



Community & Economic Development Department

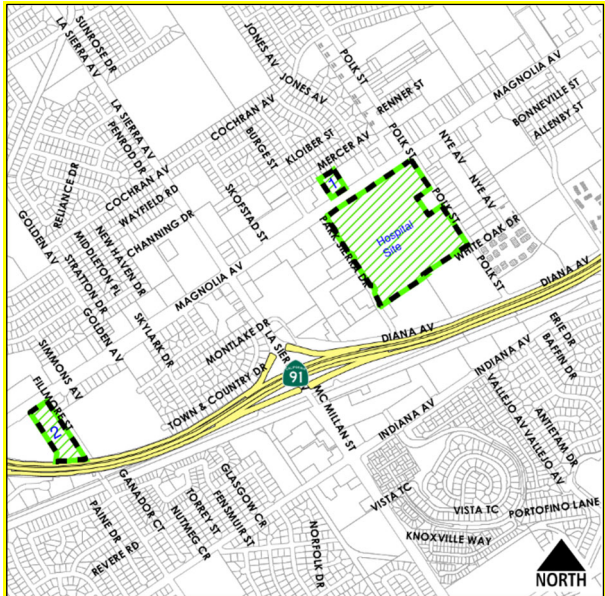
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Planning Division

**PLANNING COMMISSION HEARING DATE: APRIL 28, 2022
AGENDA ITEM NO.: 6**

PROPOSED PROJECT

Case Numbers	DP-2021-00008 (Conditional Use Permit) DP-2021-01307 (Minor Conditional Use Permit) DP-2021-01650 (Rezone) DP-2021-01306 (Minor Conditional Use Permit) SD-2021-00020 (Summary Vacation) DR-2021-00009 (Design Review) DP-2021-00731 (Environmental Impact Report)
Request	<p>To consider the following entitlements for the expansion of the Kaiser Permanente Riverside Medical Center:</p> <ol style="list-style-type: none">1. Conditional Use Permit to modify a previously approved Conditional Use Permit (CU-038-834) for the redevelopment of approximately 15.5 acres of the existing 37.5-acre medical facility site to construct a 175,968 square foot, five-story hospital tower with 152 beds; a 115,526 square foot, two-story diagnostic and treatment building; a five-story, 1,151 space parking structure and upgrades to the existing on-site central utility plant (Hospital Expansion Site);2. Minor Conditional Use Permit to permit Off-Site Area 1 to be developed with an 87-space surface parking lot and five temporary construction trailers on 1.3 acres;3. Zoning Code Amendment to rezone the 5.0-acre Off-Site Area 2 from R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones;4. Minor Conditional Use Permit to permit Off-Site Area 2 to be developed with a 509-space surface parking lot;5. Summary Vacation for the vacation of excess right-of-way along Park Sierra Drive totaling 1,816 square feet;6. Design Review of project plans for the proposed site design and building elevations; and7. Environmental Impact Report.

Applicant	Skyler Denniston of Kaiser Permanente	
Project Location	<p>The primary project site (Hospital Site) -10800 Magnolia Avenue, situated on the south side of Magnolia Avenue between Polk Street and Park Sierra Drive.</p> <p>Off-Site Area 1 - 10821 Magnolia Avenue, situated on the north side of Magnolia Avenue between Polk Street and Burge Street.</p> <p>Off-Site Area 2 - 11510 Magnolia Avenue, situated on the southwest corner of Magnolia Avenue and Fillmore Street</p>	
APN	Hospital Site -138-470-010 Off-Site Area -1 142-293-028 Off-Site Area 2 -132-020-033	
Project Area	Hospital Site - 37.5 acres Off-Site Area 1 - 1.30 acres Off Site Area 2 - 5.00 acres	
Ward	6	
Neighborhood	La Sierra	
Specific Plan	Magnolia Avenue	
General Plan Designation	Hospital Site - MU-U – Mixed Use-Urban Off-Site Area 1 - MU-V – Mixed Use-Village Off-Site Area 2 - MU-V – Mixed Use-Village	

Zoning Designation	<p>Hospital Site - CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones</p> <p>Off-Site Area 1 – MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones</p> <p>Off-Site Area 2 – R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones</p>	
Staff Planner	<p>Brian Norton, Senior Planner 951-826-2308 bnorton@riversideca.gov</p>	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council FIND:**
 - a. The draft project Environmental Impact Report (DP-2021-00731) has been completed in compliance with the California Environmental Quality Act (CEQA); and
 - b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases DP-2021-00008 (Conditional Use Permit), DP-2021-01307 (Minor Conditional Use Permit), DP-2021-01650 (Rezone), DP-2021-01306 (Minor Conditional Use Permit), SD-2021-00020 (Summary Vacation), DR-2021-00009 (Design Review), DP-2021-00731 (Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures. (Exhibits 1 and 2).

SITE BACKGROUND

The project consists of three non-contiguous parcels totaling 43.8 acres, a 37.5-acre Hospital Site (Kaiser Permanente); a 1.3-acre parcel, north of Kaiser Permanente across Magnolia Avenue; and a 5.0 acre parcel located approximately three-fourths of a mile west of the Hospital Site at the southwest corner of Magnolia Avenue and Fillmore Street. Following is a summary of the development and entitlements on each parcel:

Hospital Site (10800 Magnolia)

The hospital site consists of 37.5 acres and is developed with Kaiser Permanent Hospital, approved under Conditional Use Permit (CU-038-834) in 1984 (Exhibit 3). The medical campus includes a 226-bed hospital building, three medical office buildings, a 648-stall parking structure, and surface parking lots.

The Hospital Site is surrounded by commercial development to the north (across Magnolia Avenue), Castle Park to the south, commercial development to the west (across Park Sierra Drive), and residential, commercial and medical uses to the east (Exhibit 4).

1.3 Acre Parcel (10821 Magnolia Avenue)

The 1.3-acre parcel is generally flat and currently vacant (Exhibit 3). It was originally developed with single family residences until the mid-1980's when they were demolished. Surrounding land uses include single family residential to the north, Kaiser Permanente Medical Campus to the south (across Magnolia Avenue), commercial uses to the east and west (Exhibit 4).

5.0 Acre Parcel (11510 Magnolia Avenue)

The 5.0-acre parcel is generally flat and currently vacant (Exhibit 3). It was originally developed with single family residences until the mid-1980's when they were demolished. Surrounding land uses include multi-family residential development to the north, across Magnolia Avenue; State Route 91 to the south; multi-family residential to the west; and a mobile home park to the east, across Fillmore Street (Exhibit 4).

PROPOSAL

The Applicant is requesting approval of entitlements for the expansion of the existing Kaiser Permanente Medical Center Campus. The Hospital Expansion would entail site demolition, site preparation, and construction on approximately 15.5 acres of the 37.5-acre existing Medical Center Campus to expand acute medical service facilities and ancillary uses. The proposed Hospital Expansion includes:

- A 175,968 square-foot, five-story, hospital tower;
- A 115,526 square foot, two-story, diagnostic and treatment facility; and
- A five-story (six decks) 1,151-space parking structure for patients and staff.

Construction is anticipated to occur over two major phases.

Phase 1

Construction of Parking Structure

This Phase includes the construction of a 70-foot high, five-story (6 decks) parking structure on the southwest corner of the Hospital Expansion Site. The parking structure will provide approximately 1,151 vehicle parking spaces, 78 motorcycle spaces, and 55 bicycle spaces. During this phase, the hospital site will temporarily lose 354 parking spaces as a construction laydown area is needed for construction of the parking structure. Existing on-site parking, as well as vehicular and pedestrian circulation are proposed to be modified to accommodate the parking structure. Two vehicle entry points are proposed, one on the north side and one on the south side of the structure. Vehicle entry points are tied into primary on-site drive aisles that provide direct access to Park Sierra Drive and Magnolia Avenue. The parking structure includes direct pedestrian access to Kaiser's pedestrian promenade that runs between the existing hospital and medical office buildings.

Off-Site Area 1

This Phase also includes improvements to the 1.3-acre parcel, located at 10821 Magnolia Avenue, identified on the project plans as Off-Site Area 1. Off-Site Area 1 is proposed to offset the loss of parking spaces to set the construction laydown area during construction of the parking structure. Off Site Area 1 is proposed to be developed with an 87-space surface parking lot and five construction trailers for use by Hospital Expansion construction personnel. Landscaping is proposed throughout the parking lot, including perimeter of the site. The parking lot and construction trailers are proposed to be used by construction staff during business hours for approximately 36 months. Due to the close proximity of Off-Site Area 1 to the Hospital Expansion Site, a shuttle service will not be provided. At the end of the construction period, the trailers will be removed, and Off-Site Area 1 will continue to be used as a parking lot. An existing 6-foot-high masonry block wall will remain in place along the north property line. No other fences or gates are proposed on this site.

Off Site Area 2

Lastly, this Phase includes improvements to the 5.0-acre parcel, located at 11510 Magnolia Avenue, identified on the project plans as Off-Site Area 2. Off Site Area 2 is proposed to be developed with a 509-space surface parking lot for use by hospital employees and construction personnel for an initial 18 months, while the parking structure is constructed on the Hospital expansion site. After use of the parking lot by Kaiser employees, Kaiser construction personnel will use the site to park construction workers vehicles for an additional 18 months, while the hospital tower is under construction. Landscaping is proposed throughout the parking lot, including perimeter of the site. The parking lot will be available 24-hours a day with hospital shuttles picking up and dropping off employees. The parking lot will not be open to the public and access will be provided via a two-way driveway along Fillmore Street. Entry arms at the driveway entrance will secure the site and will be activated by a key card. An existing 6-foot-high masonry wall along the west side of the property will be protected in place. The applicant is proposing a combo 6-foot-high decorative k-rail/fence along the south property line, between the proposed parking spaces and State Route 91 freeway for safety.

- Phase 2

This Phase includes a 95.5-foot high, five-story hospital tower expansion with a subgrade basement. The proposed tower will provide an additional 152 acute care beds consisting of 116 single occupancy rooms and 36 neonatal intensive care unit (NICU) rooms. The hospital tower expansion will increase the number of beds at the Kaiser Permanente Medical Center to a total of 359 beds. Existing double occupancy rooms in the existing hospital tower will be upgraded and converted to single occupancy rooms.

The proposed tower will also include new emergency and surgical departments, eight operating rooms, 58 emergency department treatment bays, and other hospital related functions, including an inpatient pharmacy. The proposed Diagnostic and Treatment facility would provide direct support to the new emergency and surgical departments as well as expanded diagnostic services and interventional radiology treatment for the hospital.

Additionally, phase two proposes a number of ancillary improvements, including a new main rotunda and entry plaza/drop off area, pedestrian canopies and a tech dock, where Kaisers mobile hospital vehicles can park.

Vehicular entrances will continue to be provided along Magnolia Avenue, Park Sierra Drive and Polk Street, while one additional right-in/right-out driveway entrance will be added on Magnolia Avenue for emergency vehicles only. Upgrades to pedestrian facilities include various outdoor

seating areas, meandering pathways and landscaping primarily located between the new tower and existing medical facility. Pedestrians will continue to be able to access the site from Magnolia Avenue, Park Sierra Drive and Polk Street.

Kaiser Permanente currently has on-site security at the hospital site. Security will patrol all sites (Hospital Site, Off-Site Areas 1 and 2) on a 24-hours basis.

SUMMARY OF ENTITLEMENTS

Implementation of this proposed project will require the following entitlements:

- *Conditional Use Permit:* To modify the original Conditional Use Permit (CU-038-834) for expansion of the existing hospital campus and construction of a new parking structure;
- *Minor Conditional Use Permit:* To permit Off-Site Area 1 to be developed with an 87-space surface parking lot and five temporary construction trailers on 1.3 acres;
- *Zoning Code Amendment:* To change the zone of Off-Site Area 2 from R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones;
- *Minor Conditional Use Permit:* To permit Off-Site Area 2 to be developed with a 509-space surface parking lot;
- *Summary Street Vacation:* To vacate excess right-of-way along Park Sierra Drive totaling 1,816 square feet; and
- *Design Review:* Site design and building elevations.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p><u>Hospital Expansion Site</u> - The proposed project is consistent with the proposed General Plan Land Use designation of MU-U – Mixed Use-Urban (Exhibit 5). The proposed land use designation provides for primarily high-density residential development with commercial, office, institutional and business uses emphasizing retail, and entertainment activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities and public gathering spaces and other community amenities around well-functioning transit corridors. The project will allow the existing hospital campus to be expanded to increase the medical services provided to the local community and regional area.</p> <p><u>Off Site Area 1/Off Site Area 2</u> - The proposed project is consistent with the proposed General Plan Land Use designation of MU-V – Mixed Use-Village (Exhibit 5). The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed areas to lower density residential neighborhoods.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>As proposed, the project is consistent with the following Policies and Objectives, and further the intent of the General Plan 2025:</p> <p><u>Objective LU-58:</u> Enhance the role of La Sierra as a major employment center in the City.</p> <p><u>Policy LU-58.6:</u> Allow for increased residential and commercial densities to bring more people to the neighborhood, support transit and complement the scale of the Kaiser facility.</p> <p><u>Policy LU-58.7:</u> Support and encourage the redevelopment of the Magnolia Avenue corridor with mixed use development.</p> <p><u>Objective LU-59:</u> Maintain and enhance the quality of life in the La Sierra neighborhood.</p> <p><u>Objective LU-61:</u> Enhance the economic vitality of the neighborhood.</p>		
<p><u>Zoning Code Land Use Consistency (Title 19)</u></p> <p><u>Hospital Expansion Site</u> - The proposed project is consistent with the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones (Exhibit 6), which is consistent with the MU-U – Mixed Use-Urban Land Use designation. The CR Zone permits the development of hospital facilities with the granting of a Conditional Use Permit.</p> <p><u>Off-Site Area 1</u> – The proposed project is consistent with the MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones (Exhibit 6), which is consistent with the MU-V – Mixed Use-Village Land Use designation. The MU-V-SP Zone permits the development of stand-alone parking lot with the granting of a Minor Conditional Use Permit.</p> <p><u>Off Site Area 2</u> - The proposed project is consistent with the proposed MU-V-SP – Mixed Use Village and Specific Plan (Magnolia Avenue) Overlay Zone (Exhibit 6a), which is consistent with the existing MU-V – Mixed Use - Village Land Use designation. The MU-V-SP Zone permits the development of stand-alone parking lot with the granting of a Minor Conditional Use Permit.</p> <p>The proposed project is consistent with applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Magnolia Avenue Specific Plan – La Sierra District</u></p> <p>The project is located within the La Sierra District of the Magnolia Avenue Specific Plan (Exhibit 7). The La Sierra District consists of a mixture of retail, office, medical and residential uses. The project is located within close proximity to the Galleria at Tyler shopping complex, multiple multi-family developments, commercial developments and is within proximity to the La Sierra Metrolink Station and multiple bus lines along Magnolia Avenue. The Kaiser Permanente Hospital Campus is considered a major job generator in the region. The proposed expansion of the hospital would bring additional job opportunities to Kaiser Hospital and surrounding</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>businesses, re-energizing the District. The project, as proposed, furthers the vision of the District and is consistent with applicable Policies of the Specific Plan.</p> <p><u>Objective 1:</u> Enhance the role of the La Sierra District as a major employment center in the City with complementary retail, residential and mixed-use development. (General Plan Objective LU-58)</p> <p><u>Policy 1.2:</u> Provide opportunities for transit-oriented, mixed-use projects providing medical support office/employment, restaurants, and high-density residential near Kaiser Permanente Hospital. Emphasize ownership housing, as feasible, in this area. (General Plan Policy LU-58.3)</p> <p><u>Policy 1.3:</u> Allow for increased residential and commercial densities to bring more people to the District, support transit, and complement the scale of the Kaiser facility. (General Plan Policy LU-58.6).</p>		
<p>Compliance with Magnolia Avenue Specific Plan Design Guidelines</p> <p>The proposed project meets the objectives and guidelines of the Magnolia Avenue Specific Plan Design Guidelines (Chapter 4). The hospital expansion has been designed: to be compatible with surrounding uses; incorporated enhanced open spaces and connecting the multiple on-site facilities and open space throughout the development with enhanced pedestrian connectivity.</p> <p>For compatibility with surrounding uses the proposed hospital tower has been set back approximately 150-feet from Magnolia Avenue and over 500-feet from the nearest sensitive receptor (single family residence), located on Polk Street. The scale and massing of the project is consistent with surrounding development patterns, specifically the Galleria at Tyler and the recently approved Magnolia Flats mixed use development.</p> <p>The project has been designed to create a sense of place, consistent with the intent of the Magnolia Avenue Specific Plan Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping.</p> <p>The proposed hospital tower expansion has been designed to incorporate a modern contemporary design with decorative accents, including metal panels, metal louver's, metal shade structures and glazing. The proposed parking structure incorporates perforated metal panels, channel glass, solid metal panels, wire mesh and enhanced masonry blocks as part of the overall architectural design.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – Development Standards for the CR Zone Hospital Expansion Site				
Standard		Proposed	Consistent	Inconsistent
Floor Area Ration	0.50 ¹	0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet	37.5 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	60 feet	1,300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	1,270 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	75 feet ² .	Hospital Tower 74 feet, 6 inches to roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		89 feet 6 inches to parapet screen		
		Parking Structure 71 feet, 6 inches		
Minimum Hospital Tower Setbacks	Front	Magnolia Avenue 0-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Park Sierra Drive – 0-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Polk Street – 0-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Parking Structure Setbacks	Street Frontage – 15 feet		15-feet	<input checked="" type="checkbox"/>

¹Per Table 19.110.030 of the Riverside Municipal Code, the Approving or Appeal Authority may allow a development project to exceed a maximum FAR when it can be found that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

² Zoning Code 19.560.030 – Exceptions to Height Limits – Roof structures for the housing of elevators, stairways, parapet walls, may be erected above the height limits prescribed by the Zoning Code.

Chapter 19.120 – Mixed Use Zones					
Off-Site Area 1 – Surface Parking Lot with Construction Trailers					
Standard			Proposed	Consistent	Inconsistent
Minimum Lot Size	20,000 square feet		1.3 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	100 feet		214 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	75 feet		275 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Building Setbacks	Front	0-feet	15-feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	25-feet	81-feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Sides	0-feet	East – 136-feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			West – 10-feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Landscape Setbacks	Front	Magnolia Avenue – 15 feet	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	5 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Sides	0 feet	East – 5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			West – 10-feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.120 – Mixed Use Zones					
Off-Site Area 2 – Surface Parking Lot					
Standard			Proposed	Consistent	Inconsistent
Minimum Lot Size	20,000 square feet		217,800 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	100 feet		256 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	75 feet		622 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Landscape Setbacks	Front	Magnolia Avenue – 15 feet	58 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	91 freeway – 5 feet	9 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side	Fillmore Street – 15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side	West – 5 feet	10 feet, 1 inch	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Standards Hospital Expansion Site					
Standard		Required	Proposed	Consistent	Inconsistent
Minimum Parking	Phase 1 – Parking Structure (Including Existing Hospital)				
	Subphase 1	2,092 spaces	2,556 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subphase 2	2,092 spaces	2,534 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subphase 3	2,092 spaces	2,301 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subphase 4	2,092 spaces	2,120 spaces ¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Phase 2 – Hospital Tower				
	Subphase 5	2,092 spaces	3,304 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subphase 6	2,092 spaces	2,762 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Subphase 7	2,225 spaces	3,139 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Final Site Plan				
	Hospital – 359 beds	359 spaces	3,139 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Medical Office (Outpatient) – 27,900 square feet	155 spaces			
	Medical Office Building 2 – 220,000 square feet	1,222 spaces			
	Medical Office Building 3 – 88,000 square feet	489 spaces			
	Total	2,225 spaces	3,139 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ Subphase 4 is the only phase which requires off-site parking to meet City requirements. The Code allows off-site parking for hospitals and medical offices within 150-feet of the project site. For additional information please reference Sheet A1.21 of the project plans.

FINDINGS SUMMARY

Conditional Use Permit

The proposed project has been designed as an integrated development, compatible with surrounding uses. It is also consistent with the objectives, policies, and development standards of the General Plan, the Magnolia Avenue Specific Plan, and the Zoning Code. In summary:

- The five-story hospital tower and parking structure design includes setbacks greater than required by Code, provides an enhanced pedestrian and vehicular circulation pattern that directs patients to a new central entry for the hospital, relocates emergency vehicle access away from existing single-family residences and increases usable open space on-site.
- Although the applicant proposes a site plan that exceeds the floor-area-ratio for the specific zone in which the parcel is located, the use is unique and differs substantially from surrounding uses. Additionally, the site will not have a detrimental effect on infrastructure or municipal services, will not adversely impact surrounding neighborhoods and will not set

a precedent for other development to exceed the development standard for floor-area-ratios.

The expansion of the hospital is appropriate for the site and neighborhood, as the site is centrally located in the City of Riverside and easily accessed by patients from a major freeway and arterial streets. Additionally, the area is located proximate to multiple transportation hubs, restaurants, recreational opportunities, local and regional commercial centers and other community services for Staff members.

For these reasons, the proposed project will not have substantial adverse effects on the surrounding properties or uses.

Minor Conditional Use Permit

The project proposes two stand-alone surface parking lots (Off-Site Area 1 and Off-Site Area 2) to facilitate parking for Kaiser staff and construction personnel during construction and development of the project. Both sites are consistent with the development standards of the Zoning Code. In summary:

- Both sites have been designed to be substantially compatible with surrounding uses, including: landscape setbacks to adjacent sensitive receptors; proper screening of the parking lots through landscape setbacks; on-site lighting; placement of access driveways; and overall design of the site.

The stand-alone parking lots are appropriate for the site and neighborhood, as the sites are easily accessed from the Kaiser Hospital campus and are easily accessible from major arterial roadways and a major freeway.

For these reasons, the proposed stand-alone parking lots will not have substantial adverse effects on the neighborhood or surrounding properties or uses.

Zoning Code Map Amendment

The proposal to apply the MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones to Off-Site Area 2 would allow Kaiser to develop the site with a 509-space surface parking lot. The parking lot, while not required to meet City parking requirements for the proposed Kaiser Permanente Hospital Expansion, would allow Kaiser to park an adequate number of staff members. It would also allow operational flexibility on the hospital site, while the parking structure is being constructed. After the construction of the parking structure, parking for staff will be relocated back on-site. The parking lot will be utilized as a staging area for construction of the proposed hospital tower. Although the MU-V Zone is established to provide for medium to high-density residential development with retail, office; stand-alone surface parking lots are permitted subject to the granting of a Minor Conditional use Permit. The proposal to amend the Zone is consistent with the underlying General Plan Land Use Designation and will not adversely affect surrounding properties.

Summary Vacation

The proposed summary street vacation will vacate 1,816 square feet of excess right-of-way along Park Sierra Drive, currently used as part of the parkway. Original development plans for the existing Kaiser Permanente Hospital site included three vehicular entrances from Park Sierra Drive. The third driveway was never constructed. The driveway is no longer required and would conflict with the proposed parking structure (Exhibit 9). No modifications are proposed to the two existing driveways on Park Sierra Drive as part of this project. If the summary vacation is approved, the subject 1,816 square feet will be removed from the public right of way.

The following summarizes the facts and findings required for approval of a summary vacation:

1. *The property is excess right-of-way and is not required for street purposes.*

The area to be vacated is not required for street purposes, as it has been deemed excess right-of-way. The Master Plan of Roadways, Figure CCM-4 of the General Plan Circulation and Community Mobility Element, designates Park Sierra Drive as a 66-foot local street, where existing right-of-way width to the street centerline is 33 feet.

2. *Access to adjoining properties will not be affected.*

Surrounding properties to the north, south, and west of the site will not be affected, as the area to be vacated has not been improved for street access. There would be no impact to vehicular or pedestrian circulation along these segments of Park Sierra Drive.

3. *These portions of the streets have been closed and impassable as a public road and no public funds have been expended on its maintenance for the last five years.*

The area to be vacated has not been improved for street access. No public funds have been expended for maintenance of the excess right-of-way for street purposes within the last five years.

ENVIRONMENTAL REVIEW

Pursuant to Section 15060(d) of the CEQA Guidelines, an Initial Study (IS) was prepared for the proposed project to determine if the proposed project would have a significant effect on the environment. The IS and Notice of Preparation (NOP) were circulated on September 15, 2021, with the review period ending October 15, 2021. The analysis in the IS concluded that no impacts would occur to Aesthetics, Agriculture & Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Utilities/Service Systems and Wildfire.

The remaining sections in the IS checklist were identified as having a potentially significant impact requiring the preparation of an Environmental Impact Report (EIR), consistent with Sections 15161 and 15126.6 of the CEQA Guidelines and City of Riverside Resolution No. 21106. The EIR included analysis of potential effects associated with Transportation and Tribal Cultural Resources.

CEQA Guidelines indicate a Project EIR should focus primarily on the changes in the environment that would result from the project. The EIR should describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.

The Draft EIR includes two alternatives to the project:

- Alternative 1 – No Project Alternative; and
- Alternative 2 – Reduced Intensity Alternative.

The EIR concludes that none of the Alternatives would meet any or all of the Project objectives and that with the exception of Transportation, all impacts related to the proposed project have been identified as less than significant or have been reduced to below the level of significance with mitigation (Exhibit 12).

Notwithstanding the implementation of mitigation measures, Transportation impacts would remain significant and unavoidable, and a Statement of Overriding Consideration is required to be adopted by the City Council as follows:

- The proposed project will result in project-specific and cumulatively Significant unavoidable impacts to vehicles miles traveled as it relates to Kaiser employees.

PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

On September 27, 2021, staff held a virtual scoping meeting to inform the community an Environmental Impact Report (EIR) was being prepared for the proposed project, solicit input on the Scope of the EIR, provide information on the CEQA/EIR process, share an overview of the proposed project, and inform the community of all future opportunities for input.

Pursuant to CEQA, a 45-day review and comment period was provided from January 26, 2022, to March 14, 2022. A Notice of Availability was mailed to property owners within 300 feet of the project's sites and to various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. The Notice of Availability was also published in the Press Enterprise.

During the 45-day comment period, staff received one comment letter (Exhibit 10):

1. San Manuel Band of Mission Indians – Acknowledged the project is located outside of Serrano ancestral territory and as such will not be requesting to receive consulting party status with the lead agency.

A Notice of Public Hearing was mailed to property owners within 300 feet of the project sites after the 45-day comment period. As of the writing of this report, Staff has received one comment letter (Exhibit 10):

1. Riverside County Flood Control District (District) - The District indicated they received notice on April 5, 2022, and the project would not be impacted by District Mater Drainage facilities and an encroachment permit shall be obtained for construction activities within District right-of-way.

Clarification on concerns expressed on the letters will be addressed in the Final EIR.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Plan Priority 2, pertaining to:

- Goal 2.3. Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.
- Goal 2.6. Strengthen community preparedness for emergencies to ensure effective response and recovery.

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

1. *Community Trust* – The proposed project requires public hearings by the Planning Commission and City Council. Additionally, the project required an Environmental Impact Report (EIR). EIR's encourage public input through the entitlement and environmental review process, including a public scoping meeting, 45-day review and comment period for the Draft EIR; and through public hearings.
2. *Equity* – The proposed project is an expansion of an existing community service that benefits all residences in the community and region.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed expansion of the Kaiser Permanente Medical Facility meets the growing community's needs for increased health care facilities and services for a healthier and more vibrant community.

5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Existing Zoning Map
- 6a. Proposed Zoning Map (Off-Site Area 2)
7. Magnolia Specific Plan – La Sierra District Map
8. Project Plans (Project Information, Existing Site Plan, Site Phasing Plans, Vehicular Circulation, Pedestrian Circulation, Floor Plans, Hospital Tower Elevations, Hospital Tower Renderings, Hospital Tower Material Board, Parking Structure Floor Plans, Parking Structure Elevations, Parking Structure Renderings, Parking Structure Material Board, Preliminary Grading Plans, Conceptual Landscape Plans, Wall and Fence Plans, Site Photometric Plan)
9. Summary Vacation - Legal Description and Plat Map
10. Public Comment Letters
11. Draft Environmental Impact Report – City's Website
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

Draft EIR – Also on File with the City's Community & Economic Development Department, 3900 Main Street, Riverside, CA 92522; Main Riverside Public Library, 3900 Mission Inn Avenue, Riverside, CA 92501 and La Sierra Library, 4600 La Sierra Avenue Riverside, CA 92505.

Prepared by: Brian Norton, Senior Planner

Approved by: Patricia Brenes, Principal Planner



EXHIBIT 1 – FINDINGS

PLANNING CASES: **DP-2021-00008** (Conditional Use Permit)
 DP-2021-01307 (Minor Conditional Use Permit)
 DP-2021-01650 (Rezone)
 DP-2021-01306 (Minor Conditional Use Permit)
 SD-2021-00020 (Summary Vacation)
 DR-2021-00009 (Design Review)
 DP-2021-00731 (Environmental Impact Report)

Conditional Use Permit Findings Pursuant to 19.760.040

- a) The proposed hospital expansion 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 hospital expansion will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- c) The proposed hospital expansion 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

Zoning Code Map Amendment (Rezoning) Findings Pursuant to 19.810.040

- a) The proposed Zoning Code Map Amendment (Rezoning) is consistent with the goals, policies, and objectives of the General Plan;
- b) The proposed Zoning Code Map Amendment (Rezoning) will not adversely affect surrounding properties; and
- c) The proposed Zoning Code Map Amendment (Rezoning) will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

Minor Conditional Use Findings Pursuant to 19.730.040

- a) The proposed stand-alone surface parking lots are substantially compatible with other 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 stand-alone surface parking lots 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 stand-alone surface parking lots will be consistent with the purposes of the Zoning Code.
- d) The proposed stand-alone surface parking lots are in conformance with specific site location, development and operation standards as may be established in the Zoning Code for the particular use.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASES: **DP-2021-00008** (Conditional Use Permit)
 DP-2021-01307 (Minor Conditional Use Permit)
 DP-2021-01650 (Rezone)
 DP-2021-01306 (Minor Conditional Use Permit)
 SD-2021-00020 (Summary Vacation)
 DR-2021-00009 (Design Review)
 DP-2021-00731 (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 previously approved Conditional Use Permit (CU-038-834) shall apply, except as modified by this approval.
3. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
4. 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.
5. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Issuance of Grading Permit:

6. The Zoning Code Amendment (DP-2021-01650) shall be finalized and/or adopted (Off-Site Area 2), as shown on Exhibit 6a.
7. The Summary Vacation (SD-2021-00020) shall be finalized and/or adopted (Hospital Site).
8. 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:

9. 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.
10. 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.
11. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project sites.
12. 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.
13. 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.
14. The applicant shall be responsible for erosion and dust control during construction phases of the project.
15. 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.
16. 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.

Prior to Building Permit Issuance:

17. 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.
18. **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.
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; and
 - c. Provision for accessible parking as deemed necessary by Building and Safety Division.
20. Plans submitted for staff review shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
21. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The Applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.

Prior to the Start of Construction for the Hospital Tower:

22. The proposed parking structure shall be completed and fully operational.

Prior to Release of Utilities and/or Occupancy:

23. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Conditions:

24. Site maintenance, including landscaping, water quality basins, fencing, walls for off-site areas 1 and 2 shall be continuously maintained in perpetuity, until such time the sites are sold or redeveloped.
25. Construction trailers shall be removed after construction of Phase 1 and Phase 2 have concluded.
26. Upon removal of the trailers on Off-Site Area 1, the pad shall be landscaped, to the satisfaction of Planning Division Staff. If the trailer pad is constructed of concrete or similar material, landscaping of the pad area will not be required.
27. The project shall fully and continually comply with all Federal, State and Local laws in effect for hazardous materials.

Standard Conditions:

28. 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.
29. The Zoning Code Map Amendment, Conditional Use Permit, Minor Conditional Use Permits, Design Review, and Summary Vacation may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlement.

30. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will

promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

31. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
32. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
33. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
34. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
35. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

Prior to Issuance of Building Permits

36. An automatic fire sprinkler system is required by City Ordinance 16.32.080. 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 (UUXF) 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 the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

- a. The tower is required to have a voice Evacuation Fire alarm system because of 12 occupancy.
 - b. The tower is required to have a standpipe system as it is more than 30 feet higher than the Fire Department access route.
 - c. An on-site Fire Hydrant is required to be within 100 feet of your standpipe.
 - d. NFPA 13 fire sprinkler system is required for both tower and parking structure.
37. Required for the parking structure and new hospital tower - The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:
 - a. New buildings greater than fifty thousand (50,000) square feet.
 - b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing

building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%)

- c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. 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.

- 38. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
- 39. Construction plans shall be submitted and permitted prior to construction.
- 40. All required hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
- 41. Fire Department access shall be maintained during all phases of construction.
- 42. New public fire hydrants shall be installed on Magnolia Ave. and spaced a maximum of 350 feet apart.
- 43. Provide fire access to within 150 feet of all portions of the buildings. Any dead-end drives shall be provided with a fire department turnaround per our turning radius.
 - a. A Fire access analysis (hose reach) is required for both new buildings and existing buildings as new building might impede the access to the existing building.
 - b. Submit a scaled drawings to evaluate the Fire apparatus lane and the turning radius. Access and hose-reach for the existing building will be evaluated with the addition of the tower.
- 44. For fire 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. (CFC, Sec. 503.5)

Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. (CFC, Sec. 506)
- 45. All Temporary parking lots shall maintain Riverside Fire Department minimum access requirements as described above.
- 46. Proposed fire pumps shall be located at grade and have direct access from grade or through a fire rated corridor at grade level.
- 47. Additional on-site fire Hydrant may be required after the required Fire Flow is determined.

Parks, Recreation & Community Services – Park Planning

Prior to Issuance of Building Permit:

- 48. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas per RMC Chapters 16.60, 16.44 and 16.76.

Public Utilities – Electric

Prior to Issuance of Building Permit:

49. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
50. Plot existing electrical distribution facilities on the original site plan.
51. Show location of the PJC, Transformer location, & electric room/switchgear.
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. Blanket Public Utility Easement required on all parcels.
54. 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.
55. 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.

Public Utilities – Water

Prior to Issuance of Building Permit:

56. A private on-site domestic water booster pump may be required to maintain the required water pressure in the new tower.
57. Separate plan submittal required for installation of water services to serve the project, directly to the water department.

Public Works

Prior to permit issuance, Unless Otherwise Noted:

58. Storm Drain construction will be contingent on engineer's drainage study.
59. Installation of sewer laterals to serve this project to Public Works specifications.
60. Size, number, and location of driveways to Public Works specifications.
61. 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.

62. 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.
63. 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.
64. 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.
65. 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.
66. New pavement required along project frontage on Magnolia Avenue to Public Works specifications if utility work is constructed during pavement moratorium.
67. Advisory: Magnolia Avenue is currently being paved and will be under a pavement moratorium for the next 3 years. Any utility trenching along the project frontage will require extensive pavement requirements per Public Works standards and specifications.

Public Works Traffic

68. Prior to the issuance of a Grading Permit, the applicant shall submit street improvements plans for the intersections of Park Sierra Drive & Dianna Avenue and Polk Street & Magnolia Avenue.

69. Intersection of Park Sierra Drive and Dianna Avenue:

Prior to the issuance of a Certificate of Occupancy, the applicant shall construct all-way stop control at the intersection of Park Sierra Drive and Dianna Avenue. The applicant shall hire a contractor to install the MUTCD compliant all-way stop signage and striping. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the all-way stop control signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

70. Intersection of Polk Street and Magnolia Avenue:

Prior to the issuance of a Certificate of Occupancy, the applicant shall extend the existing northbound left-turn lane pocket to Kaiser Driveway 5 on Polk Street from 80 feet to 250 feet; add MUTCD compliant "KEEP CLEAR" pavement marking & associated R10-7 signage at the driveway for the existing Magnolia Surgery Center Development (property address 10694 Magnolia Avenue). The applicant shall hire a contractor to install the MUTCD compliant signage and striping. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The project is solely responsible for the procurement and installation of this infrastructure improvement.

71. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit site plan that shows bike lockers, bike repair station, wayfinding signage to provide directions to buildings and parking lots and guide visitors to their destination within the site. The site plan shall also show EV parking and EV charging stations.