

PLANNING COMMISSION  
**REVISED** RECOMMENDED CONDITIONS

Case No.: PR-2022-001359

PLANNING COMMISSION HEARING DATE: July 18, 2024

**PLANNING CASES:** PR-2022-001359 (General Plan Amendment, Specific Plan Amendment, Rezone, Design Review, Tentative Parcel Map No. 38598, and Environmental Impact Report)

**Planning Division**

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
2. All applicable conditions of approval from the Airport Land Use Commission staff report (Case Number ZAP1548MA22) shall apply, with the exception of those modified by the City Council.
3. All applicable conditions of approval from the Western Municipal Water District (WMWD) memo dated November 16, 2022, shall apply.
4. The Specific Plan shall be amended as shown in Exhibits 9 and 10 contained in the attached City Planning Commission staff report dated July 18, 2024.
5. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
6. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
7. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Map Recordation:*

8. Appropriate navigation and noise easements for all residentially developed property shall be prepared for City and US Air Fair review and approval and recorded prior to approval of implementing land division proposals.

*Prior to Issuance of Grading Permit:*

9. The Zoning Code Map Amendment shall be finalized and/or adopted as shown in Exhibit 7 contained in the attached City Planning Commission staff report dated July 18, 2024.
10. A 40-scale precise grading plan shall be submitted to the Planning Division and include:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 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. Identification of location, exposed height, material, and finish of any proposed retaining walls.

*During Grading and Construction Activities:*

11. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
12. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
13. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project sites.
14. 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.
15. 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. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
  - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
  - d. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - e. Trucks and other equipment leaving the site shall be washed off;
  - f. Disturbed/loose soil shall be kept moist at all times;
  - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
  - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
16. The applicant shall be responsible for erosion and dust control during construction phases of the project.
17. 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.
18. If human remains are discovered/uncovered/encountered during Project construction activities, State Health and Safety Code Section 7050.5 states that no further disturbance

shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified by the City of Riverside of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

19. The use and proper maintenance of noise reducing devices on construction equipment will minimize construction-related noise.

*Prior to Building Permit Issuance:*

20. The Parcel Map shall be recorded.
21. A program to inform prospective purchasers of dwelling units within the Specific Plan area of high aircraft noise levels shall be submitted by the developer for City review and approval prior to the issuance of any residential building permits. This program shall include a letter to be provided to the purchaser prior to completion of the sale.
22. **Open Space:** A family-oriented amenity shall be incorporated into the common usable open space.
23. **Fences/Walls and Retaining Walls:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. All walls and pilasters shall be constructed of a decorative material and finished with a decorative cap.
  - b. Terminating wall segments shall include decorative columns finished with a decorative cap.
24. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted.
  - a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
  - b. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
  - c. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
  - d. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material when adjacent to residentially zoned property or use; and
  - e. For safety, all pedestrian paths shall be adequately lighted throughout the project.
25. **Landscaping and Irrigation:** Plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
  - a. On-site tree species shall be consistent with ALUC planting plans and shall include deciduous canopy trees along major pedestrian pathways;

- b. Where possible deciduous trees, consistent with ALUC planting plans shall be used on the south side of buildings to reduce solar heat gain; and
- c. Landscaping shall be designed to incorporate a tiered planting design with taller plants towards the back of planting areas and lower ground cover closer to walkways.

26. **Bus Stop:** The existing bus stop shall be relocated to the satisfaction of Riverside Transit Agency and City staff.

*Prior to Release of Utilities and/or Occupancy:*

- 27. 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. The applicant shall contact the Case Planner to schedule the final inspection at least one week prior to needing the release of utilities.

*During Operation:*

- 28. The property owner shall be responsible for common maintenance of all open space, maintenance of landscaping, any private drainage easements, and well as the implementation of water quality management facilities on each lot;
- 29. Outdoor storage shall be prohibited on patios/balconies, and where visible from the public right-of-way, and adjoining properties unless fully screened pursuant to the standards of the Zoning Code. Outdoor storage areas shall not displace required parking or circulation areas.
- 30. Garages shall be prohibited from being used as storage and must be used for vehicle parking.

*Standard Conditions:*

- 31. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the Applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
- 32. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
- 33. The Zoning Code Map Amendment and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

**Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlements.**

34. 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.
35. 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.
36. 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.
37. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
38. 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.
39. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

## **Fire Department**

### *Prior to Issuance of Building Permits*

40. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.  
  
Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.  
  
Contact Western Municipal Water District for the requirements for the dedicated fire service and backflow requirements.
41. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

42. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

- a. New buildings in accordance with California Fire Code Section 510 Emergency Responder Communications Coverage, and NFPA 1221, Edition 2019.

Grid tests shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and determination for a system. If a system is required, plans will need to be sent to Riverside Fire Department for approval and permit issuance prior to any work on such systems. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department

43. Buildings required to have a standpipe, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connection at accessible locations adjacent to usable stairways. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
44. Building is required to have a standpipe if floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
45. Provide for Fire Department access to the facility and pedestrian gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
46. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
47. Construction plans shall be submitted and permitted prior to construction.
48. Fire Department access shall be maintained during all phases of construction. (Fire Safety During Construction and Demolition.) Upload a copy of the emergency site safety plan through the building permit public portal. This document can be uploaded as a supplemental document. The safety plan shall include the 13 components found in CFC, 3303.1.1.
49. Provide for Fire Department access to the gate. Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information
50. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
51. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
52. Where elevators are provided in buildings four or more stories above, or four of more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such size and arrangement to accommodate a gurney size of 24 inches by 84 inches with not less than a 5 inch radius corner in the horizontal open position... (CA Building Code, Section 3002.4)

A gurney template shall be provided and demonstrate it can maneuver into the elevator with the required clearances.

### **Parks, Recreation & Community Services – Park Planning**

*Prior to Issuance of Building Permit:*

53. The applicant shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.
54. The applicant shall make payment of all applicable Park Development Impact Fees (regional/reserve and trail fees) for all recorded right of way.

### **Public Utilities – Electric**

55. 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.
56. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
57. Easements & any associated fees will be acquired during the design process.
58. Provisions for electrical utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
59. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, stub and cap along property frontage.
60. Plot existing electrical distribution facilities on the original site plan.
61. Show location of the PJC, Transformer location, and switchgear.

### **Public Works – Land Development**

*Prior to permit issuance, unless otherwise noted:*

62. Storm Drain construction will be contingent on engineer's drainage study.
63. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Sewer main on site will be private all the way to main line connection.
64. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
65. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to construction permit issuance.
66. Size, number, and location of driveways to Public Works specifications.
67. Closure of unused driveways to Public Works specifications.
68. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
69. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil

Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.

70. Prior to permit issuance, add the following notes to the site/plot or landscape plans and email PDF to [gtanaka@riversideca.gov](mailto:gtanaka@riversideca.gov) for review and approval:

- a. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along MISSION VILLAGE DR. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be added or removed/replaced with 24" box size Celtis sinensis, typical spacing 30' O.C. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

71. Trash enclosures required per Public Works specifications.

72. 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.

73. 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.

74. 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.

75. 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.
76. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
  - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
  - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.

#### **Public Works - Traffic**

77. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of five bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
78. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following improvements as included in the final approved Traffic Study submitted on July 7, 2023:
  - a. Intersection of Alessandro Boulevard and Cannon Road:
    - Optimized signal timing for AM and PM peak hour.
  - b. Intersection of Trautwein Road and Alessandro Boulevard:
    - Optimize signal timing for AM peak hour.

The applicant shall coordinate with the Public Works Traffic Engineering Division to implement these improvements.

79. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements as included in the final Traffic Study submitted on July 7, 2023:
  - a. Project Driveway 1 at Plaza Driveway 2 (Mission Grove Plaza):
    - Install 45 feet dedicated westbound left turn lane and 25' taper.
    - Install "DO NOT BLOCK" signage and "KEEP CLEAR" striping improvement for the Eastbound direction.

- Install a high visibility crosswalk per Standard Plan No. 640 across project driveway 1 parallel to Plaza Driveway 2.
- b. Mission Grove Parkway @ Plaza Driveway 2 (Mission Grove Plaza):
- Optimize signal phasing splits for both AM and PM peak hours. The applicant shall coordinate with the Public Works Traffic Engineering Division to implement this improvement.
  - Extend the northbound left turn storage length by 15 feet.
  - Extend the eastbound left turn storage length by 35 feet.
  - Upgrade existing eight (8) pedestrian push buttons to Polara audible pedestrian push buttons (or City approved equal) with a central control unit system. An acceptable audible pedestrian push button assembly and system is the Touchless version – Polara iDS39R with 5" x 7" R10-3 face plates.
  - Install high visibility crosswalks per Standard Plan No. 640 across all pedestrian crossings for the entire intersection.
- c. Mission Grove Parkway @ Project Driveway 2:
- Convert Project Driveway 2 from existing right-in and right- out to a gated right-out egress only driveway. Project shall install "Do Not Enter (R5-1) and "Wrong Way" (E5-1a) signs near project driveway 2 for inbound traffic to prohibit illegal ingress into the project site.
  - Install a high visibility crosswalk per Standard Plan No. 640 across driveway 2 parallel to Mission Groce Parkway.
80. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements as included in the traffic study dated July 7, 2023:
- a. Project Driveway 3 / Bayou Lane @ Mission Village Drive:
- Extend red curbing along the eastbound direction on Mission Village Drive west of Bayou Lane by 130 feet. This will require the removal of 5 on-street parking spaces to allow for an eastbound left turn lane.
  - Extend red curbing along the westbound direction on Mission Village Drive east of Bayou Lane by 150 feet. This will require the removal of 6 on-street parking spaces to allow for a westbound left turn lane.
  - Install a dedicated eastbound left turn lane with 150' turn pocket and 100' taper / opening for vehicles to make eastbound left turns into the project driveway 3.
  - Install a dedicated westbound left turn lane with 145' turn pocket and 100' taper/opening for vehicles to make westbound left turns into Bayou Lane.
  - Install a high visibility crosswalk per Standard Plan No. 640 across the project driveway 3 parallel to Mission village Drive.
- b. Construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the markings must confirm to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B.
- c. Mission Grove Parkway @ Mission Village Drive:

- Upgrade existing eight (8) pedestrian push buttons to Polara audible pedestrian push buttons (or City approved equal) with a central control unit system. An acceptable audible pedestrian push button assembly and system is the Touchless version – Polara iDS39R with 5" x 7" R10-3 face plates.
81. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the **procurement** and **installation** of the improvements to the satisfaction of the Director of Public Works.
  82. Signing and striping improvements and traffic signal modifications in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.
  83. Provide Pedestrian Network Improvements (STD-1): Project will construct approximately **20 0.57** miles sidewalk to connect to the retail land uses in the surroundings.
  84. Parcel Lockers: Project will install 75 package lockers. Once a parcel has been delivered into a locker, the system would notify residents via an app.
  85. Bike Racks: Project will install 32 short term bike lockers and 35 long term bike lockers at the project site.
  86. Provide Electric Vehicle (EV) Parking and EV Charging Infrastructure: The project will install 41 electric charging stations, accessible EV parking and preferred parking for EVs at the project site. Project will also provide designation EV parking with charging stations at locations such as near main entrances or major access points.
  87. Unbundle Residential Parking Costs from Property Cost: Project will provide 1 parking stall for each apartment at no cost. Tenants would be charged a monthly fee **of \$75** for studio apartments and 1-bedroom apartments for additional extra parking space.
  88. Implement Subsidized or Discounted Transit Program: Prior to the issuance of a Certificate of Occupancy, The Project shall establish a subsidized transit pass program based on recommended improvements from the Vehicle Miles Traveled (VMT) Study dated May 2023. The Project applicant shall establish an account in the amount of \$136,000, to be administered by the leasing office/ property management to provide free or reduced cost transit passes to Project residents for a period of at least 10 years from project occupancy. The program shall provide up to \$60 for a Riverside Transit Agency monthly pass or up to \$100 for a Metrolink monthly pass to qualified residents who request transit reimbursement from the leasing office/property management. Residents who participate in the subsidized transit pass program would also be eligible to receive reimbursement for use of a ride sharing service (i.e., Uber or Lyft) for an emergency ride home.

The leasing office / property management shall provide an annual report of the transit pass program to the City of Riverside Public Works Department that includes the number of reimbursement requests, the amount disbursed to residents, and the remaining amount in the transit pass account. If the program experiences low participation, the City shall have the discretion to direct the leasing office/ property management to redirect the funds for implementation of another measure intended to reduce VMT by Project

residents. Such measures could include, but are not limited to, offsite or onsite pedestrian, bicycle or transit improvements.