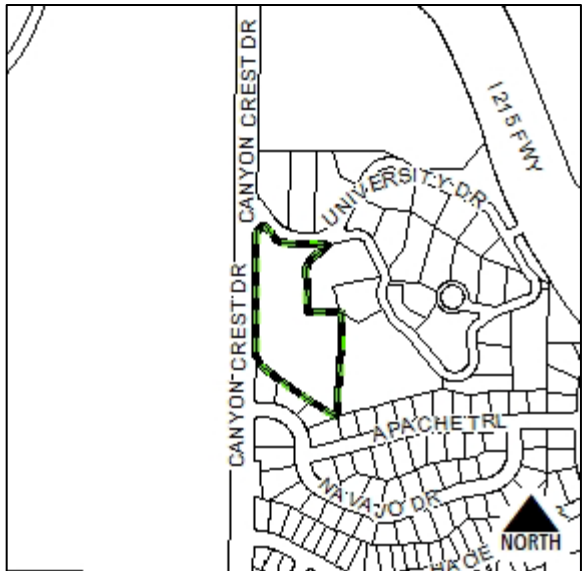




PLANNING COMMISSION HEARING DATE: APRIL 29, 2021

AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Number	PR-2020-000144 (Conditional Use Permit and Design Review)	
Request	To consider the following entitlements to permit the expansion of the existing St. Andrew Orthodox Christian Church: 1) Revise Conditional Use Permit (P08-0046) to permit the addition of a 6,116 square foot church hall and a 4,104 square foot administration building, and to demolish and reconstruct a portion of the west parking lot; and 2) Design Review of project plans.	
Applicant	Christopher Kassaseya of St. Andrew Orthodox Christian Church	
Project Location	4700 Canyon Crest Drive, situated on the east side of Canyon Crest Drive between University Drive and Navajo Drive	
APN	253-172-025	
Project Area	4.52 acres	
Ward	2	
Neighborhood	Canyon Crest	
Specific Plan	N/A	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-8500-RP – Single-Family Residential and Residential Protection Overlay Zones	
Staff Planner	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 Section 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 Case PR-2020-000144 (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 4.52-acre property is developed with the St. Andrew Orthodox Christian Church consisting of a 5,287 square foot fellowship hall on the north portion of the parcel and a 9,655 square foot temple building on the south portion of the parcel. Two modular buildings, consisting of 720 square feet and 280 square feet, are located on the east side of the existing fellowship hall. Following is a summary of the entitlements for the site:

- December 14, 1999 – The City Council approved a Conditional Use Permit (CU-22-990) to permit the church complex to be constructed in three phases. Only Phase 1, consisting of the fellowship hall, was constructed in 2002;
- August 12, 2008 – The City Council approved a revised Conditional Use Permit (P08-0046) and Design Review (P08-0239) to permit the construction of the existing temple building; and
- March 24, 2015 – The Zoning Administrator approved a Minor Conditional Use Permit (P14-0435) and Design Review (P14-0596) to permit two temporary modular buildings to accommodate administrative offices and Sunday school for up to 5 years, a Phiale (gazebo), and perimeter fencing. The perimeter fencing was constructed, the modular buildings have remained on the site, but the Phiale was never constructed.

A tenant improvement permit (BP-2021-05861) is currently under review to convert the existing fellowship hall into Sunday School classrooms.

Surrounding land uses include single-family residences to the north, south, east and a citrus grove and a large detention pond to the west, across Canyon Crest Drive (Exhibit 3).

PROPOSAL

The applicant is requesting a revision to a previously approved Conditional Use Permit (P08-0046) to permit a phased expansion of St. Andrew Orthodox Christian Church. Design Review is also part of this request for the site design and building elevations. Following is a summary of each proposed Phase:

- **Phase I (Construction anticipated to begin 2021 and completed in 2022)**
Phase 1 includes the construction of a 6,116 square foot fellowship hall southeast of the existing fellowship hall. The existing fellowship hall will be converted to Sunday School classrooms that currently take place in the temporary modular buildings identified as "Trailer-1" and "Trailer-2". Trailer-1 will be converted to a temporary construction office during the construction of Phase 1. Trailer-2 will be relocated to the southeast parking lot to be used as Sunday School classrooms until the conversion of the existing Fellowship Hall into classrooms is completed. Both trailers will be removed upon completion of Phase 1.

Phase 1 also includes construction of a 34-space parking lot along the west property line, adjacent to Canyon Crest Drive, and west of the fellowship hall. The new parking lot will

be screened by a variety of shrubs and trees within a 15-foot wide landscape setback along Canyon Crest Drive.

- **Phase 1A (Construction anticipated to begin 2025 and completed in 2031)**

Phase 1A includes the addition of 4,104 square foot administration building attached to the south side of the new fellowship hall, and construction of a 20 foot, 9-inch-high Phiale (gazebo) within the center of the traffic circle.

The site will be served by a total of 193 parking spaces with access from existing driveways along Canyon Crest Drive. A driveway located along University Drive provides access to 10 of the parking spaces.

The proposed elevations will be compatible with the existing church structures and reflect a classic Byzantine style with elements such a clay tile roof, a light-colored plaster finish, and the traditional dome on a square base.

The church will continue to operate Tuesday through Friday from 4:00 p.m. to 8:00 p.m. and Saturday and Sunday from 8:00 a.m. to 2:00 p.m. Sunday school will continue to be provided during regular service hours. The church will also be open for special services such as weddings, funerals, organizational meetings, and bible study.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<u>General Plan 2025</u> <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-42:</u> Maintain the diverse and lively character of Canyon Crest's residential and commercial areas.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Zoning Code Land Use Consistency (Title 19)</u> <p>The project site is zoned R-1-8500-RP – Single-Family Residential and Residential Protection Overlay Zones, which permits the establishment of an Assembly of People Non-Entertainment use (places of worship) subject to a Conditional Use Permit being granted and compliance with the Site Location, Operation and Development Standards (Exhibit 5).</p> <p>The proposal is generally consistent with the applicable development standards of the Zoning Code except for a reduced rear yard setback. The proposed Administration Building, as part of Phase 1A, encroaches 1-foot, 1-inch in to the required 20-foot setback. The Zoning Code allows for consideration of Modifications to deviate from the development standards. The applicant is requesting a Modification to facilitate the proposed project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
Compliance with Citywide Design & Sign Guidelines <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"/>
Riverside County Airport Land Use Compatibility Plan <p>The project is located in Zone E (Other Airport Environs) of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). This zone is identified as having a low safety risk level and a low noise impact level and contains no restrictions on development. The 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

Chapter 19.100 – R-1-8500 – Single Family Residential Zone				
Standard		Proposed	Consistent	Inconsistent
Maximum Lot Coverage	35 percent	12.8%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	35 feet	Top of Dome: 27 feet, 7 inches Top of Cross: 31 feet, 8.25 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.255 – Assemblies of People – Non-Entertainment				
Standard		Proposed	Consistent	Inconsistent
Setback for Assemblies of People – Non-Entertainment	North (University Drive) – 20 feet	134 feet, 11-inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	South – 20 feet	341 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	East – 20 feet	18 feet, 11 inches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	West (Canyon Crest Drive) – 20 feet	115 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading					
Use	Standard	Parking Required	Parking Provided	Consistent	Inconsistent
Assemblies of People-Non-Entertainment	Main Assembly Area/Non-fixed seats: 4,639 square feet – 1 space/30 square feet of floor area in the main assembly area for non-fixed seats	155 spaces	193 spaces (34 new spaces and 159 existing spaces)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Modification of Development Standards

The applicant is requesting a modification to a development standard, to allow for a reduced setback along the rear property line. 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) The 1-foot, 1-inch encroachment of the proposed administration building into the required 20-foot setback will not be readily perceived. Allowing the building to encroach into the setback will reduce the need for construction of a separate retaining wall to retain 3 feet of an approximate 10-foot high slope immediately to the east;
- 2) The existing residence located on the adjacent parcel to the east of the proposed administration building will not be impacted by the encroachment into the setback as there will be a 113 foot horizontal separation between structures and a difference in elevation grade of approximately 46 feet; and
- 3) The encroachment of the proposed administration building into the required 20-foot setback will not generate excessive noise or disturb the adjacent residence to the east, as the activities proposed in the building will be low impact.

Allowing a reduced rear yard setback along the east property line will not be detrimental to the surrounding area.

Conditional Use Permit

St. Andrew Orthodox Christian Church has served the region since 2002. The proposed project has been designed to minimize any potential impacts on the adjoining residential neighborhood by providing adequate circulation, attractive building design, and high-quality landscaping. The proposed project will not have substantial adverse effects on the surrounding properties or uses. The proposed project complies with the development standards established for a Church.

ENVIRONMENTAL REVIEW

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Floor Plans, Building Elevations, Color and Material Sample Board, Conceptual Landscape Plan, Preliminary Grading Plan)
7. Existing Site Photos

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Candice Assadzadeh, Senior Planner and Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: **PR-2020-000144** (Conditional Use Permit and Design Review)

A. Conditional Use Permit Findings Pursuant to Chapter 19.760.040

1. 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;
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 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **PR-2020-000144** (Conditional Use Permit, Design Review)

Case Specific

Planning

1. All applicable conditions of approval of Planning Case P08-0046 (Conditional Use Permit) shall apply.
2. **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

3. 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.
4. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.

Prior to Grading Permit Issuance:

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 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:

6. 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.

7. 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. 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.
8. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
9. 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:

10. 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 every four parking spaces;
 - c. The water quality basins shall be planted with diverse plantings, 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.
11. 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.

12. 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.
13. 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:

14. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport or urban pollutants, and flooding.
15. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities:

16. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner to schedule the final inspection at least one week prior to needing the release of utilities.

Prior to Issuance of Certificate of Occupancy:

17. Prior to the issuance of a Certificate of Occupancy for the new fellowship hall, the modular buildings identified as "Trailer-1" and "Trailer-2" on the plans shall be removed from the site.

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. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
20. The Conditional Use Permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
21. The Applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
22. This permit is issued based upon the business operations plan and information submitted by the Applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. The Applicant 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.
23. 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.
24. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
25. 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.
26. 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.
27. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Public Works

28. 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.

29. 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.
30. 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.
31. 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.
32. 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.
- 33. PROTECT IN PLACE existing Street Trees in public right-of-way along Canyon Crest Drive 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 replaced with 24" box size trees to match existing. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

Fire Department

- 34. The fire department emergency access and on any on existing on-site fire hydrants shall be maintained as required by the Riverside Fire Department minimum requirements.
- 35. A fire riser can be accessible from the exterior or interior of the building. If the fire sprinkler riser is enclosed in a closet, 3 feet clearance around the riser shall be provided and the exterior of the door is identified with signage "FIRE RISER".
- 36. 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.

Note - 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.

- 37. New buildings - 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.

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.

- 38. 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.
- 39. 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.
- 40. Comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).

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. Existing hedge located around the Fire Department connection, PIV, and backflow shall be removed to the Fire Departments satisfaction to avoid obstruction from accessing equipment.

Parks, Recreation & Community Services

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