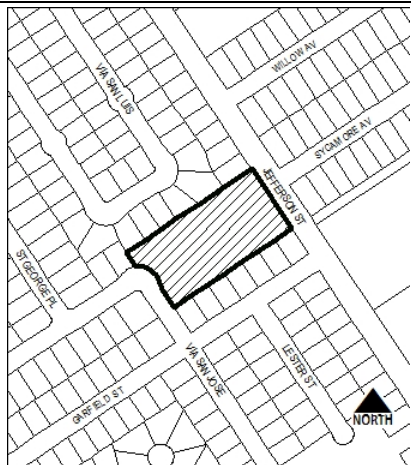




PLANNING COMMISSION HEARING DATE: JUNE 18, 2015

AGENDA ITEM NO.: 5

PROPOSED PROJECT

| | | |
|---------------------------------|---|---|
| <i>Case Numbers</i> | P14-0362 (Conditional Use Permit) | |
| <i>Request</i> | Consideration of a Conditional Use Permit to establish a charter school ("River Springs Charter School") for kindergarten through 12th grade students, with up to 625 students and 57 staff at any given time | |
| <i>Applicant</i> | Larry Slusser of the Legacy Group on behalf of River Springs Charter School | |
| <i>Project Location</i> | 4020 Jefferson Street |  |
| <i>Project area</i> | 2.8 acre site | |
| <i>Ward</i> | 5 | |
| <i>Neighborhood</i> | Ramona | |
| <i>Specific Plan</i> | None | |
| <i>General Plan Designation</i> | MDR – Medium Density Residential | |
| <i>Zoning Designation</i> | R-1-7000 – Single Family Residential Zone | |
| <i>Staff Planner</i> | Kyle Smith, AICP, Senior Planner 951-826-5220; kjsmith@riversideca.gov | |

RECOMMENDATIONS

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

1. **RECOMMEND** that the City Council **DETERMINE** that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects);
2. **RECOMMEND APPROVAL** of Planning Case Number P14-0362 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6-10 as approved project plans, subject to recommended conditions of approval.

SITE AND PROJECT BACKGROUND

As shown on the attached exhibits, the subject site is developed with an existing 41,700 square foot building previously occupied as a YMCA. The concrete block building was occupied by the YMCA from 1967 to 2013 and includes a fully enclosed basketball court, four racquetball courts and an Olympic-size indoor swimming pool. The site contains an existing surface parking lot with vehicular access from Jefferson Street, an 80-foot collector street, as well as Via San Jose Street, a local residential street. The site is surrounded by an existing single family residential neighborhood and is in close proximity to Ramona High School and Don Jones Park.

Design Purview

As a matter of information, the former YMCA building and site is an Eligible Cultural Resource, and therefore the site and exterior building alterations proposed in conjunction with this request are subject to approval of a Certificate of Appropriateness to be considered by the Cultural Heritage Board at the June 17, 2015 meeting (Planning Case P14-0363). As design approval authority is within the purview of the Cultural Heritage Board, the Planning Commission is asked to consider the land use compatibility and zoning consistency aspects described in this report.

PROPOSAL

The applicant is requesting consideration of a Conditional Use Permit (CUP) to establish a campus of "River Springs Charter School" at the subject site. River Springs Charter School (RSCS) is operated as an Independent Study School, which offers flexibility to meet individual student needs, interests, and styles of learning. Independent study students do not attend in-school instruction on a daily basis, as they have a flexible schedule which complements their off-site independent instruction (home schooling). RSCS proposes to provide two concurrent programs at the subject site; Magnolia K-8 Academy for grades K – 8 and *Renaissance Real World High School Academy* for grades 9-12. Currently, River Springs Charter School operates several facilities in Riverside, including a facility at 8775 Magnolia Avenue. The school's lease at the Magnolia Avenue site will expire in July 2015, thereby justifying the need for this application to accommodate the student base.

Proposed site and building modifications

In order for the former YMCA building to meet the needs of the proposed school, a significant amount of interior improvements must occur. In addition, a majority of the easterly portion of the building is proposed to be demolished and replaced with a newly constructed complementary two-story portion. In addition, modifications to the existing parking lot are proposed to meet the needs and demand of the proposed project.

Proposed Operations

As shown in the proposed project description, anticipated occupancy for RSCS will be up to 625 students and 57 staff at any given time. While the actual "enrollment" may be closer to 1000, only 625 students will be at the facility at one time, as students typically come either 2 or 3 days each week, depending upon the program in which they are enrolled. A total of 28 classrooms are proposed in addition to chemistry, computer and art rooms. A total of three on-site outdoor play areas are proposed as well.

The applicant prepared a Traffic Impact Analysis, which evaluated vehicular circulation to and from the site, as well as on site-parking and maneuvering with recommendations which were integrated into the proposal. Additional information and analysis is provided below.

PROJECT ANALYSIS

| <i>Authorization and Compliance Summary</i> | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| | Consistent | Inconsistent | N/A |
| <i>General Plan 2025</i> While the project site is designated as MDR – Medium Density Residential pursuant to the Land Use Element of the General Plan, the proposed use is conditionally permitted at the subject site pursuant to the Zoning Code. Further, the project will serve to further Objective ED-3 of the Education Element, which states the City's intent to "plan proactively for all education needs." | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Specific Plan</i> The subject site is not within a Specific Plan area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Zoning Code Land Use Consistency (Title 19)</i> The underlying R-1-7000 – Single Family Residential Zone conditionally permits private schools with approval of a Conditional Use Permit and subject to the standards set forth in Section 19.395 (Schools) of the Zoning Code. As is detailed in this report, the proposed project meets all applicable site location, operation and development standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the City's design guidance document. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

| Section 19.395 (Schools) | | | | | |
|--------------------------|--|-------------|-------------------------------------|-------------------------------------|--------------------------|
| Standard | | Proposed | Consistent | Inconsistent | |
| <i>Building Setbacks</i> | 20 feet from every property line | (see plans) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <i>Min. Parking</i> | Parking Spaces Required | | Parking Spaces Proposed | Consistent | Inconsistent |
| | Grades K-8 Private School: 2 spaces per class room (18 classrooms) | 36 | 91 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Grades 9-12 Private School: 7 spaces per classroom (7 classrooms) | 49 | | | |
| | TOTAL | 85 | | | |

Traffic and circulation

The school has committed a daily schedule of classes from approximately 8:30 a.m. to 3:30 p.m., which does not conflict with the pickup and drop off times at nearby Jefferson Elementary, Chemawa Middle, and Ramona High Schools. In addition, the applicant provided a Traffic Impact Analysis which provided recommendations which were integrated into the proposal. In an effort to reduce traffic impacts, the school proposes to:

- Re-configure the existing parking lot so vehicles arrive at the south driveway and exit from the north. This will allow more space for cars waiting to pick-up students and help avoid cars stacking up this overflowing the parking lot onto Jefferson Street.
- Designate four areas for on-site student pick-up based on colors assigned to each student and pick-up vehicle.
- Utilize two lanes of traffic within the school parking lot for on-site pick-up and drop-off.
- Work with the city to install signing and striping appropriate for the school within Jefferson Avenue.

With these modifications and operational procedures, traffic impacts will be minimized. As a matter of information, access to Via San Jose Street, a local residential street, will be limited to emergency vehicles only. The project site will be gated to vehicles during off-hours.

ENVIRONMENTAL IMPACTS

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities).

NEIGHBORHOOD COMPATIBILITY

Based on the operational characteristics of the proposed use, the project can be operated in a manner that will not be detrimental to surrounding land uses, including the existing surrounding single family residential neighborhood. Adequate access to the subject site exists from Jefferson Avenue, which will adequately accommodate traffic to and from the site. In addition, the applicant hosted neighborhood outreach meeting regarding the proposal in August 2014. The meeting involved approximately 15 neighbors.

PUBLIC NOTICE AND COMMENTS

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Applicant Prepared Project Description
7. Site Plan
8. Floor Plans
9. Building Elevations
10. Conceptual Landscape Plans
11. Existing Site Photos

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

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



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 1- STAFF RECOMMENDED FINDINGS

PLANNING CASE: P14-0362 (Conditional Use Permit)

STAFF RECOMMENDED FINDINGS

- a. The proposed use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics, and environmental impacts;
- b. The proposed use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- c. The proposed use will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest;
- d. The proposal meets all of the applicable development standards contained in Chapter 19.395 (Schools) of the Zoning Code.
- e. The proposed use is consistent with the Objective ED-3 of the Education Element of the General Plan 2025, states the City's intent to "plan proactively for all education needs." A vocational/technical school at this location will serve to meet this objective by providing an opportunity for working professionals to further their education.
- f. The proposed use is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 for In-Fill Development Projects and no further environmental review is required.



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

EXHIBIT 2 - STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P14-0362** (Conditional Use Permit)

CONDITIONS

Case Specific

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

- **Planning**

1. All applicable conditions of Planning Case P14-0363 (Certificate of Appropriateness) shall apply.
2. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.
3. All conditions of Riverside County Airport Land Use Commission case ZAP1064RI14 shall apply.

Prior to Grading Permit Issuance

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
 - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
- ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- iii. Wash off trucks and other equipment leaving the site;
- iv. Replace ground cover in disturbed areas immediately after construction;
- v. Keep disturbed/loose soil moist at all times;
- vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
- vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During grading and construction activities:

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

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

Prior to Building Permit Issuance

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

- b. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
- 17. A fence/wall plan shall be submitted to Planning Staff for approval.
- 18. Landscape/irrigation plans submitted for Design Review staff review and approval shall include the following elements:
 - a. Fast growing vines shall be planted along the site perimeter walls;
 - b. Existing Landscape planters shall be refurbished and/ or replanted with new plant materials where appropriate.
 - c. Lawn / Turf areas shall be minimized to the extent possible;
- 19. Submit three sets of plans depicting the exact size, design and location of the domestic water backflow preventer and all on and off-site utility cabinets to the Planning Division. These plans will be reviewed and approved by the Water Department and Planning Division. The design shall include the smallest preventer possible, painted green with some form of screening. The applicant is advised to consult with the Water Department prior to preparing these plans.
- 20. An exterior lighting plan shall be submitted to Design Review staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan. All on-site lighting shall provide an intensity of one foot-candle at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
- 21. Submit three sets of plans depicting the preferred location for an above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951) 826-5489 prior to preparing these plans.
- 22. Plans submitted for Plan check review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities' review and approval. The visibility of such facilities shall be minimized to Community Development Department, Planning Division, review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
- 23. The building elevations submitted for Community & Economic Development Department plan check review shall also include an enclosure for all utilities. The enclosure shall be an integral part of the building to match the building architecture.

24. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
25. A sight line study shall be submitted for review and approval of Design Review staff, indicating that any existing and new the roof mounted mechanical equipment will be completely screened from view of all perimeter streets. Additionally, mechanical equipment screening details shall be provided as follows:
 - a. Where exposed pitched roofs are proposed, locate NO mechanical equipment on any roof pitch, except as specifically approved by the Planning Commission or Design Review staff;
 - b. Where exposed roof pitches are not proposed (i.e., "flat" roofs) specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened;
 - c. Specify all electric meters and panels for 1) placement in enclosures or 2) color and materials to match the adjacent building wall surface; and
 - d. d. Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicated materials and design complimentary to building architecture subject to Design Review staff approval.
26. Add details for a masonry block trash enclosure in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division) as follows:

REQUIRED ENCLOSURE MATERIALS:

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

Prior to occupancy

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. Call Kyle Smith, at (951) 826-5220 to schedule the landscape inspection at least a week prior to needing the release of utilities.
28. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current. Failure to comply will result in revocation of this Conditional Use Permit.

Operational Conditions

29. A copy of this CUP and the Final Approved Conditions shall be kept on-site at all times and made available to any City Official upon request.
30. The school shall be limited to a maximum 686 persons onsite at any given time. Any additional staff or students above and beyond these numbers shall be subject to consideration by the Zoning Administrator.
31. The use shall be operated in compliance with the provisions of Title 7, the City's Noise Code.
32. The facility shall be occupied and operated as generally described in the body of this report.
33. The parking lot and all outdoor areas shall remain clean and orderly at all times and shall be sufficiently lighted.

● Public Works

34. Installation of sewers/sewer laterals to serve this project to Public Works specifications. 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.

35. 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.

36. 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.
37. 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.
38. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Public Utilities – Electric**

CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

39. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
40. 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.

- **Public Utilities – Water**

41. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
42. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
43. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

44. Advisory: Property has an existing 3" meter for domestic purposes; project is required to install a dedicated landscape water service. Please contact the Water Utility at 951-826-5285 for additional water services.

- **Fire Department**

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

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

45. Construction plans shall be submitted and permitted prior to construction.
46. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
47. The trash enclosure shall be relocated, it's blocking access to the rear of the building. Fire department access shall be within 150 feet of all portions of the structure.

- **Parks and Recreation**

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

Standard Conditions

- **Planning**

49. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
50. 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.
51. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
52. There is a 24 month time limit on this approval.

53. 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.
54. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
55. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
56. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
57. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
58. Failure to abide by all conditions of this permit shall be cause for revocation.
59. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
60. 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.
61. 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.
62. 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.
63. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

GENERAL INFORMATION NOTES

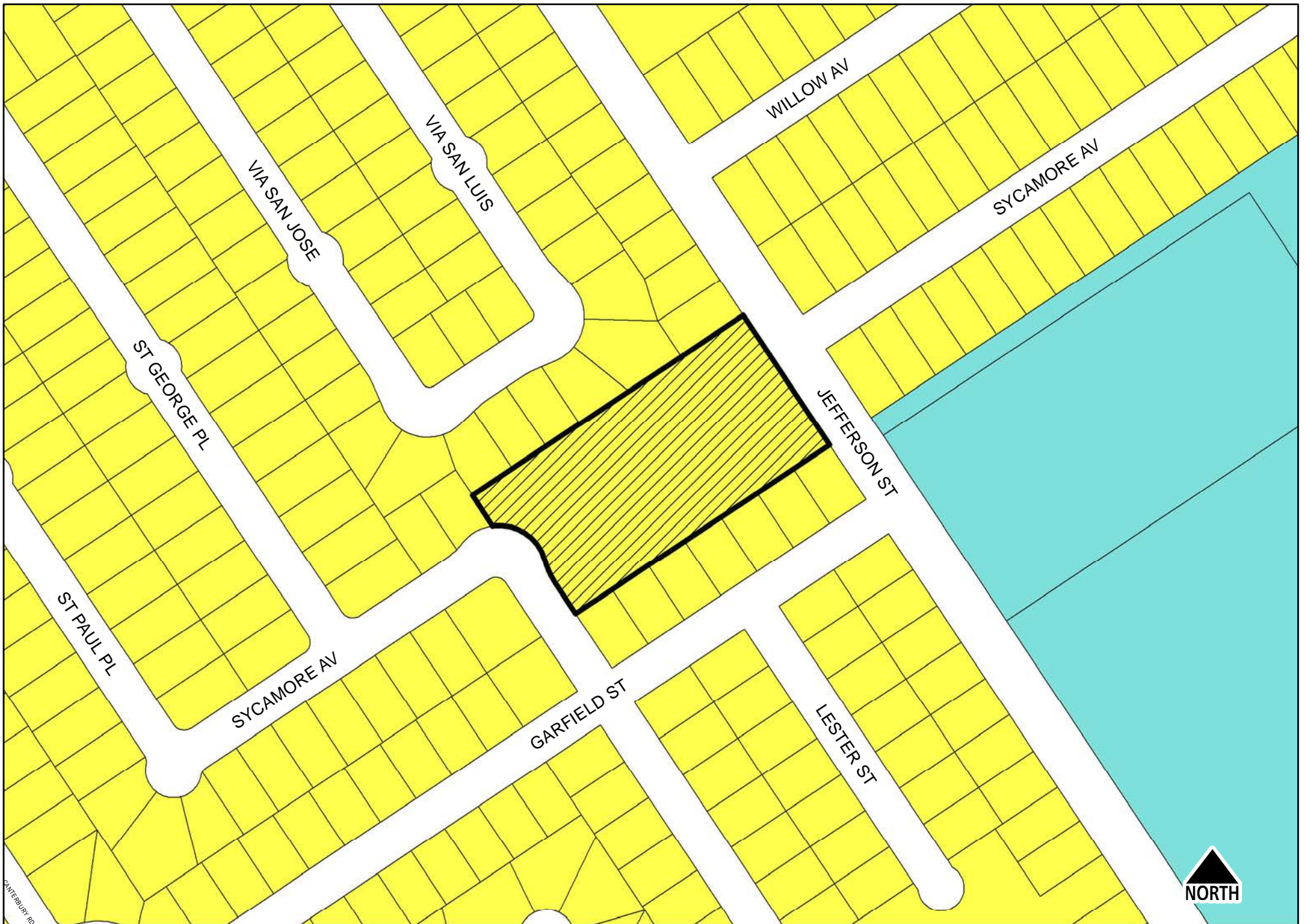
1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section,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



P14-0362, Exhibit 3 - 2012 Aerial Photo



P14-0362, Exhibit 4 - General Plan



DISCRIPTION OF BUILDING USE

K-12 Public Charter School

4/27/15

Applicant

River Springs Charter School
43462 Business Park Dr.
Temecula, CA 92590

School Contact:

Phillip Hermsmeyer
Facilities and IT Department
(760) 716-9015

Applicant Processor

Larry Slusser
951-440-5336
larrysl@msn.com

Site

Vacant Building
4020 Jefferson St.
Riverside, CA

Background

The subject building, used for the YMCA, was completed in 1968. Unfortunately, the YMCA closed its doors in January 2013 for financial reasons. The vacant building is currently owned by Provident Bank.

River Springs Charter School (RSCS) is proposing a K-12 curriculum school at this site. The school plans include a remodel of the facilities by building classrooms and bathrooms. The plans include the installing of an elevator which will then provide disabled persons access to the upper floor classrooms, racquetball courts and gym on the second floor.

RSCS has a facility at 8775 Magnolia Street, Riverside with a student "in-building" population of 485 students, with a curriculum for grades K-12. The Magnolia site's lease will expire in July 2015, so students will move to the subject site and expand the current curriculum and student population.

Unfortunately, the processing of this application has taken longer than expected. The school is trying to locate interim facilities and is processing a CUP for The Mt. Rubidoux Church at 5320 Victoria Ave.

Subject Site

4020 Jefferson Street, Riverside, California 92504. 3.0 gross acres at the intersection of Jefferson Street and Sycamore Avenue, midway between Magnolia and California Avenues in the City of Riverside. The subject building is a hybrid single/two-story building of approximately 41,700 square feet. Of concrete block construction, it includes a fully enclosed basketball court, four racquetball courts and an Olympic-size indoor swimming pool.

Building Description

There are 3 segments to the current building. The single-story west section houses a Natatorium or indoor swimming pool. The center section has two stories with the pool locker and workout rooms on the first floor. The second floor has a basketball court and four handball courts. In the single-story section on the east is the main entry, multi-purpose room, kitchen and various small single-purpose use rooms.

Building Occupancy

The plans from original building in 1968, show an occupancy allowance of 866 for the east and central buildings and 85 for the swimming pool making a total of 951 occupants. Architect Russell Rumansoff calculated the occupancy with current building codes at 1,254, excluding the pool area.

Anticipated occupancy for RSCS will be 686 (625 students and 57 staff). This is the highest occupancy on any one day. The school is a hybrid of conventional classroom instruction and home schooling. Sometimes this creates confusion as the number of students who attend the facility is much higher than the number of students who are in the building at any given time. The actual "enrollment" may be closer to 1000, but only 625 students will be at the facility at one time. Students typically come either 2 or 3 days each week, depending upon the program in which they are enrolled.

The main student population meets on Tuesday- Friday. Monday student population will consist of approx. 175 students who need tutoring for only a portion of the day.

Parking

The parking requirements per City of Riverside standards are calculated as follows.

7 spaces for each high school classroom. 7 classrooms x 7 spaces = 49

2 spaces per regular classroom. 18 classrooms x 2 spaces = 36

85 spaces required

91 spaces provided

Proposed Building Remodel- with Historical Preservation Elements

The east side of the building will not function as classrooms even with a great deal of work. The building is made of cement block that creates rooms which are too small for classrooms.

Because a majority of these walls support the roof, they cannot be removed. To accommodate the needed classrooms, most of this portion of the building will be demolished and replaced with a new 2-story section built. To preserve the building's recognizable street view, the existing multi-purpose room with its unique T-Beam roof design will remain as will the south west corner of the existing building. Some of the brown rook fascia element will also remain.

The size statistics are as follows:

EXISTING BUILDING AREA

| | |
|---|--------------------|
| FIRST FLOOR AREA TO REMAIN: | 15,592 S.F. |
| SECOND FLOOR AREA TO REMAIN: | 10,174 S.F. |
| PORTION OF EXISTING BUILDING TO BE REMODELED: | <u>16,024 S.F.</u> |
| TOTAL EXISTING BUILDING AREA: | 41,700 S.F. |

PROPOSED "HISTORIC PRESERVATION" PLAN AREA

| | |
|---|--------------------|
| FIRST FLOOR: | 17,960 S.F. |
| SECOND FLOOR | <u>17,441 S.F.</u> |
| TOTAL NEW CONSTRUCTION AND PRESERVATION AREA: | 35,401 S.F. |

| | |
|---|--------------------|
| <u>TOTAL PROPOSED FIRST FLOOR AREA:</u> 15,592 + 17,960 S.F. = | 33,552 S.F. |
| <u>TOTAL PROPOSED SECOND FLOOR AREA:</u> 10,174 + 17,441 S.F. = | <u>27,615 S.F.</u> |
| <u>TOTAL PROPOSED BUILDING AREA:</u> | 61,167 S.F. |

The new portion will have 28 classrooms (25 regular classrooms. Chemistry, computer labs and art rooms will be used by all students.) An elevator will provide access to the existing and proposed second story.

Traffic

Traffic concerns are twofold.

1. Traffic during pick-up and drop-off times that impact the surrounding intersections.
2. Cars stacking up onto Jefferson while dropping off or picking up students.

To address the first concern, starting times for the Charter School will be staggered from those of nearby schools.

| | | | |
|-----------------------|--------------------|-------------|------------------|
| Jefferson Elementary: | Mon, Tue, Thu, Fri | 8:10 – 2:30 | Wed 8:10 – 1:15 |
| Chemawa Middle: | Mon, Tue, Thu, Fri | 7:55 – 2:25 | Wed 7:55 – 12:35 |
| Ramona High School: | Mon, Tue, Thu, Fri | 8:00 – 2:50 | Wed 8:00 – 2:00 |

The nearby schools start at 7:55 - 8:10. RSCS could start after 8:30 giving a 20 minute period for the traffic from the other schools to clear before starting.

The nearby schools dismiss at 2:25 – 2:50. RSCS will dismiss at approx. 3:30pm which will give the area a "traffic break" before the Charter School students are picked-up.

The intersection traffic has been analyzed in TIA report by LOS Engineering, 9/26/14.

To address the stacking up of cars into Jefferson, the school proposes the following:

1. The existing parking lot will be re-configured so that cars will arrive at the south driveway and exit from the north. This will allow more space for cars waiting to pick-up students and help avoid cars stacking up this overflowing the parking lot onto Jefferson Street. The queue length with this modification is 875 feet.
2. Picking up students is more time consuming than is drop-off. For that reason, there will be 4 areas for student pick-up. (3 next to the building and 1 on a raised concrete island with overhead cover.) To facilitate a more efficient connection of student to a specific car, the school will utilize a color card with the student's name on it. That card will be placed on the dashboard of the pick-up vehicle. A staff member will stand at the driveway entrance and phone the office with the vehicle information so that the students can be queued in the same order as the vehicles picking them up. The color will indicate which of the 4 locations the student will be waiting at.
3. The school will use 2 lanes of traffic within the school parking lot for pick-up and drop-off if necessary thus increasing the queue length to 1750 feet. (Please see the Student Pick-up plan.)
4. School will work with the city to re-stripe Jefferson Street to provide a median where the northbound traffic can be positioned to turn left into the lot and allow northbound cars to pass on the right.

Adjacent Land Uses and Suitability of Proposed Use

East: Jefferson Street, residential neighborhoods, Don Jones Park to the southeast

North: Residential neighborhoods, closest street is Via San Jose

West: Residential neighborhoods, closest street is Sycamore Avenue

South: Residential neighborhoods, closest street is Garfield Street

Zoning/Land Use

Zoning: R-1-7000, Single-family Residential

General Plan: MDR, Medium Density Residential

Description of Programs with Building Use Schedule

1. High School Program (grades 9 - 12) ***Renaissance Real World High School Academy***- prepares students for college and the workforce through active learning, academic rigor, and community involvement. Relationships, relevance, and rigor provide a unique opportunity for students to excel in a nurturing yet challenging academic environment, which is closing the achievement gap for our students. Students attend 4 days plus 1 day of college and career focus. Currently, the program will house two (2) cohorts per grade level in grades 9 thru 11 and one (1) cohort for 12th grade. (175 students)

- 2. Elementary and Middle School Program (grades K - 8) Magnolia K-8 Academy-** is committed to providing a liberal arts education to all students in grades kindergarten through eighth grade. The students receive instruction in English Language Arts, Mathematics, Science, Humanities, Music, Art, and Physical Education. The curricula of all core and enrichment are aligned to the state standards and performance indicators. The curriculum offers an enriching liberal arts education program beginning in kindergarten that contributes to the academic success of the students, and more importantly, to their development in general. In addition, it maintains its commitment to offering enrichment classes such as Music, Art, Physical Education as well as extracurricular clubs, all beginning in kindergarten. (450 students)

Source of Funding

River Springs Charter School receives its funding from the State of California and the United States Federal Government in the same manner as other California public schools.

History of School and Philosophy

RSCS began as a grass roots home school movement called Eagles Peak Charter School in 2000. Due to the phenomenal numbers of Riverside County students enrolling, combined with changes in legislation, it became desirable to open a separate Riverside-based charter school. River Springs opened its doors for the 2006-2007 school year, after approval by the Riverside County Board of Education (RCBE) in 2005.

Because the charter school provides not only home schooling but a wide range of hybrid classroom/home study options, the approval of the charter provides tremendous service to Riverside County parents, as well as home school parents in the contiguous counties of San Bernardino, Orange, San Diego, and Imperial. Although RSCS is now a large school of more than 5000 students, the dedication to “grass roots” development remains strong. Its goal is to find out what type of educational experience the families want and figure out a way to provide it. Towards this end, programs are constantly being developed and refined.

River Springs Charter School is a parent choice school where the community is the classroom. Its mission is to foster the innate curiosity of students, empower their parents, and promote optimum learning by collaboratively developing a personalized learning program for each student.

Student Lunch

Students will bring their own lunches or will be provided lunch prepared by Riverside Unified Student District. There are about 200 students who receive their lunch from the District. The lunches are prepared and brought to the site and placed in warming or cooling racks until it's time for the student to eat. Food remnants are discarded into a closed trash receptacles. There will be no food preparation at this location. Lunch time is 35 minutes and are scattered throughout the day. Students will eat their lunches in one of the 2 play areas near the building.

Student Physical Activities

On the school grounds, there are 3 play areas. Areas of use will be by grade with activities that are age appropriate and aligned with to PE California Standards. Recess times are 15 minutes and are scattered throughout the day. Physical Education is 25 min. grades K-5, 40 min. grades 6-12. Supervision ratio is 30:1.

Existing River Springs Charter Schools in Riverside

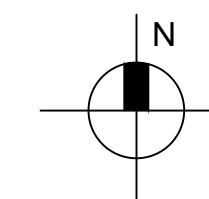
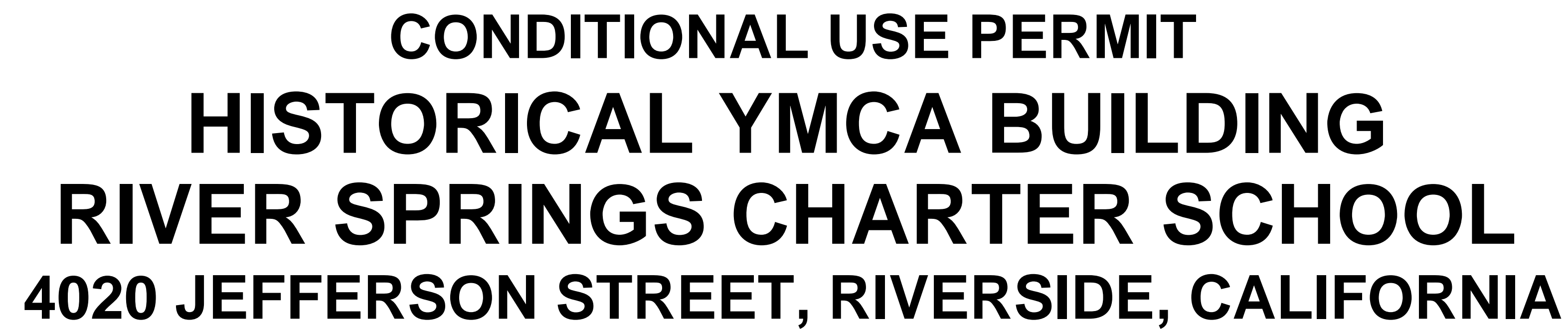
Students and faculty now using the River Springs Charter School site at 8775 Magnolia Avenue will move to the subject site when approved and constructed. Currently there are 485 students at this site. Another site is located at 3050 Chicago Avenue in Riverside.

American Disability Act (ADA)

Tenant improvements will be designed to meet ADA requirements.

Security

All exits to the buildings and foyers will be monitored via video cameras and viewing via live internet will be made available to Riverside Police Department. Entrance into student areas will be via intercom and remote lock release.



A-1.0 SITE
A-2.0 FLOOR PLAN
A-3.0 EXTERIOR ELEVATIONS

| | |
|---------------------|-------------------|
| PROPOSED USE: | CHARTER SCHOOL |
| ZONING DESIGNATION: | R-1-7000 |
| GENERAL PLAN: | MDR |
| NUMBER OF STORIES: | PARTIAL TWO STORY |
| CONSTRUCTION TYPE: | III |
| TYPE OF OCCUPANCY: | E |

PROJECT ADDRESS:
4020 JEFFERSON STREET
RIVERSIDE, CALIFORNIA

APN: 227-163-010
GROSS SITE AREA: 130,715 S.F. (3.0 ACRES)

| | |
|---|-------------|
| EXISTING BUILDING AREA: | |
| FIRST FLOOR AREA TO REMAIN: | 15,592 S.F. |
| SECOND FLOOR AREA TO REMAIN: | 10,174 S.F. |
| PORTION OF EXISTING BUILDING TO BE REMOVED: | 16,024 S.F. |
| TOTAL EXISTING BUILDING AREA: | 41,790 S.F. |

| | |
|--|-------------|
| <u>PROPOSED NEW CONSTRUCTION AREA:</u> | |
| NEW CONSTRUCTION FIRST FLOOR: | 17,960 S.F. |
| NEW CONSTRUCTION SECOND FLOOR: | 17,441 S.F. |
| TOTAL NEW CONSTRUCTION AREA: | 35,401 S.F. |

| | | |
|--|-----------------------|-------------|
| <u>TOTAL PROPOSED FIRST FLOOR AREA:</u> | 15,592 + 17,960 S.F.= | 33,552 S.F. |
| <u>TOTAL PROPOSED SECOND FLOOR AREA:</u> | 10,174 + 17,441 S.F.= | 27,615 S.F. |
| <u>TOTAL PROPOSED BUILDING AREA:</u> | | 61,167 S.F. |

EXISTING USE: VACANT
PROPOSED USE: PUBLIC CHARTER SCHOOL K-12

RECORDED BOOK/PAGE: MB 1/70 SB, SUBDIVISION NAME: RL & ICO
LOT/PARCEL: 8, BLOCK: P

CONDITIONAL USE PERMIT APPLICATION FOR A CHARTER SCHOOL.


APPLICANT:
RIVER SPRINGS CHARTER SCHOOL
43466 BUSINESS PARK DRIVE
TEMECULA, CA 92590
(951) 252-8866

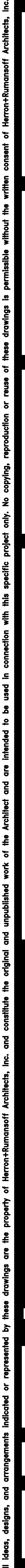
ARCHITECT:
HERRON + RUMANSOFF ARCHITECTS, INC.
530 SAINT JOHN PLACE
HEMET, CA 92543
(951) 652-4431 PHONE
(951) 652-0373 FAX
CONTACT: RUSSELL RUMANSOFF

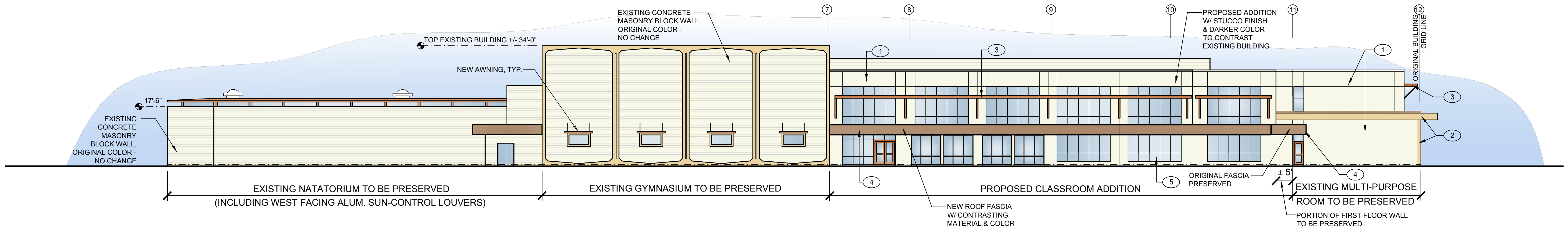
| | |
|---|------------------------|
| PARKING RATIOS: | |
| (18) ELEMENTARY OR SECONDARY (JUNIOR HIGH): | 2 SPACES PER CLASSROOM |
| (7) HIGH SCHOOL: | 7 SPACES PER CLASSROOM |
| TOTAL NUMBER OF CLASSROOMS: | 28 |
| 3 CLASSROOMS (ART, COMPUTER & SCIENCE) USED BY ALL STUDENTS | |
| ELEMENTARY OR SECONDARY: | 36 (18 x 2 SPACES) |
| HIGH SCHOOL: | 49 (7 x 7 SPACES) |
| TOTAL REQUIRED PARKING SPACES: | 85 |
| TOTAL PROVIDED PARKING SPACES: | 91 |
| REQUIRED ACCESSIBLE PARKING SPACES: | 4 (1 VAN ACCESSIBLE) |

- NO BUS SERVICE AT THIS SCHOOL
- GATES ARE CLOSED ONLY WHEN STUDENTS ARE USING PARKING LOT AS A PLAYGROUND. WHEN NEEDED, ENTIRE LOT CAN BE USED FOR PARKING. STUDENT USE WILL BE RESTRICTED TO ONSITE PLAY AREAS.

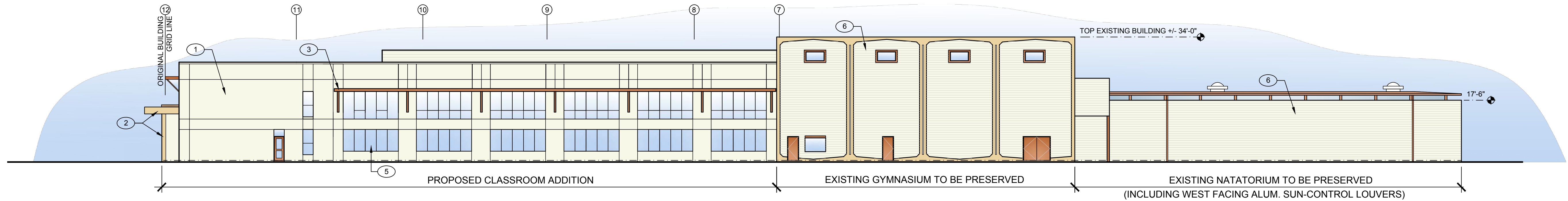
| | |
|----------|---|
| SCALE | A |
| 1" = 30' | |

| | | | |
|---|--|--|--|
|  | | project 530 St. John Place Hemet, California 92543 | |
| SITE PLAN | | job no. shi.description | |
| 820-03-14 | | sheet no. | |
| A-1.0 | | revisions | |
| conditional use permit historical YMCA building RIVER SPRINGS CHARTER SCHOOL 4020 JEFFERSON STREET, RIVERSIDE CALIFORNIA | | consultant | |
| CUP SUBMITTAL 04/30/15 | | architect's signature | |
| issue purpose date | | 951 652-4431 951 652-0373 Fax | |

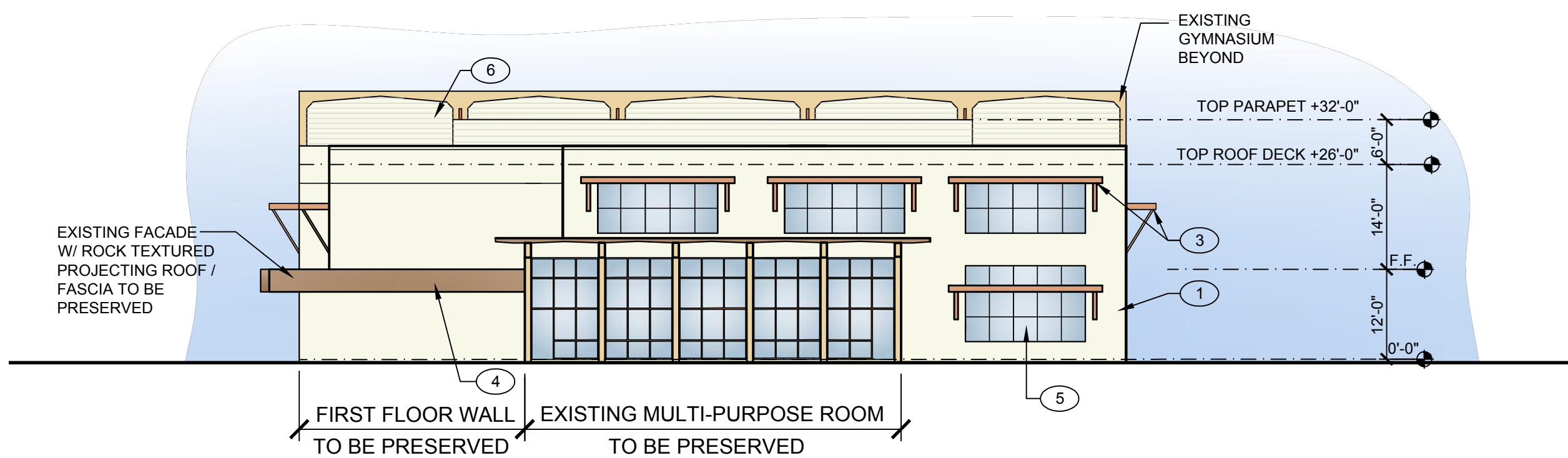




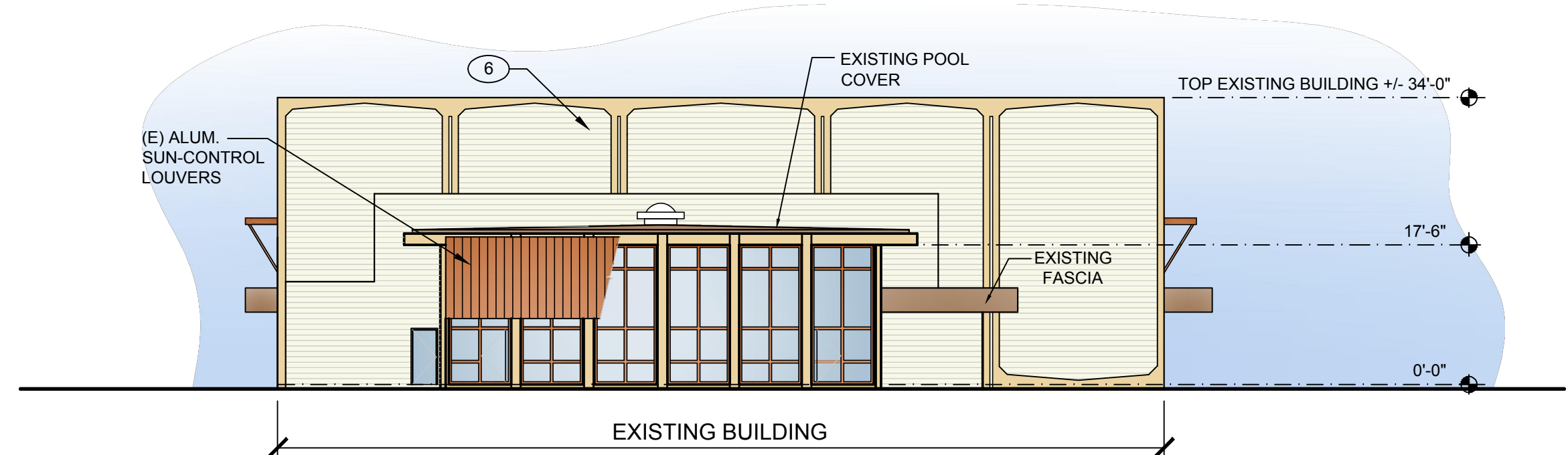
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

KEYNOTES

- ① BENJAMIN MOORE "HARVEST TIME" #186
- ② BENJAMIN MOORE "GOLDFINCH" #187
- ③ BENJAMIN MOORE "TERRA MAUVE" #105
- ④ BENJAMIN MOORE "SIENNA CLAY" #104
- ⑤ SOLEX GLASS
- ⑥ EXISTING CMU WALL

SCALE
1/16" = 1'-0"

A

Exhibit 9 -
EXTERIOR ELEVATIONS

herron
rumansoff

EXTERIOR
ELEVATIONS

820-03-14

A-3.0

CONDITIONAL USE PERMIT

HISTORICAL YMCA BUILDING
RIVER SPRINGS CHARTER SCHOOL
4020 JEFFERSON STREET, RIVERSIDE CALIFORNIA

project

530 St. John Place Hemet, California 92543

architects, inc.

architect's signature

consultant

revisions

CUP
SUBMITTAL
issue purpose
date
04/30/15

951 652-4431 951 652-0373 Fax

All ideas, designs, and arrangements indicated or represented by these drawings are the property of Herron-Rumansoff Architects, Inc. and constitute the original and unpublished work of the Architect and are intended to be used in connection with this specific project only. No copying, reproduction or reuse of these drawings is permissible without the written consent of Herron-Rumansoff Architects, Inc.

RIVERSIDE CITY REQUIREMENTS:
SOIL MANAGEMENT PLAN:
A Soils Management Plan must be completed and inspected by the City Landscape Inspector prior to receiving a Certificate of Completion as follows:
A. Prior to Building Final Inspection, the Landscape Contractor shall:
1. Perform a preliminary site inspection.
2. Determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s).
3. Conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants.
4. Obtain appropriate soil sample(s).
B. Landscape Contractor shall submit soil sample(s) to appropriate lab for analysis and recommendation. At a minimum, soil analysis shall include soil texture, infiltration rate (determined by lab test or soil texture infiltration rate tables), pH, total soluble salts, sodium, and recommendations.
C. Prior to the Pre-Installation Inspection, the Soils Management Plan shall be submitted City to be included as part of the Landscape Documentation Package, and shall include the following:
1. Soil type.
2. Identification of limiting soil characteristics.
3. Identification of planned soil management actions to remediate limiting soil characteristics.
4. Documentation verifying implementation of the soils analysis report recommendations.

| TREES: | | | | | | | WUCOLS | | |
|------------|-------------------------------------|------------------------|--------|---------|-------------|--|--------|---|---|
| ALIAS | SCIENTIFIC NAME | COMMON NAME | QUANT. | SIZE | COMMENTS | | L | M | H |
| Chil.lin. | Chilopsis linearis 'Art's Seedless' | Seedless Desert Willow | 5 | 24" box | Multi-trunk | | x | | |
| Frax.Ray | Fraxinus oxycarpa 'Raywood' | Raywood Ash | 9 | 24"-Box | Std. | | | x | |
| Geij.parv. | Geijera parviflora | Australian Willow | 17 | 24"-Box | Std. | | | x | |

| SHRUBS | | | | | | | WUCOLS | | |
|------------|--------------------------------------|-----------------------------|--------|--------|----------|--|--------|---|---|
| ALIAS | SCIENTIFIC NAME | COMMON NAME | QUANT. | SIZE | COMMENTS | | L | M | H |
| Cis.hyb. | Cistus hybridus | White Rockrose | 37 | 5-gal. | | | x | | |
| Cupr.semp. | Cupressus sempervirens | Italian Cypress | 8 | 15-Gal | | | x | | |
| Ela.pun. | Elaeagnus pungens 'Fruitlandii' | Fruitland Silverberry | 26 | 5-gal. | | | x | | |
| Hesp.par. | Hesperaloe parviflora | Red Yucca | 23 | 5-gal. | | | x | | |
| Leu.frut. | Leucophyllum 'Rain Cloud' | Rain Cloud Texas Ranger | 19 | 5-gal. | | | x | | |
| Lig.jap | Ligustrum japonicum 'Texanum' | Texas Privet | 138 | 5-Gal | | | | x | |
| Muh.rig | Muhlenbergia rigens | Deer Grass | 28 | 5-Gal | | | x | | |
| Rose | Rosa 'Centennial' | Centennial Red Landsc. Rose | 58 | 5-gal. | | | | x | |
| West.frut. | Westringia fruticosa 'Wynyabbie Gem' | Coast Rosemary | 12 | 5-gal. | | | x | | |

| GROUND COVERS: | | | | | | | WUCOLS | | |
|----------------|--|----------------------------|-------|---------------------|--|--|--------|---|---|
| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | | | L | M | H |
| | Lawn | Hydroseeded Lawn | - | See specs | | | x | | |
| | Myoporum parvifolium | Prostrate Myoporum | Flats | Plant at 18" o.c. | | | x | | |
| | Rosmarinus officinalis 'Huntington Carpet' | Huntington Carpet Rosemary | Flats | Plant at 18" o.c. | | | x | | |
| | Decomposed granite mulch | - | - | Over landsc. fabric | | | x | | |
| | River rock mulch over landscape fabric | - | 4"-8" | See detail | | | x | | |
| | Shredded bark mulch | - | - | Spread 3" deep | | | x | | |

NOTES:
1. For planting details and specifications see sheet LP-2.
2. Quantities shown on plant list are to be verified by Contractor.
3. Any trees planted within five feet of curbs or paving shall be installed in a root barrier per detail.
4. Edge between lawn and ground cover areas shall be 6" concrete mow strip per detail.

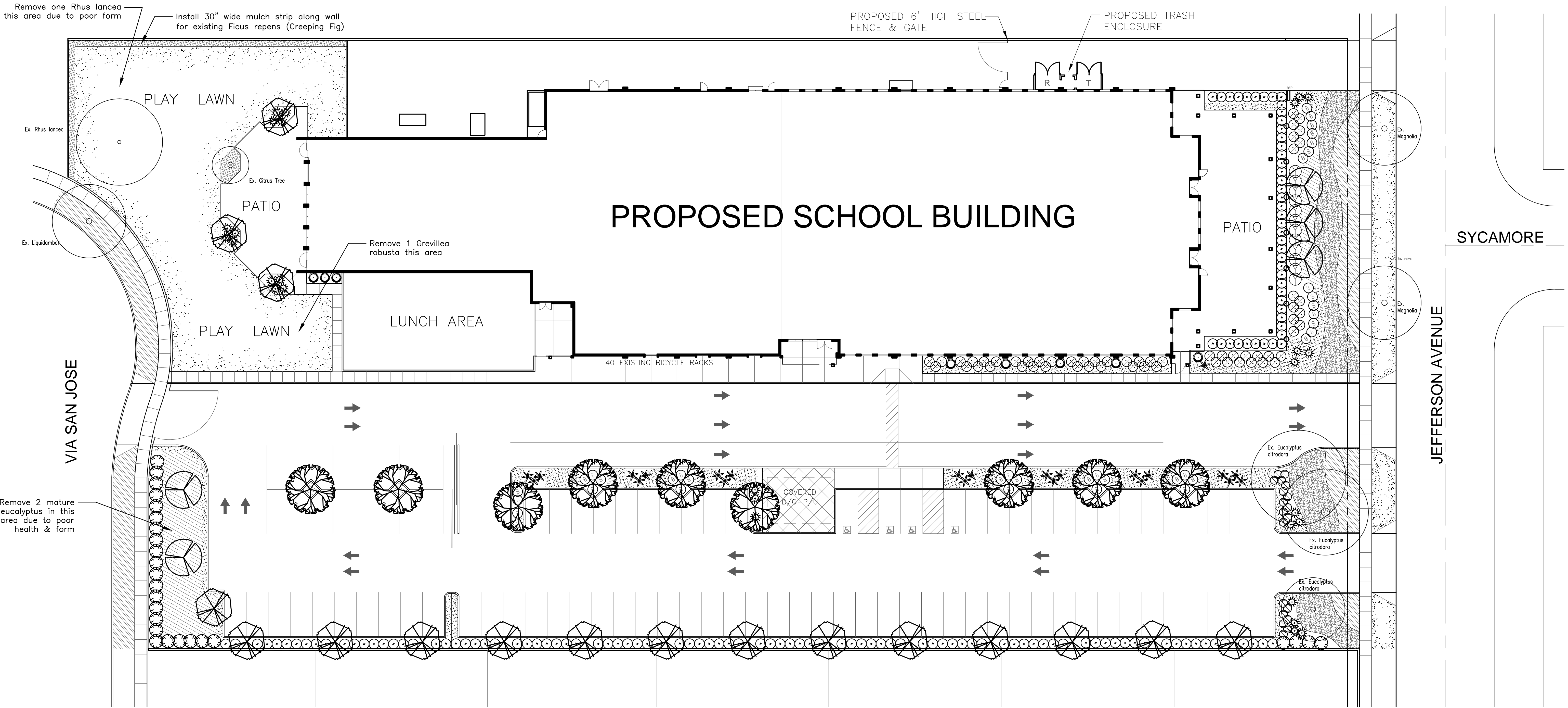
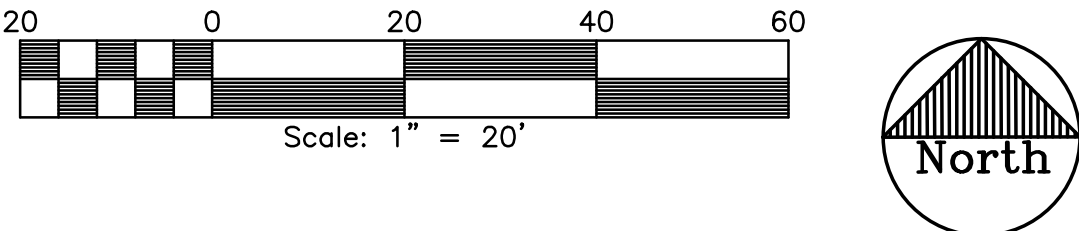


Exhibit 10 - Conceptual Landscape Plans



REVISIONS

BY

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROYAL OAK DESIGN AND ARE NOT TO BE USED ON ANY OTHER WORK WITHOUT THE WRITTEN AGREEMENT OF ROYAL OAK DESIGN. ANY REVISIONS TO THESE DRAWINGS SHALL BE PRECEDED BY A REVISION NUMBER AND SHALL BE VERIFIED ON THE JOB SITE BY ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE ATTENTION OF ROYAL OAK DESIGN PRIOR TO COMMENCEMENT OF THE WORK.

ROYAL OAK DESIGN
Sylvia E. Lyons, Landscape Architect #1549
2456 Hummingbird Way
La Verne, CA 91750-2371
Telephone: (909)593-4158
Email: royaloakdesign@verizon.net

CONCEPTUAL PLANTING PLAN

RIVER SPRINGS CHARTER SCHOOL
4020 JEFFERSON AVENUE, RIVERSIDE, CA

REGISTERED LANDSCAPE ARCHITECT
NO. 1549
Exp. 11/30/15
STATE OF CALIFORNIA

DRAWN
S.L.

DATE
9/5/2014

SCALE
1"=20'

JOB NO.
5099

SHEET

LP-1

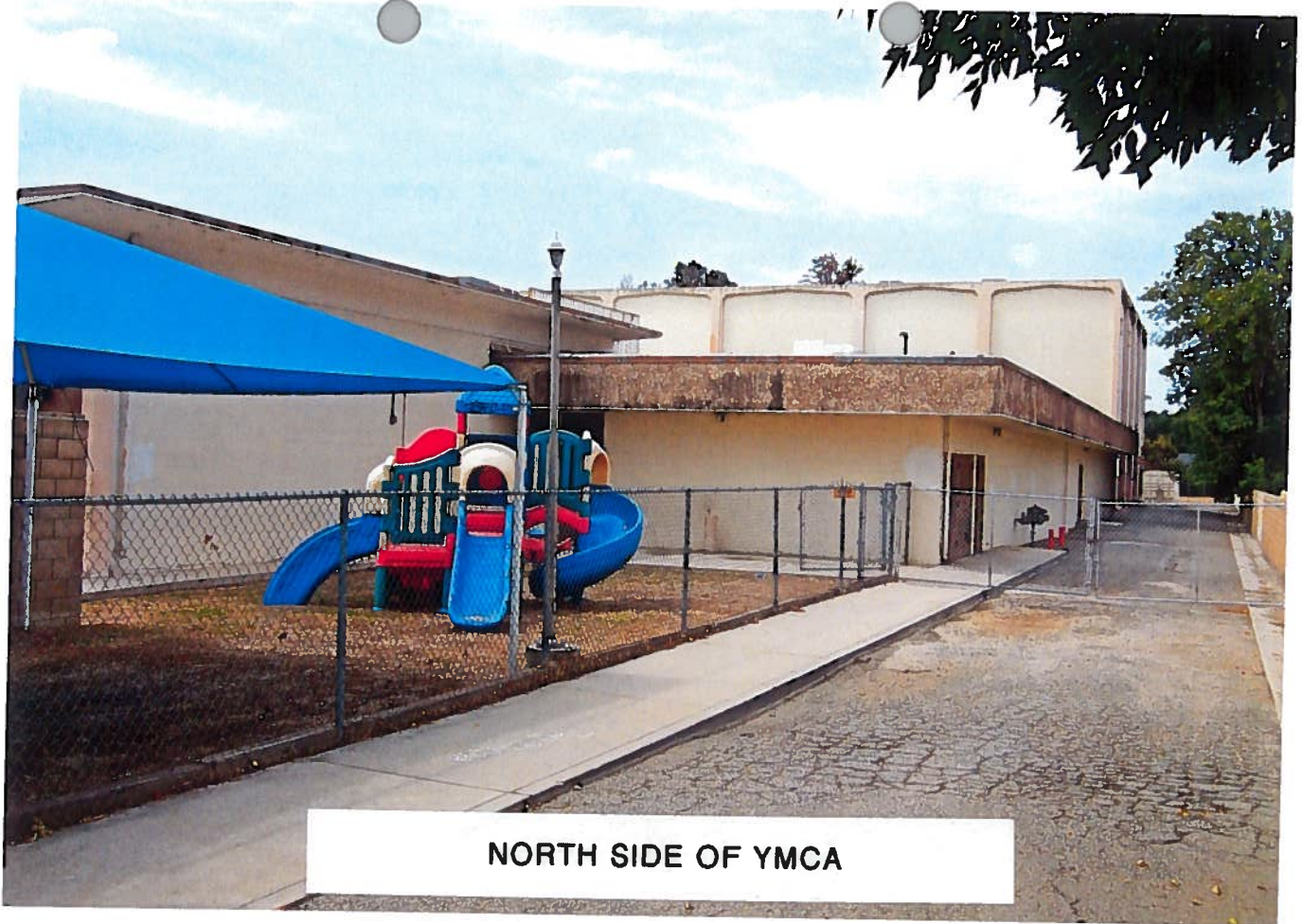
ATTACHMENT 2



Exhibit 11 - Existing Site Photos



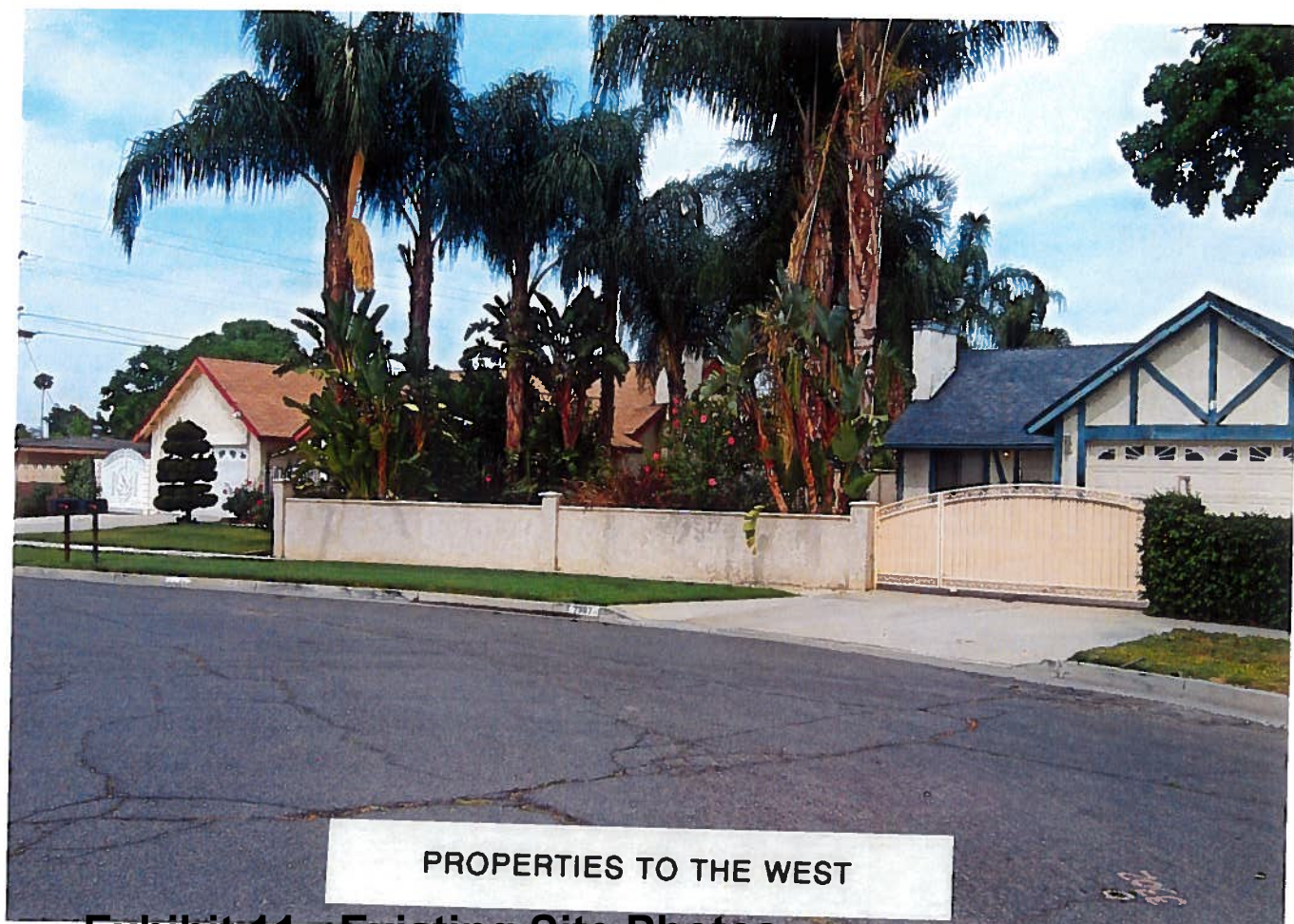
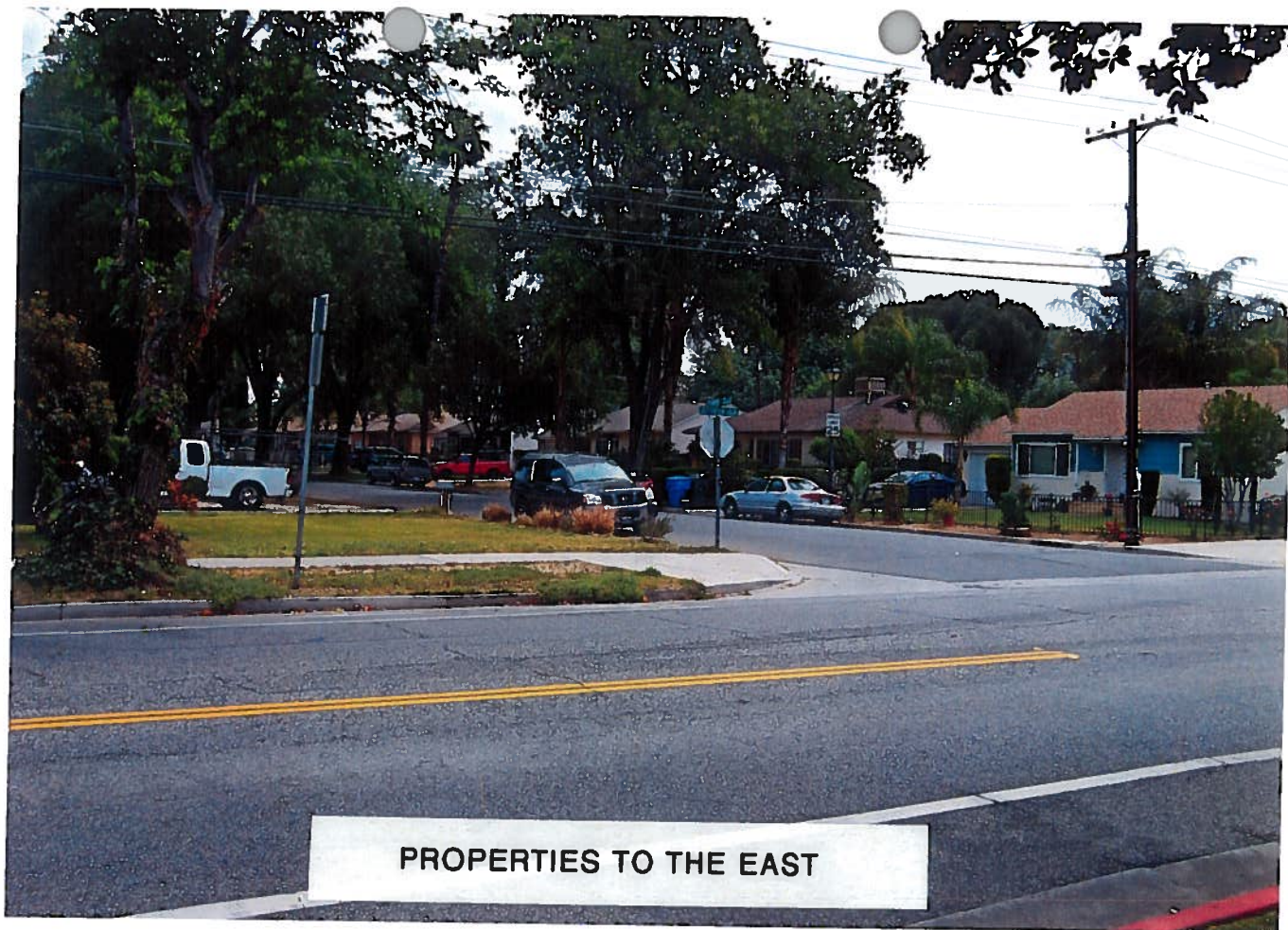
Exhibit 11 - Existing Site Photos

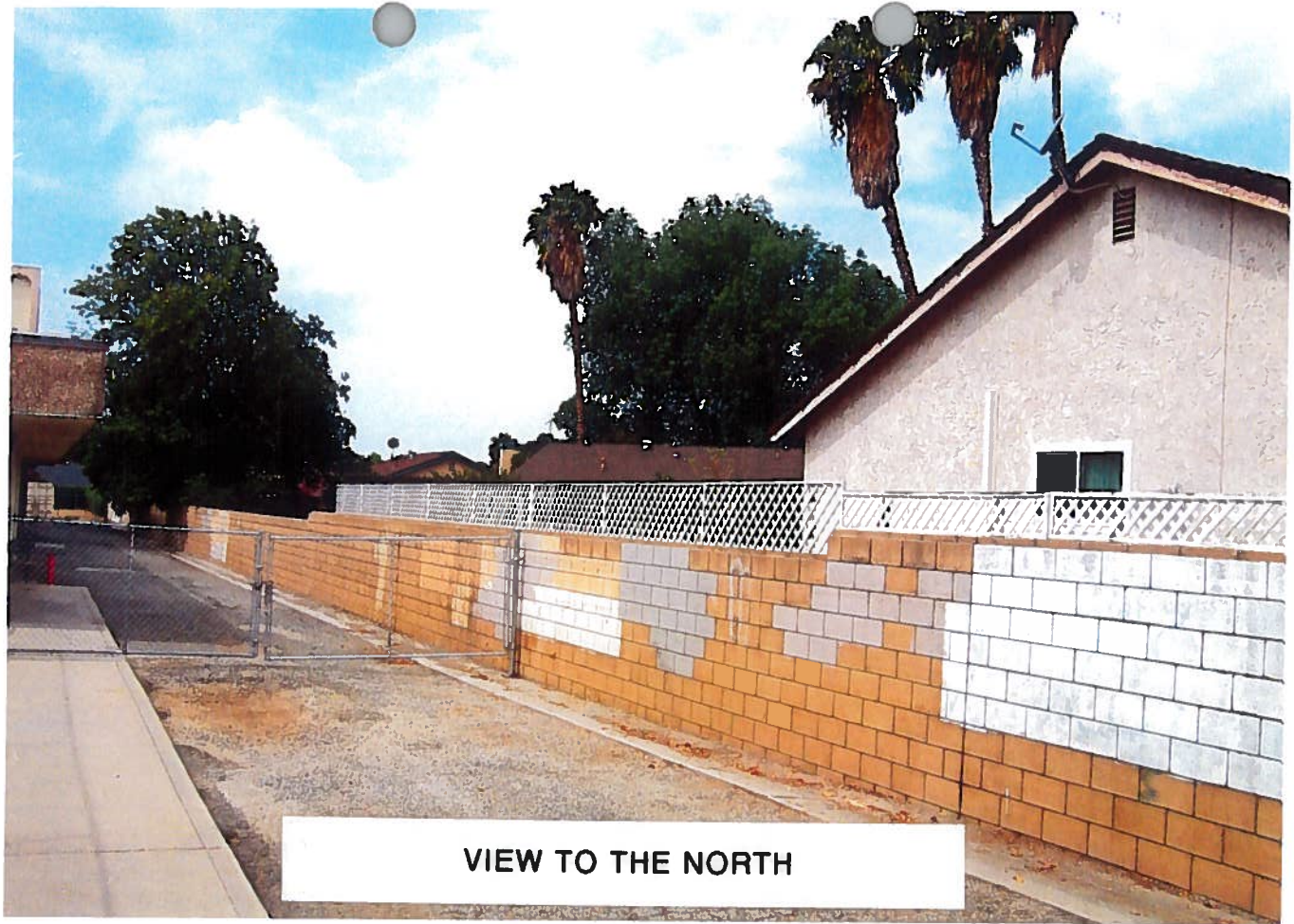


NORTH SIDE OF YMCA

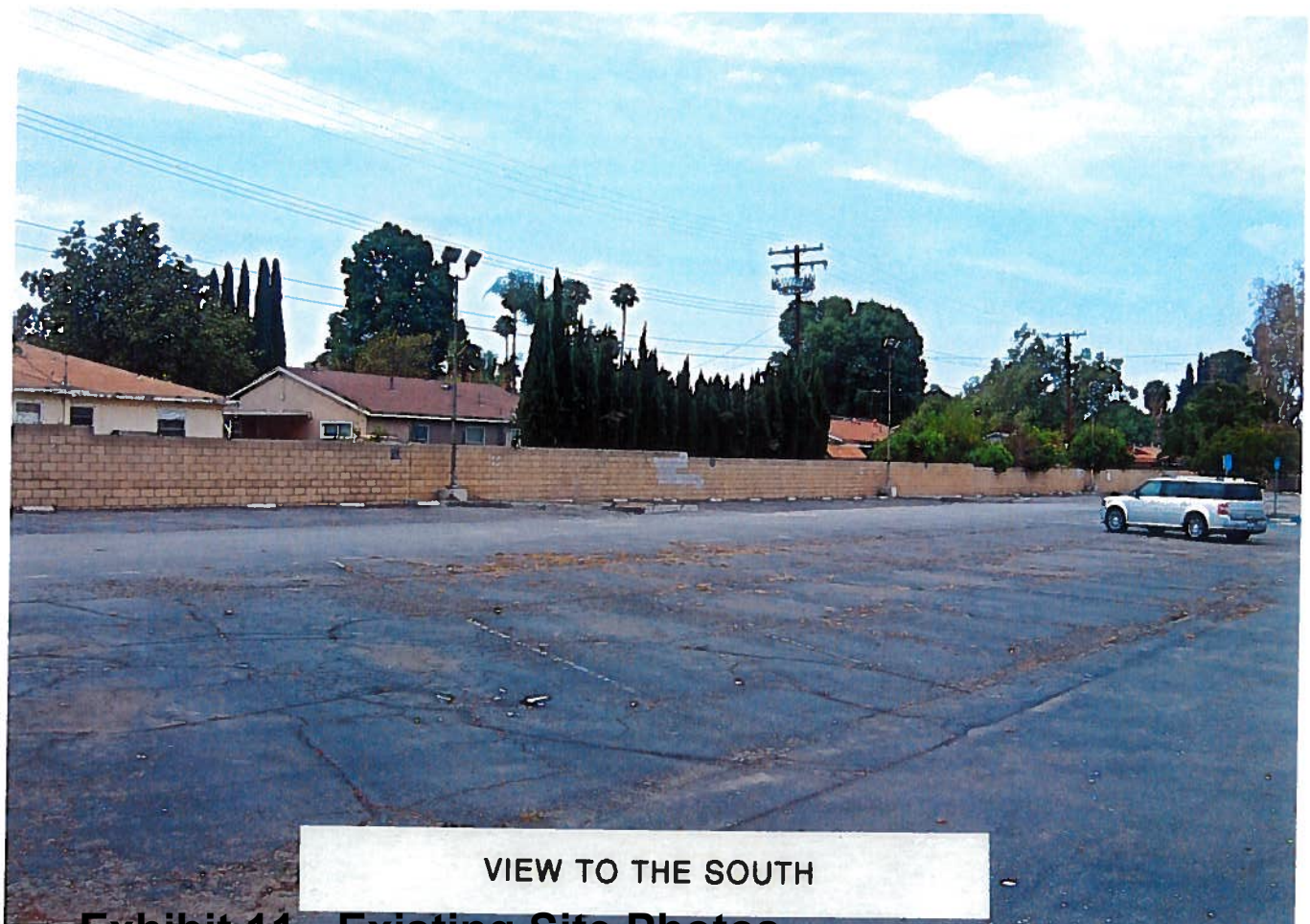


SOUTH SIDE OF YMCA





VIEW TO THE NORTH



VIEW TO THE SOUTH