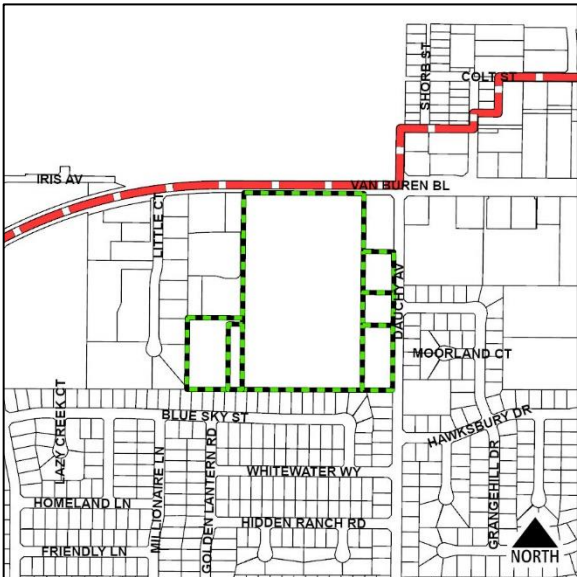




**PLANNING COMMISSION HEARING DATE: JULY 17, 2025
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2023-001080 (Conditional Use Permit, Design Review)	
Request	To consider a revised Conditional Use Permit and Design Review to facilitate the expansion of a private school (Woodcrest Christian School) consisting of: 1) new classrooms, offices, faculty storage and campus facilities; and 2) to increase the maximum enrollment from 720 students up to 924 students.	
Applicant	Jeff White of Woodcrest Christian School System	
Project Location	18401 Van Buren Boulevard, situated on the south side of Van Buren Boulevard, between Dauchy Avenue and Little Court	
APN	266-020-015, 266-020-014, 266-020-013, 266-020-058, 266-020-057, 266-020-059	
Project Area	29.3 acres	
Ward	4	
Neighborhood	Orangecrest	
Specific Plan	Orangecrest	
General Plan Designation	PF – Public Facilities and MU-V-Mixed Use - Village	
Zoning Designation	PF-SP – Public Facilities and Specific Plan (Orangecrest) Overlay Zones and MU-V-S-2-X-15-SP – Mixed-Use Village, Two-Story-15-foot Setback and Specific Plan (Orangecrest) Overlay Zones	
Staff Planner	Judy Egüez, Senior Planner 951-826-3969 jequeez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2023-001080 (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 subject 29.3-acre property consists of six contiguous parcels and is developed with an existing school facility (Woodcrest Christian School), a single-family residence and a cell tower. Woodcrest Christian School was established in 1971 under the jurisdiction of the County of Riverside and was annexed into the City, in 2002, as part of Annexation 87. Since the annexation, the school has obtained the following entitlements:

- 2002 - Granted a Conditional Use Permit (CU-080-012) to expand the school facility and allow an enrollment of up to 720 students; and
- 2013 - Granted revised Conditional Use Permit (P12-0784) to allow the operation of a church as an incidental use on the school campus on Sundays.

The facility operates as a private Christian school, serving seventh through twelfth grade students. The private school operates Monday through Friday from 7:00 a.m. to 9:00 p.m. Student school hours are Monday through Friday from 8:25 a.m. to 2:45 p.m. The facility has 61 employees and is comprised of several academic and office buildings, a large gymnasium, athletic fields, parking areas and a bus loading area, and other facility support buildings.

Access to the Woodcrest Christian School are from driveways on Dauchy Avenue. An existing driveway along Van Buren Boulevard is not currently used.

Surrounding land uses include commercial uses to the north (across Van Buren Boulevard), commercial and residences to the east and west, and residences to the south (Exhibit 4).

PROPOSAL

The applicant is requesting approval of a revised Conditional Use Permit and Design Review to permit the expansion of the Woodcrest Christian School and associated site improvements consisting of 74,921 square feet in new school facilities and a parking lot. The applicant proposes to increase the enrollment capacity by up to 204 students (from 720 to 924 students). The site improvements are proposed in four phases:

Phase 1:

- 12,426 square-foot, two-story high school classrooms, offices, storage;
- 7,220 square-foot Sports club with storage, weight room, snack bar located north of the track & field;
- 2,880 SF of storage on east and west sides of the track & field.

Phase 2:

- 10,223 square foot high school classrooms and administrative space west of the Dauchy entrance.
- 5,605 SF Grub Hub and Student Center west of the Dauchy Avenue entrance;

- 5,440 SF storage barn on west side of Dauchy Avenue next to existing commercial development.

Phase 3:

- 2,800 square foot high school classrooms added to existing classrooms;
- 14,980 SF Performing Arts building west of the Dauchy Avenue entrance.
- New parking lot consisting of 43 parking spaces, located on the west side of Dauchy Avenue where the existing residence is located.

Phase 4:

- 11,147 square foot two-story middle school classrooms and offices located south of existing middle school classrooms in northwest portion of the site.

The private school will be served by a total of 365 vehicle parking spaces accessed from Dauchy Avenue. The site is primarily accessed from three driveways on Dauchy Avenue and secondary exit only, right-out driveway is proposed from an existing driveway on Van Buren Boulevard.

Landscaping for the new parking lot along Dauchy will be provided within a 20-foot-wide landscape setback and will be compatible with the existing landscaping on the campus.

No operational modifications are proposed under this proposal, the school will continue to operate during the same hours (Monday through Friday from 7:00 a.m. to 9:00 p.m.).

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The General Plan 2025 Land Use designation for the site is PF – Private Facilities and MU-V – Mixed Use-Village (Exhibit 6). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-75:</u> Manage continued growth of the Orangecrest neighborhood in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops.</p> <p>Policy LU-75.4: Encourage the timely development of planned parks, schools, and libraries.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Specific Plan (Orangecrest Specific Plan)</p> <p>The project site is in the Orangecrest Specific Plan (Exhibit 7). The site is not located within a specific 'Planning Area' of the Specific Plan. Since the campus is not within a Planning Area, the project is subject to the standards of the underlying zone.</p> <p>The proposed school expansion is consistent with the development patterns of the Orangecrest Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned Public Facilities-SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones and MU-V-S-2-X-15-SP – Mixed-Use Village, Two-Story-15-foot Setback and Specific Plan (Orangecrest) Overlay Zones, which allows for private schools and expansions of private schools contingent on the approval of a Conditional Use Permit and compliance with the Site Location, Operation and Development Standards (Exhibit 7).</p> <p>The proposed expansion of the private school facility is consistent with the applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Riverside County Airport Land Use Compatibility Plan</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict non-residential intensity. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Schools as a Generally Compatible use in Zone E. The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</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/Existing	Consistent	Inconsistent
Schools and off-street parking - setback	Front (Van Buren Boulevard)	20 feet	188 feet/existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (Dauchy Avenue)	20 feet	20 feet/proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (west property line)	20 feet	59.7 feet/proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (South Property Line)	20 feet	20 feet/proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 Parking and Loading					
Standard			Proposed	Consistent	Inconsistent
Middle Schools	2 spaces/ classroom	17 middle school classrooms = 34 parking spaces	34	<input checked="" type="checkbox"/>	<input type="checkbox"/>
High School	7 spaces/ classroom	32 high school classrooms = 224 parking spaces	331	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drive Aisle Width	90-degree	24 feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback for 21 or greater spaces	15 feet		20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

Woodcrest Christian Middle and High School has served the community since 1971. The proposed school additions have been designed to minimize any potential impacts on the adjoining residential neighborhood by providing adequate vehicular access and internal circulation. Proposed access and circulation improvements will include realigning a driveway on Dauchy Avenue with Ardenwood Lane and restricting left turns (right egress only) during drop-off and pick-up from 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. The existing driveway opening on Van Buren Boulevard, that is currently not in use, will be open for right turn 'exit only' during drop-off and pick-up hours. These two driveway improvements are intended to serve middle school traffic. For high school traffic, the two driveways on Dauchy Avenue, south of Ardenwood Lane, include restrictions where one driveway will be closed and the other driveway will only allow right egress from 7:00 a.m. to 9:00a.m. and 2:00p.m. to 4:00p.m. The southernmost driveway is intended to serve campus staff.

The proposed project will include attractive building design and high-quality landscaping to enhance the campus. The proposed project will not have substantial adverse effects on the surrounding properties or uses. The proposed 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, Orangecrest Specific Plan, and Citywide Design Guidelines.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for the proposed project in accordance with section 15074 of the California Environmental Quality Act (CEQA) Guidelines. The CEQA documentation states that the proposed project will not have a significant effect on the environment, subject to implementation of the Mitigation, Monitoring and Reporting Program (MMRP) (Exhibit 8).

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, correspondence has been received regarding traffic and vehicular circulation. The commenter did not oppose the project, but recommended that left turns to the driveways on Dauchy Avenue from northbound traffic not be allowed during school peak hours (pick-up/drop-off) and to restrict parking and stopping of vehicles on the east side of Dauchy Avenue, except to allow permitted parking for homeowners that live adjacent to Dauchy Avenue.

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 entitlements for the proposed private school 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 school expansion will meet the needs of the community.
5. Sustainability and Resiliency: All construction related to the school expansion will meet all required Building and Fire Codes.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Mitigation Measures
4. Existing Site Photos
5. Location Map
6. General Plan Map
7. Zoning and Specific Plan Map
8. Project Plans (Site Plan, Floor Plans, Building Elevations, Color and Material Sample Board, Conceptual Landscape Plan, Preliminary Grading Plan)
9. Mitigated Negative Declaration and Appendices
10. Public Comment

Prepared by: Judy Egüez, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: **PR-2023-001080** (Conditional Use Permit Design Review)

A. Conditional Use Permit Findings Pursuant to Chapter 19.760.040, as supported by the staff report

1. The proposed project is substantially compatible with other existing and proposed uses in the area, including the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed 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; and
3. The proposed project 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-2023-001080** (Conditional Use Permit, and Design Review)

Planning Division

1. All applicable conditions of approval of Planning Cases CU-080-012 and P12-0784 shall continue to apply.
2. 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.
3. 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.
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 plans, will be required prior to sign permit issuance.

Operational Conditions

5. The school is limited to a maximum student enrollment of 924 students.
6. 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.
7. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.

Prior to Grading Permit Issuance:

8. 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 all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

9. 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.
10. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);
 - 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;
 - d. At the end of the day streets shall be swept if visible soil material is carried onto adjacent paved public roads;
 - e. All trucks and other equipment shall be washed before leaving the site;
 - f. The ground cover in disturbed areas shall be replaced immediately after construction;
 - g. Disturbed/loose soil shall always be kept moist; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
11. The developer shall be responsible for erosion and dust control during both the grading and construction phases of the project.
12. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

13. 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.
14. Plans submitted for Plan check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
15. 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 shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles located within 50 feet of residentially zoned property shall not exceed 14 feet in height.

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.

Prior to Certificate of Occupancy:

17. 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

18. There shall be a one-year time limit in which to commence 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.
19. The Conditional Use Permit 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. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **July 17, 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.**

20. 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.
21. 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.
22. The Developer 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 business operations plan and information submitted by the Developer, which has been used as the basis for evaluation of the proposed use in this

staff report and for the conditions of approval herein. The Developer 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 Developer is subject to this Conditional Use Permit acknowledges all 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 Developer 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.
27. 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.
28. The Developer shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

29. Group E occupancies having an occupant load of 50 or more shall be provided with an approved manual and automatic fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX. (CFC, Sec. 907.6.6.4).
30. Private hydrant(s) will be required on site based on the square footage and building construction type.
31. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

All buildings less than 1,000 square foot do not require an automatic fire sprinkler system per our City Ordinance.
32. Plans shall be submitted to the fire Department for the private fire service underground for review and permit. Contact the Riverside Public Utilities Department for the requirements for the dedicated fire service and backflow requirements.
33. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed

contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.

34. If the building is equipped with an existing fire sprinkler, fire alarm, fixed extinguishing system, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, these systems shall be maintained and extended if necessary to provide proper coverage of structures. Plans shall be submitted by a California Licensed contractor, under separate cover to the fire department and obtain approvals prior to any work on such systems.

All existing fire alarm systems and fire sprinkler water flow monitoring systems that are currently certificated UL, FM placard or ETL shall be maintained for the life of the system. The fire alarm contractor shall be UL, FM or ETL to maintain the certification or placard of the system.

35. Project shall comply with Riverside Municipal Code Chapter 16.36, Public-Safety Radio Amplification System. Public-safety radio test reports shall be submitted to Fire Prevention through the public permit portal. If installation of an Emergency Responder Radio Communication System (ERRCS) is required, plans shall be submitted to Fire Prevention for review.
36. Provide for Fire Department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
37. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
38. Construction plans shall be submitted and permitted prior to construction.
39. Fire Department access shall be maintained during all phases of construction.
40. All public and/or private fire hydrants shall be installed and in service prior to full release of the building permits.

Parks, Recreation & Community Services

41. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Public Works – Land Development

Conditions to be Fulfilled Prior to permit issuance Unless Otherwise Noted:

42. Storm Drain construction will be contingent on engineer's drainage study.
43. Offer of Right of Way Dedication is required on Van Buren Boulevard along project frontage to 60' from monument centerline to Public Works specifications.
44. Deed for widening Dauchy Avenue along project frontage to 33' from monument centerline to Public Works specifications.
45. Prior to Building Permit Issuance, the Developer shall record a lot tie agreement to the satisfaction of the Planning Division and Public Works Department.
46. Connection to existing sewer lateral(s) to serve this project to Public Works specifications.
47. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
48. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
49. Size, number and location of driveways to Public Works specifications.

50. Closure of unused driveway(s) to Public Works specifications.
51. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
52. Prior to permit issuance, add the following notes to the site/plot or landscape plans and email PDF to gstanaka@riversideca.gov for review and approval:
- PLANT 24" box size Magnolia grandiflora 'St Mary' in PUBLIC RIGHT-OF-WAY along VAN BUREN BLVD. Typical spacing 25' O.C. Prior to any planting, 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 to Landscape & Forestry specifications.
53. Trash enclosures required per public works specifications.
54. Prior to final inspection for the development project, the developer 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.
55. Prior to issuance of a building or grading permit, the developer 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.
56. 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.

57. 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 developer 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.
58. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the developer 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 developer 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

59. Within six (6) months of the approval of this Conditional Use Permit, the developer shall complete following improvements:
 - a. Intersection of Dauchy Avenue at Project Driveway 1 (right-out only access to Van Buren Blvd):
 - i. Install the right turn only sign (R3-5) at the project access driveway at its intersection with van Buren Blvd to restrict left turn out turning movement.
 - ii. Install "DO NOT ENTER" and "WRONG WAY" signs facing eastbound Van Buren Blvd traffic to restrict ingress movements.
 - b. Intersection of Dauchy Avenue at Project Driveway 2/Ardenwood Lane:
 - i. Construct a stop bar, stop legend, at project driveway. The stop bar and legend must conform to the City standard 650.
 - ii. Install a left turn restriction sign with modified hours of application (R33A (CA)) to restrict left turn out movements during the weekday AM peak period between 7:30 AM to 8:30 AM and weekday PM period between 2:30 PM to 3:30 PM at the west leg of the intersection (project driveway) as shown on Figure 6 included in the approved Supplemental Traffic Operations Analysis Memorandum dated March 31, 2025. During peak periods, developer shall add cones to direct traffic to right turn out only movements.
 - iii. Install a 20' red curb on the east side of Dauchy Avenue starting from the intersection as shown on Figure 6 included in the approved Supplemental Traffic Operations Analysis Memorandum dated March 31, 2025
 - c. Intersection of Dauchy Avenue at Project Driveway 3 (Ingress only access):
 - i. Project driveway will serve as ingress only driveway. Project is proposing to close this driveway during the peak hours. Project shall install a modified "DO NOT ENTER" (R5-1) during the weekday AM peak period between 7:30 AM to 8:30 AM and PM period between 2:30 PM to 3:30 PM at the project driveway.

- ii. Project shall implement other physical barriers such as closing gate or placing cones across the driveway on project site to close the driveway during the peak period.
 - d. Intersection of Dauchy Avenue at Project Driveway 4 (full access):
 - i. Install a left turn restriction sign with modified hours of application (R33A (CA)) to restrict left turn out movements during the weekday AM peak period between 7:30 AM to 8:30 AM and weekday PM period between 2:30 PM to 3:30 PM at the west leg of the intersection (project driveway) as shown on Figure 6 included in the approved Supplemental Traffic Operations Analysis Memorandum dated March 31, 2025. During peak periods, developer shall add cones to direct traffic to right turn out only movements.
 - ii. Construct a stop bar, stop legend, at project driveway. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650
60. Within one year of the approval of this Conditional Use Permit, unless otherwise determined by the City Traffic Engineer, the developer shall complete the following improvements at the intersection of Dauchy Avenue and Van Buren Blvd:
- a. Upgrade the existing three crosswalks to high visibility crosswalks at north, south and west approaches.
 - b. Upgrade existing six (6) pedestrian push buttons to Polara audible pedestrian push buttons (or City approved equal) with a central control unit system. An acceptable audible pedestrian push button assembly and system is the Polara Model iDS2 with 5" x 7" R10-3 face plates.
 - c. Modify the traffic signal to implement optimized timing plans with a 130-second cycle and coordinate the timing with adjacent signals at Van Buren Village Driveway at Van Buren Boulevard.
 - d. Extend the existing northbound left turn lane storage length from 65-feet to 200-feet.
61. Signing & striping, street improvements and traffic signal modifications shall be shown on separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
62. The developer 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) and City of Riverside standards. The developer shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping modification improvements. The developer shall obtain any necessary permits and approvals to complete the improvements. The developer is solely responsible for the design, procurement and installation of the improvements to the satisfaction of the Director of Public Works.
63. That prior to the issuance of any permit, the developer shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.



EXHIBIT 3 –MITIGATION MEASURES

MM CUL-1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the developer/applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.

MM CUL-2: Archaeological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
 - a. Project grading and development scheduling;
 - b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
 - c. The protocols and stipulations that the developer/applicant, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;
 - d. Treatment and final disposition of any cultural, sacred sites, and human remains if discovered on the project site; and
 - e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.

MM CUL-3: Native American Monitor: Prior to issuance of grading permit, the developer/permit applicant shall engage each of the consulting tribe(s) regarding Native American Monitoring. The developer/permit applicant shall provide evidence to the City that they have reached an agreement with each of the consulting tribe(s) regarding the following:

- a. The treatment of known cultural resources;
- b. The treatment and final disposition of any tribal cultural resources, sacred sites, archaeological and cultural resources inadvertently discovered on the Project site;
- c. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and
- d. The designation, responsibilities, and participation of professional Tribal Monitor(s) during tree removal, grading, excavation and ground disturbing activities.

The developer/permit applicant shall provide sufficient evidence that they have made a reasonable effort to reach an agreement with the consulting tribes regards to items a-d, as listed above

MM CUL-4: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures would be carried out for treatment and disposition of the discoveries:

1. **Consulting to City and Consulting Tribes:** within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
2. **Inadvertent Finds Assessment:**
 - a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Project Applicant, the Project Archaeologist, the Tribal Representative(s), and the Planning Division to discuss the significance of the find.
 - b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Tribal Representative(s) and the Project Archaeologist, a decision shall be made, with the concurrence of the Planning Division, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
 - c. Further ground disturbance, including but not limited to grading, trenching etc., shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal Monitors if needed.
 - d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the consulting tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition/Mitigation Measures.
 - e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist,

in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

3. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
4. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;
 - b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and

Phase IV Report. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and consulting tribes.

MM CUL-5: Cultural Sensitivity Awareness: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide a briefing regarding the potential inadvertent cultural discoveries prior to the start of construction activities. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. Neither project archeologist nor consulting tribe shall be allowed to bring any samples of the cultural

and archeological artifacts to this meeting. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

MM CUL-6: Non-Disclosure: It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 7927.000, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 7927.000.

MM GEO-1: On Call Paleontological Monitoring: Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.