F.

$$4,500 S.F. > 1,440 S.F. OK$$

| ZONE 5 | | | |
|-----------|-----------------|-----------|----------|
| BUILDING | SQ.FT. (ACTUAL) | OCC. TYPE | QUANTITY |
| CLASSROOM | 1,920 | E | 2 |
| TOILET | 480 | E | 1 |

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 4,500 S.F.

$$4,500 S.F. > 2,400 S.F. OK$$

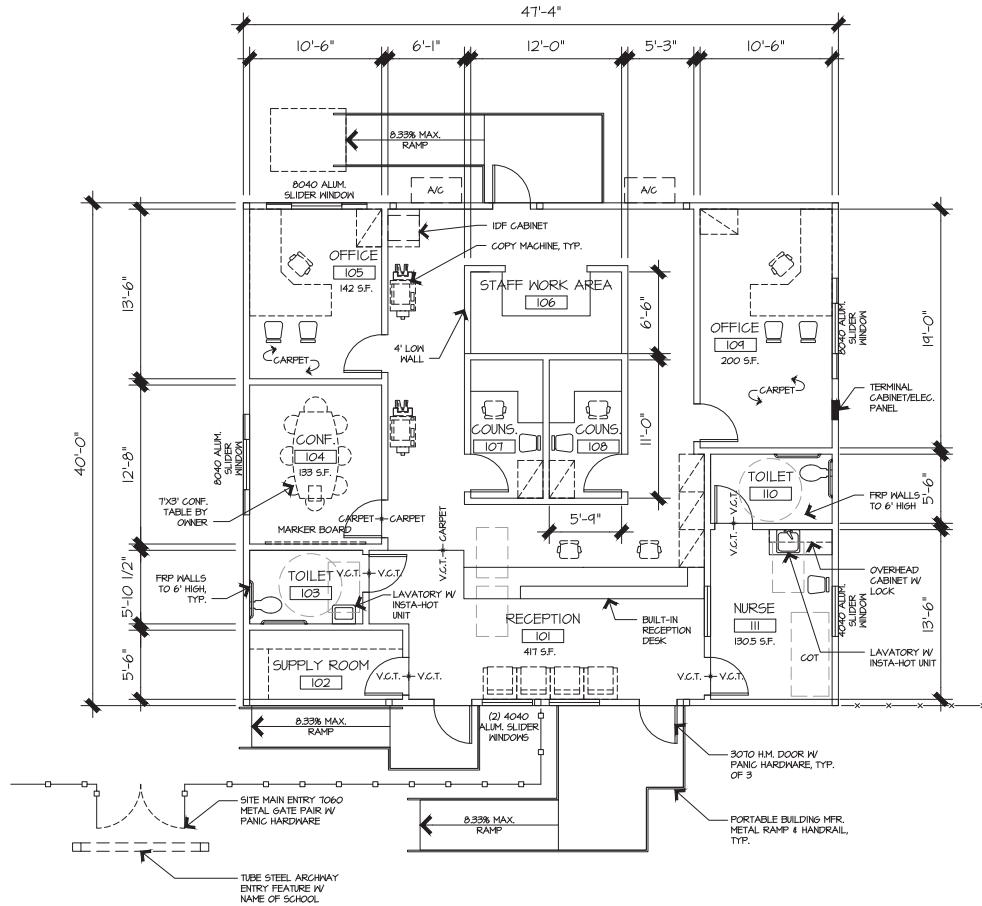
Exhibit

date 10-10-14 scale 1" = 20'-0"

AS-2.0

Job No. 90121

ATTACHMENT 2



CITY OF RIVERSIDE

Conditional Use Permit

REACH LEADERSHIP ACADEMY

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48' x 40' PORTABLE ADMIN.

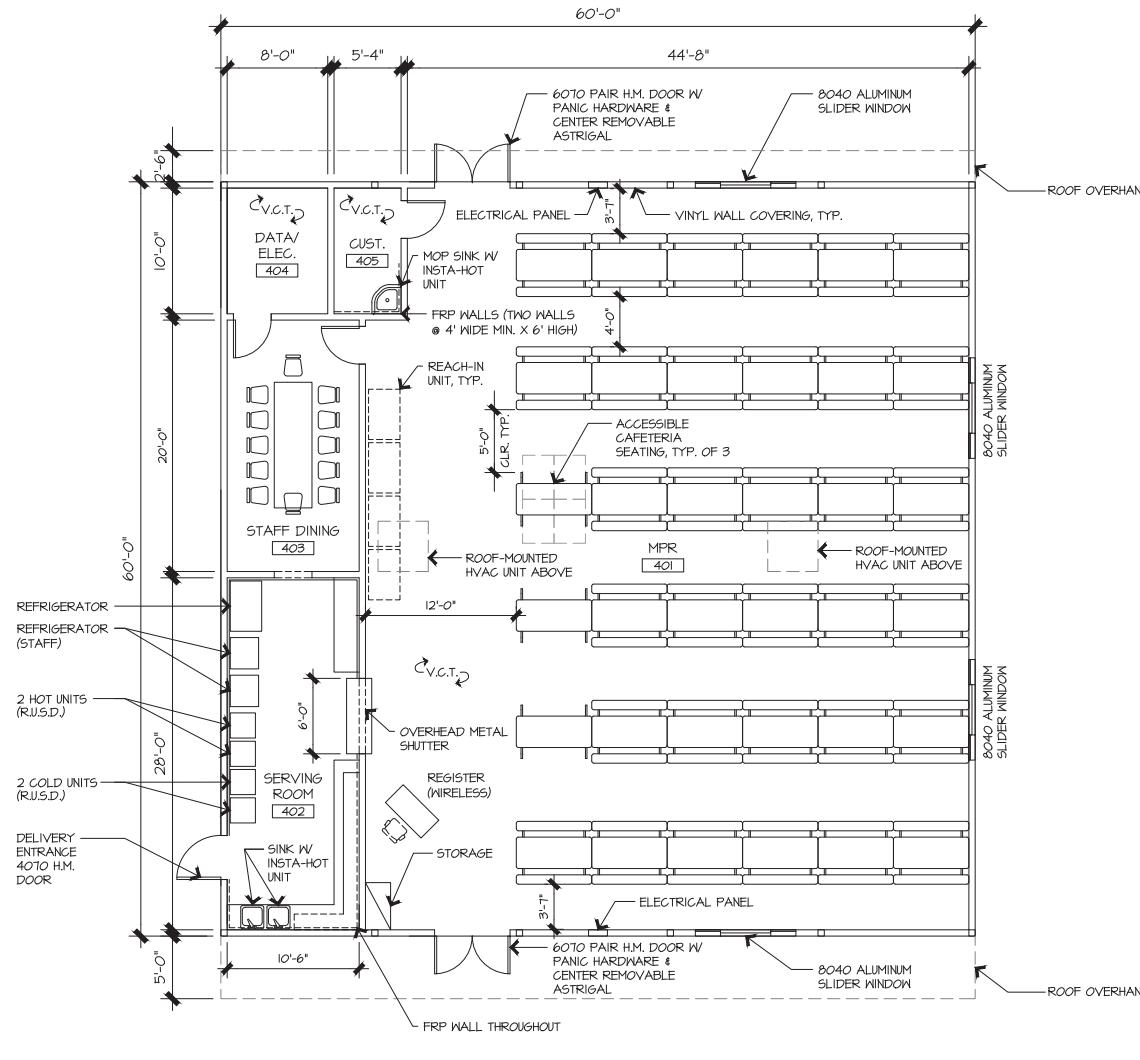
Exhibit

date 10-10-2014 scale 1/4" = 1'-0"

FP-1.0

Job No. 50121

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60' x 60' PORTABLE M.P.R.

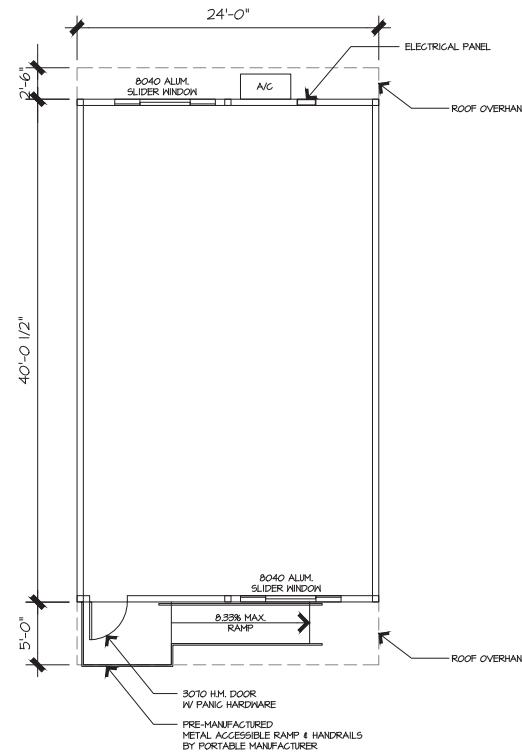
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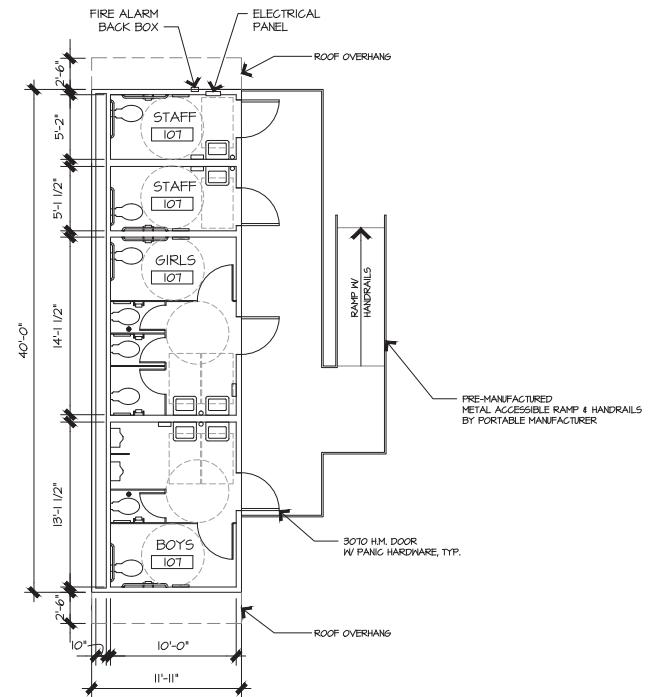
Exhibit

Job No. 90121

FP-2.0



24" x 40" PORTABLE CLASSROOM / LIBRARY



12" x 40" PORTABLE RESTROOMS

CITY OF RIVERSIDE

Conditional Use Permit

REACH LEADERSHIP ACADEMY

RUHNAU RUHNAU CLARKE
ARCHITECTS PLANNERS

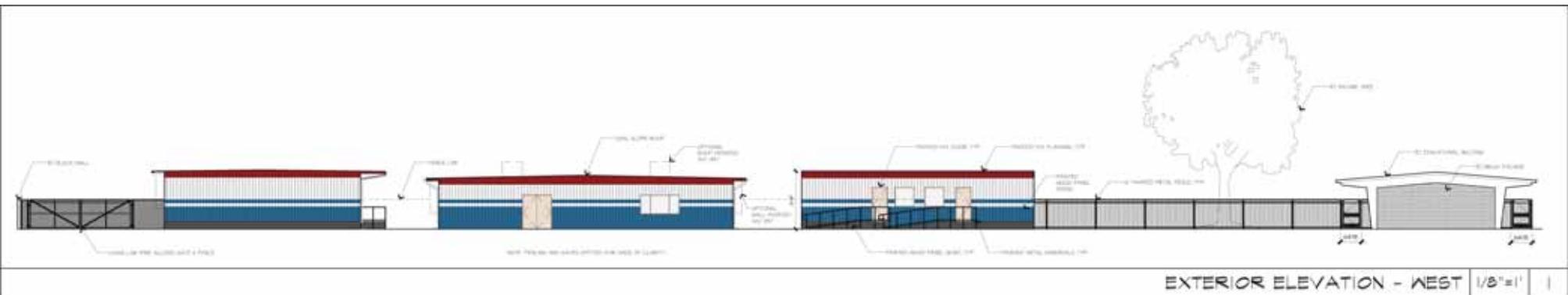
TYP. 12'x40' & 24'x40' PORTABLES

date 10-10-14

scale 1/4" = 1'-0"

Exhibit

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PROJECT RENDERING - VIEW TO SOUTHEAST N.T.S. 4

ENTRANCE GATE W/ SIGNAGE | 1/2" = 1' | 3

CITY OF RIVERSIDE

REACH LEADERSHIP ACADEMY

STREET VIEW ELEVATIONS

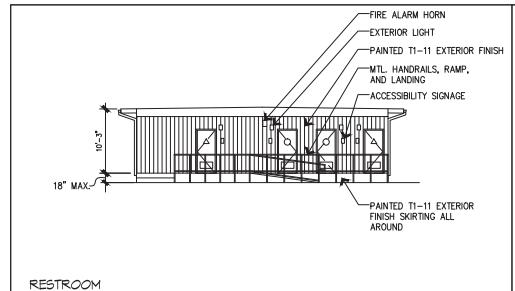
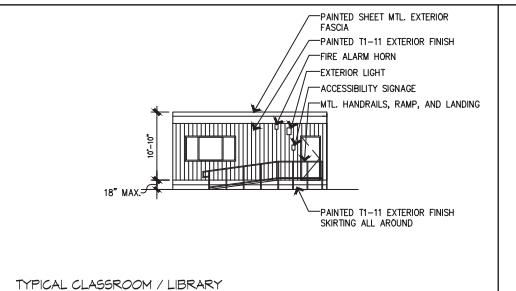
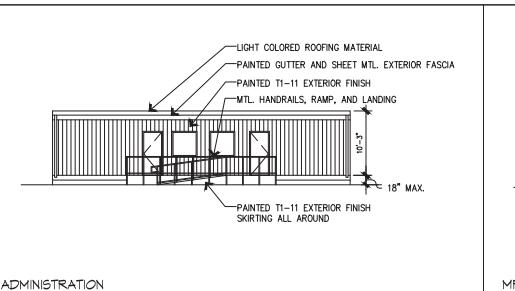
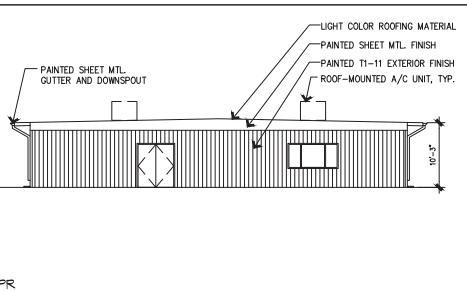
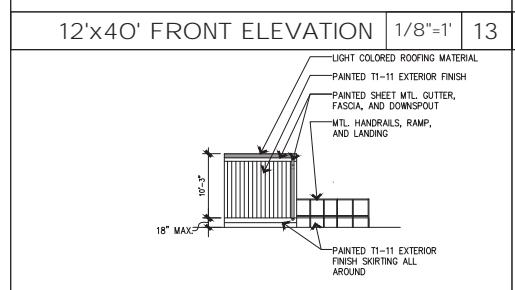
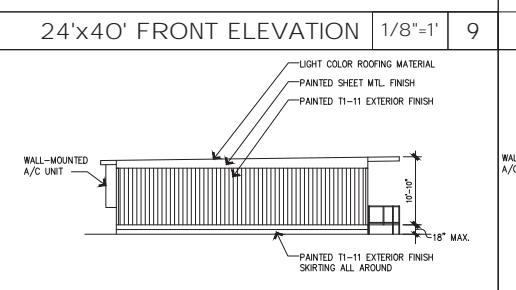
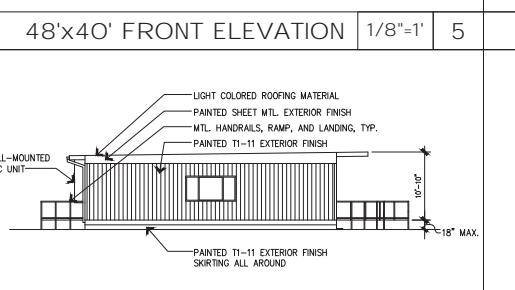
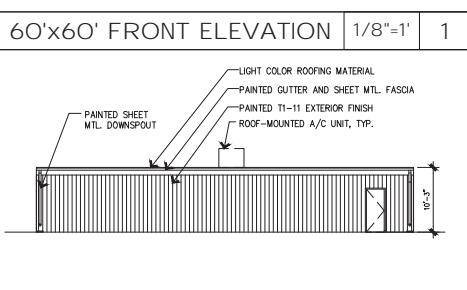
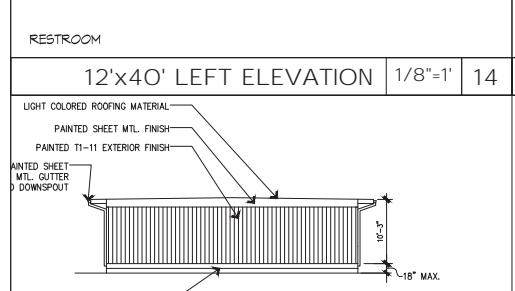
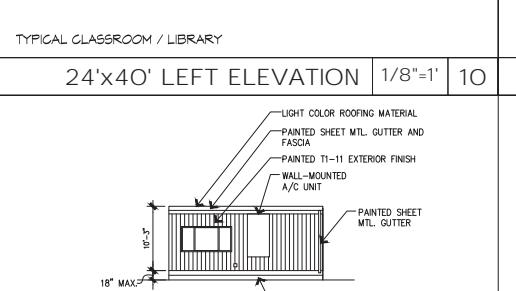
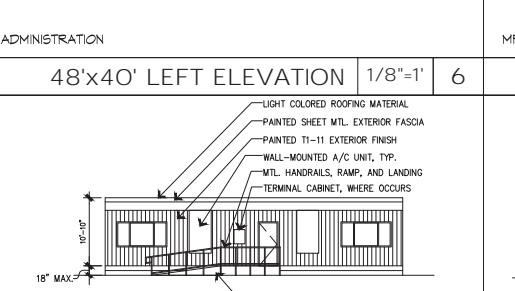
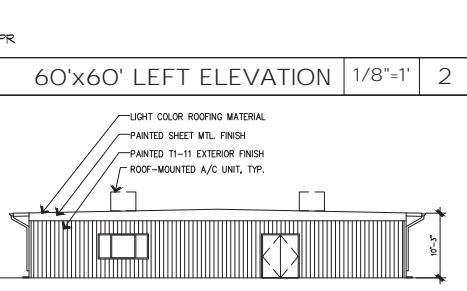
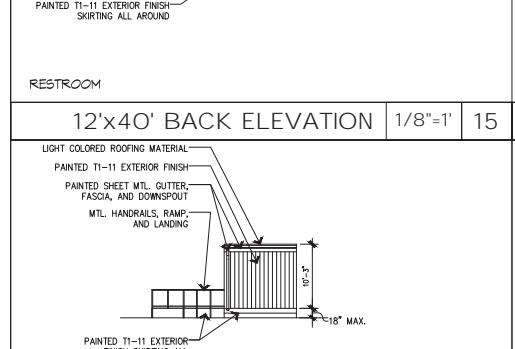
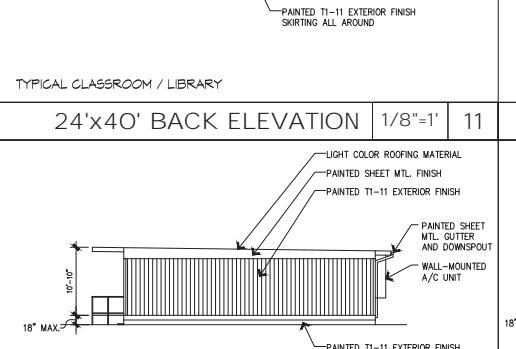
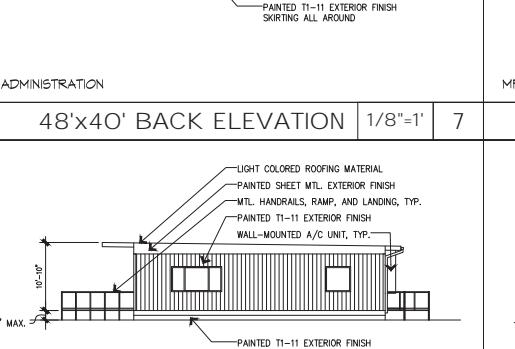
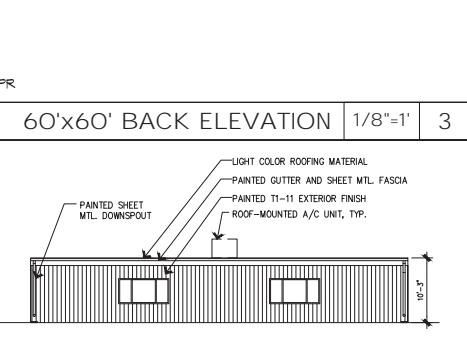
Conditional Use Permit

RUHNAURUHNAUCLARKE

Exhibit

FF-1.0

ATTACHMENT 2

| | | | |
|---|--|---|--|
|  RESTROOM 12'x40' FRONT ELEVATION 1/8"=1' 13 |  TYPICAL CLASSROOM / LIBRARY 24'x40' FRONT ELEVATION 1/8"=1' 9 |  ADMINISTRATION 48'x40' FRONT ELEVATION 1/8"=1' 5 |  MPR 60'x60' FRONT ELEVATION 1/8"=1' 1 |
|  RESTROOM 12'x40' LEFT ELEVATION 1/8"=1' 14 |  TYPICAL CLASSROOM / LIBRARY 24'x40' LEFT ELEVATION 1/8"=1' 10 |  ADMINISTRATION 48'x40' LEFT ELEVATION 1/8"=1' 6 |  MPR 60'x60' LEFT ELEVATION 1/8"=1' 2 |
|  RESTROOM 12'x40' BACK ELEVATION 1/8"=1' 15 |  TYPICAL CLASSROOM / LIBRARY 24'x40' BACK ELEVATION 1/8"=1' 11 |  ADMINISTRATION 48'x40' BACK ELEVATION 1/8"=1' 7 |  MPR 60'x60' BACK ELEVATION 1/8"=1' 3 |
|  RESTROOM 12'x40' RIGHT ELEVATION 1/8"=1' 16 |  TYPICAL CLASSROOM / LIBRARY 24'x40' RIGHT ELEVATION 1/8"=1' 12 |  ADMINISTRATION 48'x40' RIGHT ELEVATION 1/8"=1' 8 |  MPR 60'x60' RIGHT ELEVATION 1/8"=1' 4 |

REACH LEADERSHIP ACADEMY

CITY OF RIVERSIDE

Conditional Use Permit

EXTERIOR ELEVATIONS

RUHN AU RUHN AU CLARKE
ARCHITECTS PLANNERS

2075 Euclid Avenue, Suite 200 • 901.355.4884 • 901.355.4885 • www.ruhnauclarke.com

date 10-10-14 scale AS NOTED

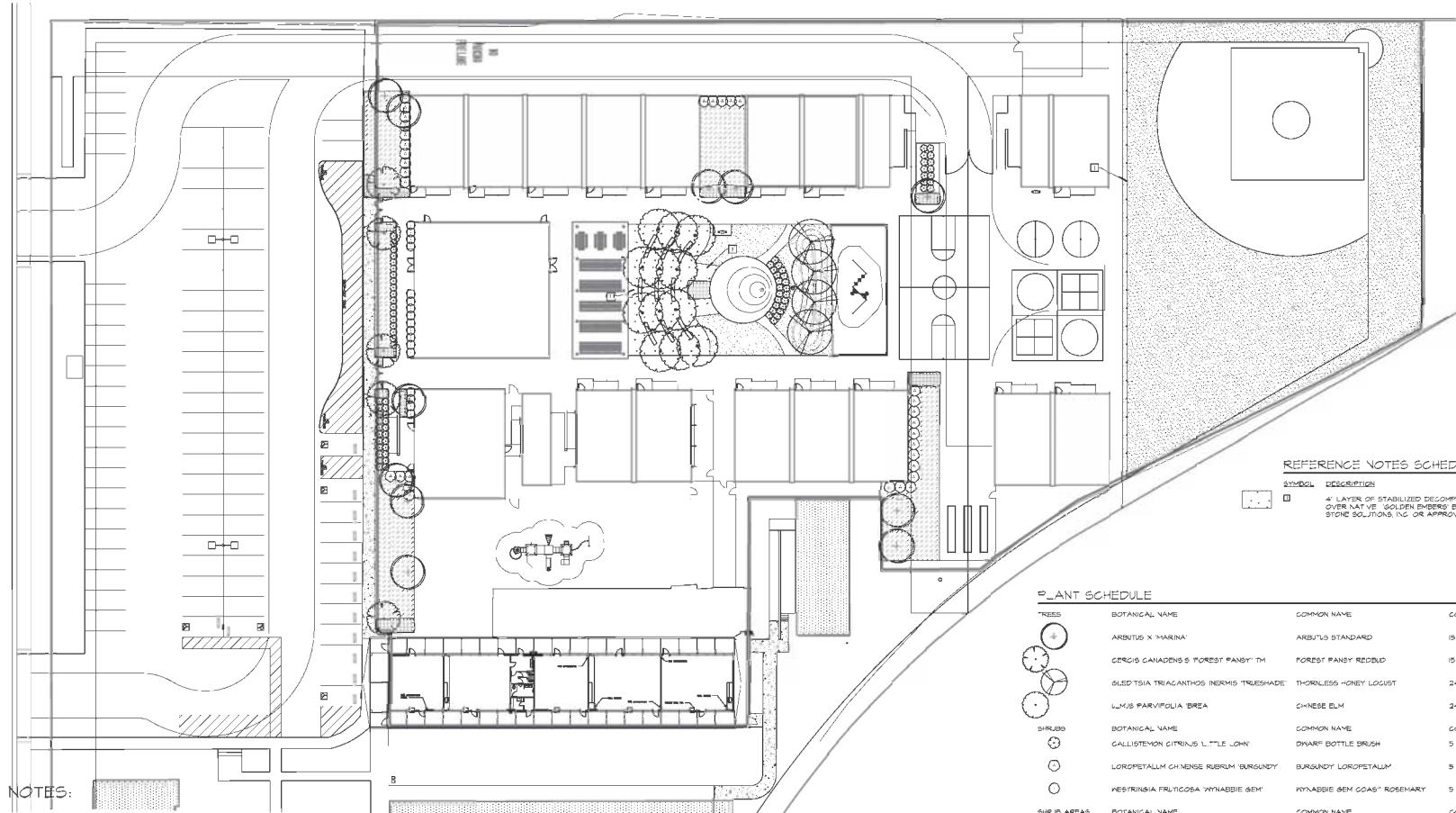
Exhibit

EE-2.0

Job No. 90121

ATTACHMENT 2

RUSTIN AVENUE



PLANTING NOTES:

NOED CONTROL
THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

- KILL & REMOVE ALL EXISTING PLANTS,
- NOED CONTROL SHOULD BE PLANTED FOR (2) WEEKS.
- KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
- REPEAT STEPS 2 AND 3.
- PLANT OR GROUNDCOVER.
- ADD HERBICIDE. ADD HERBICIDE AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND SOIL TESTS FOR CONSTRUCTION USE. THE CONTRACTOR SHALL TEST WITH A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMATS. COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCH TECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOIL TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

I. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ FEET OF AREA GROUNDCOVER.

20 LBS/1000 SQ FT

GRO-POWER PLUS 3-3-1

100% CALIFORNIA

SHAVINGS/COMPOST

2-3 CUBIC YARDS/1000 SQ FT

NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
6" HOLE DIAMETER: 1/4 CUP 36" HOLE DIAMETER: 4 CUPS
10" HOLE DIAMETER: 1 CUP 40" HOLE DIAMETER: 6 CUPS
18" HOLE DIAMETER: 2 CUPS 60" HOLE DIAMETER: 9 CUPS
24" HOLE DIAMETER: 3 CUPS
GRO-LIFE 1 CUP = 8 OZ.
- PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS
(3) 7 GRAM GRO-POWER TABLET PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREES
(2-3) 7 GRAM GRO-POWER TABLET PER 1 GALLON STOCK
(2-5) 7 GRAM GRO-POWER TABLETS PER 1 GALLON STOCK
(12-15) 7 GRAM GRO-POWER TABLETS PER 1 GALLON STOCK
(1) 7 GRAM GRO-POWER PLANT TABLET FOR EACH GROUNDCOVER HOLE

INSTALL FERTILIZER TABLETS PER MFG. RECOMMENDATIONS
AVAILABLE THROUGH:

GRO-POWER, INC.
1-800-473-3071, www.gro-power.com

- ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING

ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE "TOP DRESSED" WITH 3" THICK LAYER OF LOCAL COMPOSTED 2" MINUS SHREDDED "REE BARK" WILCH OR APPROVED EQUIVALENT. INSTALL MULCH PRIOR TO GROUNDCOVER PLANTING. INSTALL MULCH 4" DEEP ON SLOPES AND IN PERMANENT PLANT BASINS ON SLOPES.

MONOFRIPS

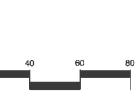
THE CONTRACTOR SHALL INSTALL CONCRETE MONOFRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

PLANT SCHEDULE

| | COMMON NAME | CONT. | QTY | REMARKS |
|--------------|--|----------------------------------|--------|-------------|
| TREES | ARBUTUS X MARINA' | ARBUTUS STANDARD | 15 GAL | 11 |
| | CERCIS CANADENSIS FOREST FANSY TM | FOREST FANSY REDBUD | 15 GAL | 5 |
| | GLEDITIA TRIACANTHOS NERIIFOLIA TRIESHAD | THORNLESS HONEY LOCUST | 24 BOX | 4 |
| SHRUBS | LIRIODENDRON BREA | CHINESE ELM | 24 BOX | 12 |
| | GALLISTEMON CITRINUS LITTLE JOHN | DWARF BOTTLE BRUSH | 5 GAL | 76 |
| | LOROPETALUM CHINESE BURGUNDY | BURGUNDY LOROPETALUM | 5 GAL | 32 |
| | NESTRINIA FRUTICOSA 'WYNABEES GEM' | WYNABEES GEM COAS* ROSEMARY | 5 GAL | 11 |
| GROUNDCOVERS | HEMEROCALLIS X 'YELLOW' | DAYLILY | 1 GAL | 2' 0" TOT |
| | LONICERA JAPONICA HALLIANA | HALLS HONEYSUCKLE FLOWERING VINE | PLAT | 2' 0" 40 TO |
| | TURF HYDROSSE 'TRIPLE CROWN DWARF' | DWARF TALL FESCUE | PLAT | 2' 0" 16 TO |



CONSULTANT



DSA APPROVAL

APPROVALS

PLANTING PLAN

Sheet Number
2
of 6 Sheets

RUHNARUHNARUCLARKE
ARCHITECTS PLANNERS

REACH LEADERSHIP ACADEMY
RIVERSIDE CALIFORNIA
SCHEMATIC DESIGN

| Drawn by | Date | By | Remarks |
|----------|------|----|---------|
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REACH LEADERSHIP ACADEMY

P14-0839, Exhibit 8 - Renderings

RUHNAU RUHNAU CLARKE

CONDITIONAL USE PERMIT — EXHIBIT 1

MARCH 31ST, 2015

ATTACHMENT 2



REACH LEADERSHIP ACADEMY

P14-0839, Exhibit 8 - Renderings

RUHNAU RUHNAU CLARKE

CONDITIONAL USE PERMIT — EXHIBIT 2

MARCH 31ST, 2015

ATTACHMENT 2



REACH LEADERSHIP ACADEMY

CONDITIONAL USE PERMIT — EXHIBIT 3

P14-0839, Exhibit 8 - Renderings

RUHNAU RUHNAU CLARKE

MARCH 31ST, 2015

ATTACHMENT 2



View of the Existing Parking looking north-east



View of the Existing Parking looking north



View of the Site facing Rustin Avenue



Driveway from Rustin Avenue



Existing Grace Methodist Church



Existing Church Buildings and Grounds



Views of the Site from Gage Canal