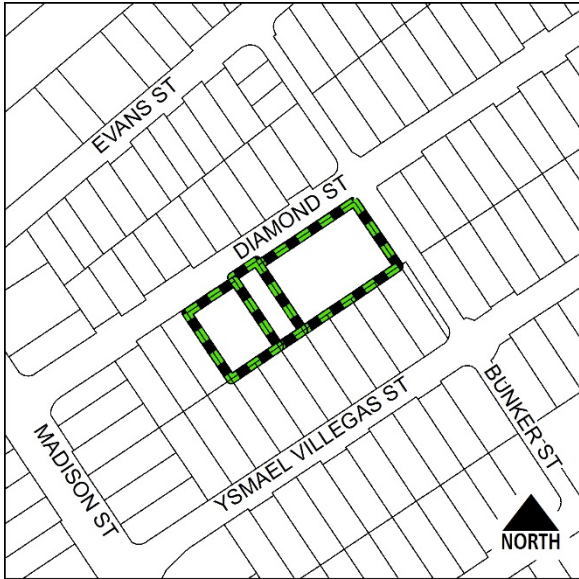




PLANNING COMMISSION HEARING DATE: OCTOBER 31, 2019

AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0627 (Conditional Use Permit) and P17-0628 (Design Review)	
<i>Request</i>	To consider the following entitlements to revise a previously approved Conditional Use Permit (CU-017-823) to permit the expansion of an existing 2,738 square foot church: 1) Revised Conditional Use Permit to permit the construction of a 7,078 square foot chapel and surface parking lot; and 2) Design Review of project plans.	
<i>Applicant</i>	Rhoden D. Skyles of Church Design and Construction	
<i>Project Location</i>	7406, 7414, 7420, 7428, 7434, 7442 and 7450 Diamond Street, situated on the southwest corner of Diamond and Bunker Streets	
<i>APN</i>	230-293-014, 230-293-009, 230-293-015	
<i>Project area</i>	1.10 acres	
<i>Ward</i>	4	
<i>Neighborhood</i>	Casa Blanca	
<i>General Plan Designation</i>	MDR – Medium Density Residential	
<i>Zoning Designation</i>	R-1-7000 –Single Family Residential Zone	
<i>Staff Planner</i>	Judy Egüez, Associate Planner; 951-826-3969, jeguez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P17-0627 (Conditional Use Permit) and P17-0628 (Design Review), based on the findings outlined in the staff report, summarized in the attached findings, and subject to the recommended conditions.

SITE BACKGROUND

The 1.10 acre project site consists of three contiguous parcels located at the southwest corner of Diamond and Bunker Streets (Exhibit 3). The project site is developed with a two-story 2,278 square foot building that includes the Church of God of Prophecy, church offices and classrooms for the Bible Study Tutoring Center, two surface parking lots, 9 spaces and 26 spaces, for a total of 35 parking spaces, and a single-family residence. Access to the site is provided via two two-way driveways on Diamond Street. Surrounding land uses include single-family residences to the north, south, east and west.

On April 5, 1983 the Planning Commission approved a Conditional Use Permit (Planning Case CU-017-823) to permit the expansion of a nonconforming church facility on the subject site. On June 8, 1999 the City Council approved a Conditional Use Permit (Planning Case CU-064-989) to expand the church with a 7,500 square foot sanctuary to replace the existing chapel which was to be converted to a fellowship hall. The applicant did not proceed with the project, and the Conditional Use Permit expired.

PROPOSAL

The applicant is requesting an amendment to the previously approved Conditional Use Permit (CU-017-823) to allow the expansion of a church on the 0.62 parcel located on the southwest corner of Diamond Street and Bunker Street. The proposed project includes construction of a 7,078 square foot, single-story chapel with 110 fixed seats, and reconstruction of the existing 26 space parking lot. The overall number of parking spaces for the church will not change. The proposed project also includes demolition of an existing single family residence to allow for an open gathering area to link the existing church to the new chapel.

The new chapel architecture reflects a modern design with stone accents, overhead metal canopies, and art niches along Diamond Street. The new chapel will take access from an existing two-way driveway on Diamond Street and a new two-way driveway on Bunker Street. The existing 4-foot high combination masonry and wrought iron fence, along the front of the church property, will be continued along Diamond and Bunker Streets. Landscaping along the street frontages will consist of a combination of trees and accent plant material. A 6-foot high decorative masonry wall will be constructed along the south property line, to screen the parking lot from the existing single family residences.

Worship services in the new chapel will be on Sundays between 8:00 a.m. to 12:00 p.m. The existing 2,738 square foot chapel will be converted into a classrooms upon construction of the new chapel. The existing 2,278 square foot office and classroom building will be operated in the same

manner as they are currently. The Bible Study Tutoring Center will continue to operate Monday thru Friday from 6:00 p.m. to 9:00 p.m. and on Sundays during church service hours.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The General Plan 2025 Land Use designation for the site is MDR – Medium Density Residential (Exhibit 4). The proposed project is consistent with the Medium Density Residential Land Use designation and the following Objectives and Policies, and furthers the intent of the General Plan 2025:</p> <p><u>Objective LU-44:</u> Improve the quality and economic viability of Casa Blanca's commercial areas by providing for orderly, distinctive commercial development that keeps within the special character and needs of Casa Blanca.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The proposed project site is zoned R-1-7000 – Single Family Residential Zone, which permits the establishment of an Assembly of People – Non-Entertainment (places of worship) use subject to the granting of a Conditional Use Permit and compliance with Site Location, Operation and Development Standards (Exhibit 5).</p> <p>The proposal is generally consistent with the applicable development standards of the Zoning Code with the exception of a reduced the front yard setback along Bunker Street. The Zoning Code allows for consideration of Modifications to deviate from the development standards. Therefore, the applicant is requesting a Modification to facilitate implementation of this proposed project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Citywide Design & Sign Guidelines</i></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><i>Riverside County Airport Land Use Compatibility Plan</i></p> <p>The proposed project is located in Zone E (Other Airport Environs) of the Riverside Municipal Airport Land Use Compatibility Plan. This zone is identified as having a low safety risk level and a low noise impact level, and contains no restrictions on development. The proposed project was analyzed for consistency with Zone E and staff concluded that the proposed project is consistent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100 – R-1-7000 Single Family Residential Zone</i>					
Standard			Proposed	Consistent	Inconsistent
<i>Lot Requirements</i>	Lot Size	7,000 sq. ft.	27,224 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Width	60 feet	145 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lot Depth	100 feet	196 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Maximum Lot Coverage</i>	30%		20%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Building Height</i>	35 feet		29 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.255 – Assemblies of People – Non-Entertainment</i>					
Standard			Proposed	Consistent	Inconsistent
<i>Setback for Assemblies of People – Non-Entertainment</i>	20 feet from property lines	North (Diamond Street)	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South	57 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		East (Bunker Street)	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		West	77 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading</i>						
Use	Standard	Number of Fixed Seats	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Assemblies of People-Non-Entertainment</i>	1 space/4 fixed seats	110 seats	28 spaces	35 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Total Parking</i>				35 Spaces		

A covenant and agreement for parking and access was recorded on April 11, 1984 to ensure adequate parking is maintained across all lots to be developed by the church.

FINDINGS SUMMARY

Modification

The applicant is requesting a modification to one standard to allow for a reduced setback along Bunker Street. Section 19.410.060 of the Zoning Code allows for the modification of development

standards through the consideration of a Conditional Use Permit. Staff has prepared the following supplemental justifications in support of the modification:

- 1) Bunker Street is a local street that extends three blocks along the side yards of residential lots with no homes fronting onto the street;
- 2) The proposed 10-foot setback provides a consistent streetscape as the existing residence side yards setbacks, ranging from 5 to 10 feet, are located on Bunker Street ; and
- 3) The east side of the building along Bunker Street will not be used as an entrance or exit; the façade has been enhanced with articulation and detailing.

Allowing a reduced front yard setback along Bunker Street will not be detrimental to the surrounding area.

Conditional Use Permit

The existing church has served as a neighborhood church since the 1940's. The proposed church expansion has been designed to minimize any potential impacts on the adjoining residential neighborhood by providing adequate circulation, attractive building design, and high-quality landscaping. For the reasons stated above, Staff supports the Conditional Use Permit.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes an infill development project. The project is consistent with the criteria set forth in Section 15332(a) - (e) as follows:

1. The project is consistent with the applicable General Plan designation of MDR – Medium Density Residential and all applicable General Plan policies as well as with the applicable base zoning designation of R-1-7000 – Single Family Residential Zone;
2. The project occurs within the City Limits on a site of no more than five acres substantially surrounding by urban uses;
3. The project site has no value as habitat for endangered, rare, or threatened species, as depicted in General Plan 2025 Final Programmatic Environmental Report (GP 2025 FPEIR) Figures 5.4-1 (Habitat Areas and Vegetation Communities), 5.4-3 (Stephens' Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservation Plans [HCP]), 5.4-5 (MSHCP Cores and Linkages), 5.4.6 (MSHCP Narrow Endemic Plan Species Survey Areas), 5.4-7 (MSHCP Criteria Area Species Survey Area) and 5.4-8 (MSHCP Burrowing Owl Survey Area); Approval of the project would not result in any significant effects relating to traffic. The Traffic Division of the Public Works Department reviewed the proposed project and did not have any concerns as the proposed project does not generate over 100 peak trips.
4. Approval of the project would also not result in any significant effects relating to noise or water quality. Compliance with construction hour limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code will ensure noise, associated with this project, does not result in significant effects. A Preliminary Water Quality Management Plan was prepared and approved for the project.; and
The site can be adequately served by all required utilities and public services, including water and electric services provided by Riverside Public Utilities, natural gas with SoCal Gas, sewer and storm water conveyances with the City of Riverside Public Works Department and emergency services by the City of Riverside Police and Fire Departments.

Staff has determined that the proposed project requires no further environmental review, and will not have a significant effect on the environment

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Preliminary Grading Plan, Landscape Plans, Floor Plans, Elevations)
7. Applicant Prepared Modification Request
8. Existing Site Photos

Prepared by: Judy Egüez

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P17-0627** (Conditional Use Permit)
 P17-0628 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.762

- a. The proposed project is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts.
- b. The proposed 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 because this use would be consistent with surrounding uses and the uses does not have operational characteristics that would prove detrimental or injurious to the environment or to the property or improvements within the area.
- c. 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 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P17-0627 (Conditional Use Permit)

P17-0628 (Design Review)

• **Planning**

1. All applicable conditions of approval of Planning Case CU-017-823 (Conditional Use Permit) shall apply.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the site plan and floor plan on file with this case except for any specific modifications that may be required by these conditions of approval.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and plans, will be required prior to sign permit issuance.

During Business Operations:

4. 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.
5. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.

Prior to Grading Permit Issuance:

6. 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:

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 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. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Replace ground cover in disturbed areas immediately after construction;
 - g. Keep disturbed/loose soil moist at all times; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
9. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
10. 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:

11. **Staff Required Wall/Fence Conditions:** Revise the submitted site plan such that the plans provided for building permit plan check incorporates the following changes:
 - a. The screen wall located along the southern property line shall be a maximum of 6 feet in height and constructed of decorative masonry block, with a decorative cap; and
 - b. The combination wall/fence along Diamond and Bunker Streets shall be a maximum of 4-feet high and match the existing combination wall/fence in front of the existing church.
12. **Staff Required Elevation Conditions:** Should there be modifications to the proposed art, located along the north façade, such modifications shall be approved by the Planning Division.
13. Landscape and Irrigation Plans shall be submitted for Design Review approval. Separate applications and filing fees are required. Design modifications may be required as deemed necessary. Landscape and Irrigation Plans shall be revised to include the following:
 - a. Plantings within the landscape setback shall be designed for partial screening of vehicles to a minimum height of three-feet, measured from the finished grade of the parking lot;
 - b. One tree is required for every four parking spaces;
 - c. The water quality basins shall be planted, to the satisfaction of staff;
 - d. Ground mounted equipment, including but not limited to backflow and FDC devices shall be adequately screened with landscaping, to the satisfaction of staff; and
 - e. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it.

14. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
15. 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.
16. **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 right-of-ways. 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:

17. 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.
18. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities:

19. 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

20. There shall be a 24-month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission.
21. 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.
22. The applicant is advised that the business or use for which this Conditional Use Permit is granted cannot be legally conducted until all conditions of approval have been completed to the satisfaction of the Community & Economic Development Department, Planning Division and as approved by the Planning Commission. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
23. 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.
24. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
25. Plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

• Public Works

Conditions to be fulfilled prior to case finalization unless otherwise noted:

26. Deed for widening Diamond Street along frontage of APN 230-293-009 to 30' from monument centerline to Public Works specifications.
27. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
28. Installation of sewer laterals to serve new construction. If existing lateral to be utilized video inspection prior to connection required.
29. Installation of curb and gutter at 8 feet from existing edge of pavement, sidewalk and matching paving on Bunker Street to Public Works specifications. Cash in lieu of construction of these improvements may be accepted at City discretion.
30. Closure of unused driveways to Public Works specifications.
31. Size, number and location of driveways to Public Works specifications.
32. Trash Enclosure per City Standards.

33. 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.

34. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
- a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
35. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
36. 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.
37. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

- b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

- 38. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

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

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

- 39. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.

An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.

- 40. 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.

- 41. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

- 42. Construction plans shall be submitted and permitted prior to construction.

- 43. Fire Department access shall be maintained during all phases of construction.

- 44. The minimum required fire hydrant water flow for this project is 1,000 gpm at 20 psi. The existing water main on Diamond shall be upgraded per Riverside Public Utilities – Water to provide the required flow. **An Alternate Means and Methods was submitted and approved to omit the required fire flow for non-combustible construction and a fire alarm system in addition to the required fire sprinkler system.**

- **Public Utilities – Water**

- 45. If required fire flow cannot be met from the existing water system, prior to Building Permit Approval, Applicant shall submit a water improvement plan to construct an 8-inch waterline in Diamond Street from Madison Avenue to Bunker Street.

- 46. Prior to Water Plan Approval, Applicant shall provide a Faithful Performance and Labor and Materials surety in accordance with the City of Riverside Public Utilities Water Rules.

- **Parks, Recreation & Community Services**

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