



PLANNING COMMISSION HEARING DATE: SEPTEMBER 12, 2024
AGENDA ITEM NO.: 3

CONDITIONAL USE PERMIT AND DESIGN REVIEW

Case Number	PR-2024-001655 (Conditional Use Permit and Design Review)	
Request	To consider the following entitlements: 1) Conditional Use Permit to allow a charter school consisting of transitional kindergarten through 8 th grade; and 2) Design Review of project plans	
Applicant	Maria Gomez of Red Hook Capital Partners, Inc.	
Project Location	9707 Magnolia Avenue and 3840 Myers Street, situated on the north side of Magnolia Avenue between Myers Street and Dykes Lane	
APN	145-280-001 and 145-280-002	
Project Area	1.58 acres	
Ward	5	
Neighborhood	Arlington	
General Plan Designation	MU-U – Mixed Use – Urban	
Specific Plan	Magnolia Avenue – Arlington District	
Zoning Designation	MU-U-SP – Mixed Use - Urban and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Alyssa Berlino, Associate Planner 951-826-5628 aberlino@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2024-001655 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval (Exhibits 1 & 2).

SITE BACKGROUND AND PROPOSAL

The project site consists of two contiguous, fully developed parcels, totaling 1.58 acres. There are three existing buildings on site including: a 19,194 square foot former multi-tenant office building (Building A), a 6,470 square foot former church building (Building B), and a 2,000 square foot parsonage. As part of the proposal the parsonage is proposed to be demolished. While the buildings are currently vacant, the most recent business to occupy the site was Mission Career College in the multi-tenant office building. Surrounding land uses include single family residential to the north, and commercial/ office uses to the south (across Magnolia Avenue), east (across Myers Street), and west (across Dykes Lane) (Exhibit 4).

The applicant is requesting approval of a Conditional Use Permit and Design Review to facilitate the establishment of a charter school (Scholarship Prep Riverside School) consisting of up to 500 students attending transitional kindergarten through 8th grade and 30 full-time employees. Classes and administrative offices will be located within Buildings A and B.

Exterior modifications to the existing buildings will consist of demolishing the 2,000 square foot parsonage adjacent to the former church and a 1,995 square foot addition to Building A. Any alterations to the exterior walls where demolition is proposed will be constructed and repaired to match the existing materials of the building. Site improvements include updated landscaping throughout the property and a new 6-foot high decorative wrought iron fence and gates along the site's perimeter on Myers Street and Dykes Lane.

Vehicle access to the site will be provided by driveways from both Myers Street and Dykes Lane. Vehicle circulation for student drop-off/pick-up are proposed to enter the site from the northernmost driveway on Myers Street, queue on site and exit the southernmost driveway on Myers Street. Additional vehicular access is provided on Dykes Lane for staff and visitors while school is in session. Twenty-eight on-site parking stalls will also be provided for staff and visitors. Pedestrian access is provided through the main entrance along Magnolia Avenue and at the two gates on Myers Street.

School hours are proposed to be from 8:00 a.m. to 3:20 p.m. Monday through Thursday and from 8:00 a.m. to 12:30 p.m. on Fridays. An after-school program will be offered every school day until 6:00 p.m. As a matter of information, there is an existing public elementary school (Liberty Elementary) located within 500 feet of the proposed charter school. The drop-off/ pick-up times for the charter school are staggered with Liberty Elementary to reduce potential traffic conflicts.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project, in combination with other surrounding commercial/office, retail, and residential uses, result in a mix of uses consistent with the underlying General Plan 2025 land use designation of MU-U – Mixed Use-Urban (Exhibit 5). The MU-U designation generally provides for commercial uses such as restaurant, retail, office, schools and service uses. The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-35:</u> Maintain Arlington's sense of community through careful and coordinated planning that builds upon the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>neighborhood's key assets and reinforces its historic development patterns.</p> <p><i>Objective LU-36:</i> Restore, strengthen and maintain the unique community character and identity of the Arlington Neighborhood.</p> <p><i>Objective LU-37:</i> Spur the economic revitalization of the Arlington Neighborhood.</p>		
<p>Specific Plan (Magnolia Avenue)</p> <p>The project site is in the Arlington District area of the Magnolia Avenue Specific Plan (MASP) (Exhibit 7), which allows for a number of uses including schools, restaurants, commercial shopping centers, residential development, community services, and medical uses.</p> <p>The proposed charter school will operate within applicable standards set forth by the Specific Plan and will not contradict the policies or objectives of the Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned MU-U – Mixed Use - Urban and Specific Plan (Magnolia Avenue) Overlay Zones (Exhibit 6 The MU-U – Mixed Use - Urban Zone allows for schools subject to approval of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards.</p> <p>As designed, the project meets all applicable development standards for a school.</p> <p><i>Parking</i></p> <p>The project is located in a high-quality transit corridor. Assembly Bill 2097 (AB 2097) restricts public agencies from imposing minimum automobile parking requirements on residential, commercial, or other development projects located within a 1/2 mile of a high-quality transit corridor. The proposed project meets the criteria defined in AB 2097 and is exempt from the minimum parking requirements provided in the Riverside Municipal Code (RMC).</p> <p>Although the project is exempt from the City's parking requirements the project provides 28 on-site parking stalls.</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 commercial development related to architectural treatment and landscaping. The exterior improvements include painting the existing buildings to match the color scheme associated with the school, landscaping, parking lot striping, and new decorative perimeter fencing. As proposed, the project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.395					
School Site Location, Operation, and Development Standards					
Standard			Proposed	Consistent	Inconsistent
Schools and off-street parking - setback of the underlying zone or specific plan, whichever is most restrictive.	Front (Magnolia Avenue)	0 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (Myers Street)	0 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (Dykes Lane)	0 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (North Property Line)	15 feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580					
Parking and Loading					
Standard			Proposed	Consistent	Inconsistent
Elementary Schools	2 spaces/ classroom	38 spaces	*28 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drive Aisle Width	90-degree spaces	24 feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	60-degree spaces	16 feet	16 feet		
Landscape Setback for 21 or greater spaces	15 feet		15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback Adjacent to Residential	5 feet		5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Refer to the Zoning Code Land Use Consistency (Title 19) section in the project analysis table regarding AB 2097, which allows for no parking minimums in this area.

FINDINGS SUMMARY

The proposed charter school will complement surrounding commercial and residential uses and serve school age children in the area. The school offers a new use to an underutilized property. The site has been designed with adequate vehicular access and internal circulation. The drop-off/ pick-up times will be staggered with the existing Liberty Elementary school to prevent traffic conflicts. Therefore, the project 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. The project complies with the standards of the Zoning Code, Magnolia Avenue Specific Plan, and Citywide Design Guidelines.

STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed project will be reviewed at a public meeting held by the City Planning Commission and the public is able to provide comments.
2. Equity: The proposed project will provide a service available to all residents and visitors of the City.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project revitalizes an underutilized property and contributes to a mix of uses in the neighborhood.
5. Sustainability and Resiliency: The school will operate within existing buildings, minimizing any environmental footprint.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

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.

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 Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Specific Plan Map
8. Project Plans (Site Plan, Pick-Up/ Drop-Off Plan, Preliminary Landscape Plan, Demolition Plan, Floor Plan, Roof Plan, Building Elevations, Fence Details, Photometric Plan)
9. Project Description

Prepared by: Alyssa Berlino, Associate Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: PR-2024-001655 (Conditional Use Permit and Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040, as outlined in the Staff Report

1. The proposed charter school 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;
2. The proposed charter school 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
3. The proposed charter school will be consistent with the purpose of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2024-001655 (Conditional Use Permit and Design Review)

Planning

1. 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 an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
3. *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:

4. A 40-scale precise grading plan shall be submitted to Public Works 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; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

5. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance 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.
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. 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 Soils 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.
7. The applicant shall be responsible for erosion and dust control during construction phases of the project.
 8. 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.

Prior to Issuance of Building Permit:

9. **Landscape 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. Include the following on the plans:
 - a. Provide 5-gallon shrubs along the perimeter fencing and 1-gallon shrubs adjacent to the sidewalk to create a layered effect.
10. Plans submitted for plan check review shall 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 through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall subject to Planning Division review and approval.
11. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall comply with Chapter 19.566 of the Zoning Code (Outdoor Lighting). 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. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.
12. Any proposed roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building to the satisfaction of staff. Screening shall be at least as high as the proposed roof mounted equipment.
13. Ground mounted equipment shall be fully screened from the public right-of-way.

During Construction:

14. 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 or urban pollutants, and flooding.

15. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities and/or Occupancy:

16. 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 to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

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

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

19. 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.
20. The Conditional 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.

21. 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.
22. 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.
23. This permit is issued based upon the plans 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 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.
24. The Applicant 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.
25. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
26. 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.

Public Works – Land Development

Conditions to be fulfilled prior to permit issuance unless otherwise noted

27. Storm Drain construction will be contingent on engineer's drainage study.
28. Deed for widening Dykes Lane along project frontage to 33' from monument centerline to Public Works specifications or the maximum possible to provide for a zero setback to the existing building.
29. Deed for widening Myers Street along project frontage to 33' from monument centerline to Public Works specifications.
30. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
31. Size, number and location of driveways to Public Works specifications.
32. Closure of unused driveway(s) to Public Works specifications.
33. PROTECT IN PLACE existing Magnolia grandiflora in PUBLIC RIGHT-OF-WAY along MAGNOLIA AVE and Chitalpa tashkentensis along MYERS STREET.
34. REMOVE existing Mexican fan palm in the parkway in PUBLIC RIGHT-OF-WAY along MAGNOLIA AVE and existing Aleppo pine trees in PUBLIC RIGHT-OF-WAY along DYKES

LANE. PLANT 24" box size Magnolia grandiflora 'St Mary' in parkway in PUBLIC RIGHT-OF-WAY along MAGNOLIA AVE; typical spacing 20' O.C. and Chitalpa tashkentensis along MYERS STREET; typical spacing 20' O.C. PRIOR TO ANY PLANTING, email Tree Inspector at gtanaka@riversideca.gov, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.

35. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
36. 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.

37. 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.
38. 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 (CC&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.

39. 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.
40. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works - Traffic

41. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of five bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
42. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements:
 - a. Dykes Lane @ Project Dwy No. 1:
 - 1) Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveway. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - b. Myers street @ Project Driveway No 2:
 - 1) The driveway will be one-way to allow ingress movements only. Project shall install "Do Not Enter (R5-1) and "Wrong Way" (E5-1a) signs on the interior to prohibit illegal egress from the project site.
 - c. Myers Street @ Project Driveway No 3:
 - 1) Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveway. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - 2) Install "Do Not Enter (R5-1) and "Wrong Way" (E5-1a) signs on project driveway for inbound traffic to prohibit illegal ingress into the project site.
 - d. Myers Street Project Frontage:
 - 1) Restripe Myers Street along the project frontage to provide a 35-foot northbound left-turn lane with a 60-foot opening at Project Driveway No. 2 as included in the conceptual figure 2-3 included in the Traffic Study dated June 27, 2024.
 - 2) Install approximately 225' red curb along various sections on both sides of Myers Street along Project frontage to accommodate the proposed

northbound left-turn lane as included in conceptual figure 2-3 included in the Traffic Study dated June 27, 2024.

- 3) Install "DO NOT BLOCK" (R10-7 (MOD)) signage and "KEEP CLEAR" striping improvement for the southbound direction near Project Driveway No. 2.
- e. Myers Street @ Magnolia Avenue:
 - 1) Install no left turn during the weekday AM peak period (7 AM to 9 AM) and weekday PM peak period (4 PM to 6 PM) sign (R33A (CA)) for northbound and southbound.
- f. Intersection of Harrison @ Magnolia Avenue:
 - 1) Install a new McCain 2070 traffic signal controller with 2033 software (or equivalent)
43. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the **procurement** and **installation** of the improvements to the satisfaction of the Director of Public Works.
44. Signing & striping improvement plans and traffic signal modification plans shall be shown as separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
45. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct time-limited parking restriction signs and striping along the north side of Magnolia Avenue between Dykes Lane and Myers Street.

Fire Department

46. **Codes in Effect:** The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.
47. **Separate Permits Required:** Where installation is required, a separate plan review and permit application must be submitted directly to the fire department for each of the following improvements:
 - a) Underground piping for private fire water supply (Fire Underground);
 - b) Automatic Fire Sprinkler System (Fire Overhead);
 - c) Fire Alarm/or Sprinkler Monitoring System; and
 - d) Emergency Responder Communication System.
48. **Automatic Fire Sprinkler System:** An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

49. **Fire Alarm System:** A manual fire alarm system with occupant notification utilizing an emergency voice evacuation system is required. A UL, FM or ETL certificated and licensed C10 fire alarm contractor must submit plans and obtain approvals prior to installation. The alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
50. **Emergency Responder Communication Coverage:** A functional test will be required to confirm fire and police hand-held radios function properly in all areas of proposed building. For more information, see City of Riverside Fire Department Informational Bulletin: 2022-014, "Public Safety Radio Amplification System" and Riverside Municipal Code Section 16.36.040. All City of Riverside Fire Department informational bulletins can be found at [riversideca.gov/fire/forms-resources](https://www.riversideca.gov/fire/forms-resources)
51. **Fire Department Key Boxes:** Fire Department access to the building will be required. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
52. **Site Safety Plan:** Upload a copy of the emergency site safety plan through the building permit public portal. This document can be uploaded as a supplemental document. The safety plan shall include the 13 components located in the fire code (CFC, 3303.1.1).

Public Utilities – Electric

53. 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.
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 purveyor.
55. Easements & any associated fees will be acquired during the design process.
56. 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.
57. 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, and stub & cap along property frontage. Contact RPU for information on private street lighting.
58. Plot existing electrical distribution facilities on the original site plan.
59. Provide E-sheets reflecting estimated load. Show location, size, and voltage of proposed switchgears on site plan.
60. Developer must notify RPU at least 4 weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.
61. Contact ElectricDevelopment@riversideca.gov for new RPU Electric Customer AutoCAD File Requirements.

Public Utilities – Water

62. Prior to activation of water service, a Reduced Pressure Principle Backflow Prevention Assembly is to be furnished and installed by Applicant on all water services.

63. New water service installations, if required, are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.