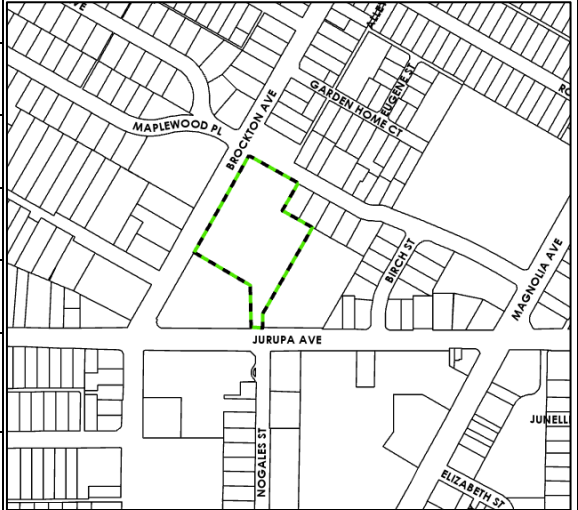




**PLANNING COMMISSION HEARING DATE: MAY 22, 2025  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<b>Case Number</b>	PR-2024-001751 (Conditional Use Permit, Design Review)	
<b>Request</b>	To consider a revision to a previously approved Conditional Use Permit (CU-022-656) and Design Review to expand a legal non-conforming use (Pacific Grove Hospital) with the construction of a new single-story, 29,300-square-foot building to accommodate 54 additional patient beds and associated parking lot modifications.	
<b>Applicant</b>	Tammy Russell, Acadia Healthcare Inc.	
<b>Project Location</b>	5900 Brockton Avenue, situated on the east side of Brockton Avenue, between Jurupa Avenue and Maplewood Place	
<b>APNs</b>	218-251-016	
<b>Project Area</b>	3.75-acre	
<b>Ward</b>	1	
<b>Neighborhood</b>	Wood Streets	
<b>Specific Plan</b>	Magnolia Avenue Specific Plan (Magnolia Center District)	
<b>General Plan Designation</b>	MU-N – Mixed Use Neighborhood	
<b>Zoning Designation</b>	R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zone	
<b>Staff Planner</b>	Winnie Liang, Associate Planner 951-826-5933 <a href="mailto:Wliang@riversideca.gov">Wliang@riversideca.gov</a>	

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2024-001751 (Revised 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 (Exhibits 1 and 2).

## SITE BACKGROUND

The 3.75-acre site is currently developed with a single-story 34,382-square-foot hospital building (Pacific Grove Hospital), which serves as a psychiatric and behavioral health facility for adults, adolescents and pediatric patients. The hospital has a capacity of 68 existing patient beds and provides inpatient and outpatient treatment for depression, bipolar, substance abuse and addiction, and co-occurring disorders. The hospital includes ancillary support space including a kitchen, laundry, storage facility, and offices. Access to the hospital is from Brockton Avenue via two full-way driveways. A drive aisle shared with the property to the east provides additional access from Jurupa Avenue.

Surrounding uses include residential uses to the north (across Maplewood Place), office and residential uses to the east, a church and day care center to the south, and office and medical services to the west (across Brocton Avenue) (Exhibit 3 and 4).

The site was originally occupied by Knollwood Center Hospital, approved in 1959 and constructed in 1962 under Planning Case CU-046-589. Subsequent revisions to the Conditional Use Permit (CUP) for modifications to the hospital were approved under CU-022-656. In 1977 the hospital was closed to medical and surgical patients and began treatment of patients with mental illness and alcoholism. In 2017, the Planning Commission approved a Revised Conditional Use Permit to allow a single-story, 17,913-square-foot addition to accommodate 24 new beds. The entitlement expired and the expansion was never constructed as the applicant was unable to commence the project within a two-year time limit, which was listed in the conditions of approval.

The site was found to be eligible for listing in the California Register of Historical Resources and (CRHR) National Register of Historic Places (NRHP). The project is scheduled to be reviewed and considered by the to Cultural Heritage Board on May 21, 2025.

Pacific Grove Hospital provides services 24-hours a day, 7-days per week. Approximately 98 percent of the patients are admitted to the facility via non-emergency ambulances transferred from area hospitals and facilities. The average stay length of the patient is 7-9 days with daily visiting hours from 2:00 – 2:30pm. The facility has a standard discharge process. When patients are ready to discharge, social services workers and case managers/discharge planners work with the patient, family, and other practitioners to develop and coordinate care and placement during the discharge process.

## PROPOSAL

The applicant is requesting to revise a previously approved Conditional Use Permit (CU-022-656) and Design Review to expand a non-conforming use (Pacific Grove Hospital) with the construction of a new single-story, 29,300-square-foot building. Title 19 allows expansion of non-

conforming uses subject to review and approval of a Conditional Use Permit as detailed in the Zoning Code Land Use Consistency table and Findings Summary below.

The U-shaped single-story addition is proposed to be constructed to the east of the existing hospital building and replace an existing outdoor garden. The expansion includes 54 additional patient beds, offices, dining halls, visitor rooms, noise and quiet activity rooms, exam rooms, and storage. A centralized courtyard is proposed with amenities including tables, benches, basketball court, and lawn. A secondary courtyard is also proposed between the existing and new buildings to provide additional open space for dining and gathering of patients and employees.

Modifications to the parking lot include removing the existing northerly driveway on Brockton Avenue and closing the shared drive aisle to the parcel on the east. A new "exit-only" driveway is proposed on Jurupa Avenue to provide an additional egress point. Proposed access to the site will be via the existing southerly two-way driveway on Brockton Avenue. The site will provide a total of 115 parking spaces. The existing trash enclosure located in the center of the parking lot will be demolished. A new generator and trash enclosure are proposed to be located along the east side of the parking lot.

Landscaping will be enhanced and augmented throughout the site. Trees will be planted in the parking lot and along the east property line. A landscaped parklet with seating is proposed on the south side of the proposed building.

The increase in capacity is to better support the community by providing additional services for the adolescent populations from ages 13 to 17. The expansion will have 24-28 beds dedicated to adolescent patients and the rest for adult patients.

The hospital will be staffed by a total of 70 – 95 employees, split in multiple shifts. The operation of the hospital including admit and discharge procedure, will remain the same.

## PROJECT ANALYSIS

### AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
<p><b>General Plan 2025</b></p> <p>The proposed project is consistent with the underlying General Plan 2025 Land Use Designation of MU-N – Mixed-Use Neighborhood, and furthers the intent of the General Plan by ensuring that new and infill development is distributed and designed in a manner sensitive in scale and design to the street environment and adjacent single-family residential areas. (Exhibit 5). The proposed project is consistent with the following Objective of the General Plan 2025:</p> <ul style="list-style-type: none"> <li>• <u>Objective PF-9</u>: Make Riverside the central location for quality and diverse health care services in the Inland Empire.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Specific Plan (Magnolia Avenue)</b></p> <p>The project site is in the Magnolia Center District area of the Magnolia Avenue Specific Plan (MASP) (Exhibit 6). The proposed project was analyzed for compliance with the development standards and is consistent with Magnolia Center District of the MASP Policy 1.8 - encouraging infill development in a manner that is compatible with the prevailing Mid-Century architectural character of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The site is zoned R-1-7000 – Single-family Residential Zone, which is consistent with the MU-N – Mixed-Use Neighborhood Land Use Designation (Exhibit 7). The hospital use was originally approved in 1959 under Planning Case CU-046-589, which permitted the hospital use by granting a Conditional Use Permit. The existing hospital is considered as a legal nonconforming use.</p> <p>The Zoning Code allows for modifications and/or expansions under Chapter 19.080.070 - Modifications or Expansions of Nonconforming Uses subject to findings and approval of a Use Permit. The proposed expansion of the existing Pacific Grove Hospital complies with the applicable development standards set forth in the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Compliance with Citywide Design Guidelines</b></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines, subject to the recommended conditions of approval detailed below.</p> <p>The proposed building expansion has been designed to incorporate a Mid-Century architectural style consisting of stucco, window glazing, metal trim, and cement fiber board. The proposed expansion is compatible with the existing building and architectural character</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

of the neighborhood. Landscaping enhancements is proposed throughout the site including new trees, shrubs, and landscaped parklet.		
<b>Compliance with Cultural Resources (Title 20)</b>  The hospital was found to be eligible for listing both in California Register of Historical Resources (CRHR) National Register of Historic Places (NRHP); thus, modifications to the building elevations require a Certificate of Appropriateness. The project was found to be in compliance with Title 20 of the Municipal Code because the infill construction is compatible with the scale, color, and material of the eligible cultural resource. Additionally, the proposed expansion incorporates design features which help unify the architectural themes of the building and also serve to differentiate the new construction from the existing building design. The project will be reviewed by the Cultural Heritage Board on May 21 2025.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b>R-1-7000 – Single Family Residential Zone Development Standards</b>					
<b>Standard</b>			<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Maximum Lot Coverage</b>	40%		39%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Max. Building Height</b>	35 feet		24 feet 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Min. Building Setbacks</b>	Front	Brockton Avenue - 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Maple Wood Place – 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides	North Side – 10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South Side – 10 feet	114 feet 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear – East Side 25 feet		25 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## FINDINGS SUMMARY

### Conditional Use Permit

The proposed expansion of the existing Pacific Grove Hospital will be compatible with the surrounding office and medical uses. Potential impacts to adjacent single-family residences are minimized, as major patient transfers occur on the south side of the building, facing the parking lot and buffered from the single-family residential to the north of the hospital. In addition, primary vehicle access to the hospital is along Brockton Avenue and Jurupa Avenue, which is not in proximity to the existing residential uses and provides adequate access and circulation. Site location, development, and operational standards comply with the requirements set forth in

Zoning Code. The proposed single-story building is compatible with the existing building and surrounding neighborhood. The site will be enhanced by additional landscaping and the proposed Mid-Century architectural style is compatible with the neighborhood's historic character (Exhibit 8). To further ensure the use is compatible with the surrounding area, applicable site and operation standards have been incorporated into the recommended conditions of approval. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area.

### **Expansion of nonconforming structures**

The proposed project will revitalize the existing site with the new building and its enhanced architecture, site improvements including new landscaping and amenities. It will not adversely affect or be materially detrimental to the surrounding single-family residences since the design of the new building and site minimizes potential impacts related to noise, traffic, appropriate setbacks, building height and ingress/egress driveways. The proposed project meets the need for modernization to properly operate the use. The proposed addition incorporates Mid-Century design features which are architecturally compatible with the existing building. It is also compatible with the operational characteristics of the surrounding area with existing medical uses to the west and south of the subject site. The proposed expansion also includes additional parking spaces on-site, which does not displace on-site parking.

## **ENVIRONMENTAL DETERMINATION**

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development Projects) Article 19 of the CEQA Guidelines.

## **PUBLIC NOTICE AND COMMENTS**

Public notices were mailed to properties within 300 feet of the project site. As of the writing of this report, Staff has not received any written comments regarding this project.

## **STRATEGIC PLAN ALIGNMENT**

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 Revised Conditional Use Permit for the proposed hospital expansion requires public hearings by the Planning Commission and encourages public participation.
2. Equity: The proposed project provides a needed service which is available to all residents.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project will revitalize an existing building with a new use.
5. Sustainability and Resiliency: All construction related to the remodel of the building will meet all required Building Codes.

## **APPEAL INFORMATION**

Actions by the City Planning Commission, including any environmental findings, 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. Specific Plan Map
7. Zoning Map
8. Project Plans (Site Plan, Floor Plan, Conceptual Landscape Plan, Elevations etc.)
9. Applicant's Project Description

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Prepared by: Winnie Liang, Associate Planner

Reviewed by: Judy Egue, Senior Planner; Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 1 – FINDINGS

**PLANNING CASE:** PR-2024-001751 (Conditional Use Permit)

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

1. The proposed hospital expansion is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed hospital expansion will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed hospital expansion will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



*EXHIBIT 2 – CONDITIONS OF APPROVAL*

**PLANNING CASE:** PR-2024-001751 (Conditional Use Permit, Design Review)

**Planning Division**

1. All applicable conditions of related Planning Case DP-2025-00463 (Certificate of Appropriateness) shall apply.
2. All applicable conditions of previously approved Planning Case CU-022-656 (Conditional Use Permit) shall apply, except as modified by this Conditional Use Permit.
3. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan and floor plan on file with this case except for any specific modifications that may be required by these conditions of approval.
4. **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:*

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;
  - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
  - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
  - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.
6. Grading plans submitted for plan check shall depict the relocation of the proposed subterranean wastewater interceptor to a location outside of the required right-of-way dedication.

*During Grading and Construction Activities:*

7. 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.

8. 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.
9. The applicant shall be responsible for erosion and dust control during construction phases of the project.
10. 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 Building Permit Issuance:*

11. Plans submitted for staff 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 Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
12. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
13. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.
14. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans 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 provide a minimum 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, or 14 feet in overall height within 50 feet of any residentially zoned property.
15. **Landscape and Irrigation Plans** shall be submitted to Planning Division for Landscape Design Review approval. Design modifications may be required as deemed necessary.

Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscaping and irrigation shall be installed per the approved plan and a 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 shall be submitted to the Planning Division. The applicant shall request and schedule an inspection with the Case Planner at least one week prior to release of utilities.

*During Construction:*

16. 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.
17. 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 Certificate of Occupancy:*

18. 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 Certificate of Occupancy

*Site Operation Standards:*

19. The hospital use shall be limited to a maximum of 122 beds. Any future expansion of beds shall require applicable entitlements at time of submittal.
20. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
21. 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.
22. The applicant shall be responsible for maintaining site landscaping and irrigation.
23. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
24. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
25. The applicant will be required to remove any graffiti on the project site within 48 hours of the incident being reported to City of Riverside Code Enforcement.

*Standard Conditions*

26. 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.
27. The Conditional Use Permit may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **May 22, 2026**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.**

28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.

34. 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.

### **Fire Department**

#### *Prior to Certificate of Occupancy Issuance*

35. 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.
36. 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:
- Underground piping for private fire water supply (Fire Underground)
  - Emergency Responder Communication System
37. Consistent with governing law, the City of Riverside Fire Prevention Division will review and approve fire protection water supply and Fire Department access.
38. Existing fire protection systems required by the California Fire Code and or Riverside Municipal Code (RMC) shall be maintained in an operative condition at all times and replaced or repaired where defective. For alterations to buildings or structures, and where necessary, fire protection and life safety systems shall be extended, altered or augmented to maintain protection. For existing fire alarm systems and fire sprinkler monitoring systems certificated by Underwriters Laboratories (UL), Factory Mutual (FM) or Electrical Testing Laboratories (ETL), certification shall be maintained for the life of the system.
39. Installation of private fire hydrants shall be required where the proximity of proposed structures to the nearest fire hydrant exceeds 350 feet, or where required by California Fire Code Appendix C, "Fire Hydrant Locations and Distribution".
40. Project shall comply with emergency responder communication coverage requirements per Riverside Municipal Code 16.36 "Public-Safety Radio Amplification System" including submittal of initial test to the City's frequency coordinator.
41. An approved exterior fire hose connection shall be provided where exterior of building exceeds applicable fire access distance requirements. Approved signage indicating location of fire hose connection shall be provided at an approved location.

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

#### *Conditions to be fulfilled prior to occupancy unless otherwise noted.*

42. Storm Drain construction will be contingent on engineer's drainage study.
43. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
44. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
45. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
46. Size, number and location of driveways to Public Works specifications.
47. Closure of unused driveway(s) to Public Works specifications.
48. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along Brockton Avenue and Maplewood Place. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to

be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification.

49. 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.
50. 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.

51. 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:
  - 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;
  - Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
  - Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
  - Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
  - Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
52. 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.
53. 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.

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

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

#### **Public Works – Traffic**

55. Prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/stripping, or traffic signal improvements.

56. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of two 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.

57. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following improvements:

- Driveway located at Jurupa Avenue (Exit Only)
  - i. Construct a stop sign (R1-1), stop bar, stop legend, at project driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
  - ii. Install "DO NOT ENTER/WRONG WAY" combination signs at driveway.

All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) and City of Riverside standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping modification improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the design, procurement and installation of the improvements to the satisfaction of the Director of Public Works.

#### **Riverside Public Utilities (RPU) – Electric**

##### *Prior to Building Permit Issuance*

58. 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.

59. 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.

60. Easements & any associated fees will be acquired during the design process.

61. 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.

62. Developer is responsible for all trenching, installation of conduit and substructures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage.

63. Plot existing and proposed electrical distribution facilities on the site plan submitted with the building plan check.
64. Provide proposed PJC and transformer locations.
65. Incorporate electric design-sheets with the building plan check reflecting electrical service upgrade estimated load Show location, size, and voltage of existing and proposed switchgear on site plan.
66. 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.
67. If a photovoltaic system would be installed as part of the project, a Generation Interconnection Application must be completed for any system above 38.4KW to undergo the Generator Interconnection Initial Review Screening process pursuant to RPU's Electric Rule 22. This screening only evaluates the impact on RPU's system and does not take into consideration the photovoltaic size limitation imposed by RPU's Self generation program. A photovoltaic plan check review of the proposed photovoltaic system is provided separately. Please contact RPU-Electric for application, additional requirements, and/or more information.

#### **Riverside Public Utilities – Water**

##### *Prior to Certificate of Occupancy Issuance*

68. Existing underground in-vault fire service equipment is required to be upgraded to an above ground connection with appropriate backflow protection in accordance with current City standards.
69. New water service installations 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.
70. Landscape irrigation is required to be from a separate dedicated water meter.
71. Backflow preventers are required on all existing and new water service connections.

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

##### *Prior to Building Permit Issuance*

72. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas including HOA Common landscape areas, private landscape or private street lots.