

## **CONDITIONS OF APPROVAL**

**MEETING DATE:** January 13, 2015

**TITLE:** Calvary Church Desert Hot Springs

**CASE NO:** Conditional Use Permit 02-14

**PREPARED BY:** Alexander P. Meyerhoff, AICP  
Director of Community Development

### **Administrative Conditions:**

1. The applicant may request an extension of time for Conditional Use Permit Number 02-14 per the City's Zoning Ordinance Sections 17.76.090. Upon filing a time extension(s) at least 30 (thirty) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed twelve (12) months.
2. Applicant/Developer shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the Applicant/Developer and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.
3. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.
4. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments unless otherwise identified herein. A Temporary Certificate of Occupancy (TCO) may be issued for

a specific time period if a significant amount of issues have been resolved and there remain only minor issues that do not pose a threat to health & safety.

5. The development of the Project on the Project Site shall be in substantial compliance with the exhibits contained in the project file for Calvary Chapel Desert Hot Springs, Conditional Use Permit 02-14, as shown in Exhibit A, attached hereto and incorporated herein by this reference.
6. The building/site, landscaping, and perimeter walls shall be maintained in good condition throughout the life of this permit.
7. All bollards on sight shall be decorative with a cap and be perpendicular to the surface.
8. Within fifteen (15) days of final approval by the City Council, the Applicant/Developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements <Insert Project Numbers> shall be deemed to have elapsed if compliance with this condition has not been undertaken within the specified time limits.
9. A scanned copy of the signed Conditions of Approval shall be included in the Building Construction Plans submitted for plan check.
10. The Applicant/Developer shall pay all established service, permit, impact, public art, and other applicable fees required by the City.

Note: The Transportation Unified Mitigation Fee is collected by the City of Desert Hot Springs on behalf of the Coachella Valley Association of Governments. Questions on the calculation of this fee should be addressed to them at **(760) 346-1127**. The School District Fees are imposed by the Palm Springs Unified School District and questions should be addressed to them at **(760) 416-6159**.

11. The Applicant/Developer shall deliver within 5 (five) working days to the Community Development Department a cashier's check, money order, or other acceptable form of payment made payable to "Riverside County" in the amount to enable the City to file a Notice of Exemption required pursuant to California Code of Regulations Section 15075. Any additional fees that may be attributed to the required filing of environmental documents shall be paid by the Applicant/Developer.

**Planning Conditions:**

12. The Applicant/Developer shall maintain the Project Site after the start of construction and until the Project is completed, free of weeds, debris, trash or any other offensive, unhealthful and dangerous material. If after five (5) days notice by certified mail, the Applicant/Developer does not comply with the before mentioned criterion, the City may either cancel building or grading permits and/or enter the Project Site with City staff and remove all subject violations, bill the Applicant/Developer and/or put a lien on the Project Site.
13. The use of rolled concrete on any exterior walls or trash enclosures is specifically prohibited.
14. Applicant/Developer shall construct a trash enclosure in location per the approved Site Plan. The trash enclosure shall be subject to the following:
  - a. Enclosure shall be constructed of masonry block or concrete on a concrete pad. Gravel, compacted soil, or asphalt are not permitted for pad.
  - b. Two metal gates or similar material painted to match the building and positioned to swing clear of the enclosure's front width.
  - c. Gate pins shall be installed to hold gates open for integrity and safety
  - d. The enclosure shall be designed to allow walk in access without having to open the service gate.
  - e. A stress concrete apron shall extend a maximum of 13 feet from the trash enclosure pad the width of the enclosure opening to prevent damage to the asphalt paving caused by receptacle impact.
  - f. The trash enclosure base shall be 6-inches of concrete over 2-inches aggregated base rock or the builder shall provide evidence that construction are engineered to withstand up to 20,000 lbs of direct force from a single truck axle.
  - g. The trash enclosure shall have a trellis above the gates and enclosure to prevent unauthorized trash dumping into the bins. Said trellis shall be made of steel <or wood> and painted to match the building trim colors to accentuate the enclosure.

- h. Each trash enclosure shall be properly maintained.
  - i. The walls of the trash enclosure shall have a decorative cap.
- 15. Outdoor storage of equipment and/or merchandise must satisfy all screening requirements of Sections 17.12.320 of the Desert Hot Springs Municipal Code.
- 16. Outdoor sales are prohibited unless the applicant has a Temporary Use Permit approved subject to the provisions of Section 17.136 of the Desert Hot Springs Municipal Code.
- 17. All new breaker boxes, fire sprinkler risers, and utility conduits shall be interior to the building.

**Landscaping:**

- 18. The applicant shall prepare a Final Landscape Construction and Irrigation Plan that is prepared by a licensed landscape architect subject to the following:
  - a. Approval from the Planning Department
  - b. Approval from Mission Springs Water District
  - c. A plant landscape legend, including a specific symbol for each plant species used, size (i.e., caliper, gallon, box, or brown trunk height, and/or quantity) and whether it is deciduous or evergreen.
  - d. Provide the total percentage of evergreen trees of all trees not including palm trees as evergreen.
  - e. Clear indication where landscaping will be used to screen mechanical, electrical, and irrigation equipment.
  - f. A detail showing planter design adjacent to walkways and driveways that is designed to prevent soil and/or decomposed granite from flowing onto walkways and driveways. There shall be a minimum two-inch vertical separation between the pavement and the soil.
  - g. Plant and tree installation and staking details.
  - h. Details on how vines will be attached to the structural elements.
- 19. Site landscaping shall comply with the City Guidelines and Water

Conservation policies regardless of whether the items are illustrated on the Construction Landscape Plans:

- a. Plants and trees shall be primarily of drought tolerant species compatible with the desert environment.
  - b. Projects shall minimize the use of turf.
  - c. At least fifty percent (50%) of the trees shall be evergreen species.
  - d. All trees in parking lots shall be centered between parking spaces to provide optimal shading.
  - e. All single trunk trees shall be double staked and multi-trunk trees shall be staked appropriate to the species of tree.
  - f. Arbor guards shall be installed around trees in turf areas.
  - g. Projects located along major arterials and/or streets shall comply with the street tree requirements of the Design Guidelines.
  - h. Planter areas shall be surrounded by a concrete mow strip or other hard surface.
  - i. All ground-mounted equipment, such as mechanical, electrical, and irrigation equipment (backflow preventers), shall be located within a landscape planter. This equipment shall not be located within a turf area and shall not be visible from public view.
  - j. Any drain that terminates in a planter shall have a splash guard.
  - k. The site shall have a maximum of twenty-five percent (25%) fifteen (15) gallon trees and all other trees shall be thirty-six (36) inch box or greater.
  - l. All trees twenty-four (24) inch box or greater shall be verified as to size by the project planner who shall ensure that each tree has diameter of three (3) inches five (5) inches from the ground level. It is the responsibility of the contractor and/or Applicant to make an appointment with the project planner to conduct this verification.
20. Parking spaces adjacent to any planter shall have a width totaling eleven (11) feet, or the landscape finger or planter curb be an extra foot wide to protect the landscaping.

21. All redwood headers are specifically prohibited from use on the project site.
22. All irrigation lines shall be located below ground with no surface exposure.
23. All mechanical equipment, either roof or ground mounted, and shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building.
24. Applicant/Developer shall annex to Community Facilities District No. 2010-1 for the maintenance of:
  - a. Street medians
  - b. Landscape/Hardscape
  - c. Streetlights
  - d. Drainage Basins / Storm Drain Facilities

Prior to the issuance of a certificate of occupancy and/or recordation of a Parcel Merger whichever occurs first.

**Graffiti:**

25. The Applicant/Developer shall keep the Project Site, clear of graffiti vandalism at all times. The Applicant/Developer shall contact the City's Graffiti Hot Line at 888-562-3822 within 48 hours of discovering the graffiti vandalism.
26. The Applicant/Developer and/or successor(s) shall apply (and maintain) a protective coating or graffiti resistant materials acceptable to the City's Public Works and/or Community Development Department, to provide for the effective and expeditious removal of graffiti on all exterior building elevations and/or project walls and/or replacement of defaced screening panels.
27. In the event there is a change in the name, address or telephone number of the responsible person(s), firm or company, the Applicant/Developer or successor shall notify the City within 48 hours, in writing, of the change and provide the City with the current contact information of responsible person(s), firm or company.
28. The Applicant/Developer and/or successor(s) in interest shall be responsible for the removal of any graffiti vandalism from the project site (exterior building surfaces and/or exterior walls/fences) within 48-

hour after discovering the graffiti vandalism or receipt of notice from the City of the same. The Applicant/Developer shall contact the City's Graffiti Hot Line at 888-562-3822 within 48 hours of discovering the graffiti vandalism.

29. The Applicant/Developer and/or successor(s) in interest hereby agrees to allow the City and/or its agents to enter the property for the purpose of removing or painting over graffiti vandalism, if the Applicant/Developer and/or successor(s) in interest fail to remove the reported graffiti vandalism within the 48 hours of discovering the graffiti or receipt of notice from the City.
30. In the event that Applicant/Developer and/or successor(s) in interest, fail to remove the graffiti vandalism within 48 hours, requiring the City and/or its agents to enter the Project Site for the purpose of removing or painting over graffiti vandalism the Applicant/Developer and/or successor(s) in interest shall release the City and/or its agents from any liability for property damage or personal injury. And shall reimburse to the City all costs associated with the removal of the graffiti vandalism.
31. The Applicant/Developer and/or successor(s) in interest shall include the aforementioned authorizations to enter the Project Site for the purpose of removing or painting over graffiti vandalism as part of authorization agreement to the satisfaction of the Community Development Department and the approval of the City Attorney, as to form.
32. The Applicant/Developer and/or successor(s) in interest shall, to the extent feasible, have designed a building structure visible from any public or quasi-public place in such a manner to consider prevention of graffiti, including, but not limited to the following:
  - a. Use of additional lighting;
  - b. Use of non-solid fencing;
  - c. Use of landscaping designed to cover large expansive walls such as ivy or similar clinging vegetation; or
  - d. Use of architectural design to break up long, continuous wall or solid areas.

**Lighting:**

33. The Applicant shall submit an exterior Lighting Plan in compliance with

all relevant sections of the DHSMC, include a photometric analysis, to the City Planner for review and approval prior to issuance of a building permit. The Lighting Plan shall also identify the following:

- a. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the Project Site, and shall be directed downward and away from adjoining properties and the public right-of-way.
  - b. All lighting outdoor lighting including fixture shall direct lighting downward.
  - c. The type of fixtures, including height, material, and color.
  - d. The total height of all freestanding lighting fixtures shall not exceed 18 feet.
  - e. That all concrete fixture bases will have a decorative finish. At a minimum, a trowel finish shall be provided.
  - f. That the bolts connecting the light fixture to the base shall be covered.
34. Applicant/Developer shall apply for a separate permit for any proposed signage, in accordance with the provisions of the City's Municipal Code.
35. Applicant/Developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
36. Lighting shall provide face recognition at 100 feet.
37. The Planning and/or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.
38. Secluded or hidden interior corridors are strongly discouraged by the Planning and Police Departments. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.

**Signs:**

39. The applicant shall submit a Sign Permit for any new signage to be approved by the Planning Department to include the following:



- a. All signage for in-line tenants shall be channel letters.
  - b. No sign shall have exposed raceways or conduits.
  - c. All signage shall comply with the Desert Hot Springs Municipal Code.
  - d. All signs that are removed shall be painted and patched immediately.
40. All signs shall be Underwriters Laboratories approved or the equivalent.

**Engineering Department :**

**General Engineering:**

41. Applicant shall provide evidence from the adjacent owner on the East that the existing driveway may extend on to the adjacent parcel and be used for ingress and egress to the site.
42. The Applicant/Developer is required to construct all transition and missing links between existing and proposed improvements.
43. All overhead utilities are being undergrounded as part of a City Underground District. The owner shall make arrangements to receive underground service for the existing parking lot light at the north edge of the property.
44. Applicant/Developer shall file an improvement agreement with the engineering Department with security to guarantee completion of public improvements as follows:
- a. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements, including bonding requirements for grading as outlined in the Municipal Code.
  - b. A labor and material security to cover up to 50% of the total estimated cost of all required improvements.
  - c. A monumentation security in an amount stipulated by the City Engineer to cover the cost of placing lot corners and other related monuments.
  - d. If the required project improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the

Applicant/Developer by an amount corresponding to the amount of the security furnished by the contractor.

- e. Notwithstanding the above, the Applicant/Developer may satisfy the requirement for security of certain improvements by providing proof that same has been posted with another public agency subject to the approval of the City Engineer.
45. Security may be one of the following types subject to the approval of the City Engineer and City Attorney as to form:
- a. Bonds - All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in California, together with an acceptable policy holder's rating. The bond(s) shall contain the nearest street address of the institution providing the bond(s).
  - b. Cash Deposits - In lieu of the faithful performance and labor and material bonds, the developer may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.
    - i. Disbursements from cash deposits shall be made in compliance with a separate agreement between the developer and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the City Engineer.
46. All improvement agreements shall be approved by the City Council and the City Attorney.
47. The applicant shall provide an Ingress/Egress Agreement to ensure legal access to the site.

**Street Improvement:**

48. The Applicant/Developer shall provide an Irrevocable Offer of Dedication for 5 feet on the northern portion of the property to comply with the General Plan designation for Pierson Blvd. as a minor arterial, 110 foot right of way. The right of way would be accepted only at such time as Pierson Blvd. is widened.
49. Prior to the installation of any improvements in the public right-of-way (ROW), an encroachment permit shall be obtained from the City Public

Works Department.

50. There shall be no encroachment into public rights of way for construction trailers, equipment, trash bins, portable toilets, or materials; all of which shall be kept on-site. Construction access to the site shall be by an approved driveway, entry, or curb cut; no asphalt ramps or curb jumping is permitted.
51. At no time shall any adjacent streets for the project be allowed to be used for construction staging, storage or other such construction related activities. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at his own expense, as directed by the Public Works Director.
52. The Applicant/Developer shall remove the existing sign and angled wall which extends into the City right of way.
53. If the Applicant/Developer does not have ingress and egress approval from the adjacent property owner, then the access driveway shall be removed and constructed per City of Desert Hot Springs Standard No. 210.

**Police Department:**

54. The Applicant/Developer shall comply with all applicable federal, state and City laws and regulations.
55. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
56. Every area of the proposed development must be visible either from the street or from the structure. Unavoidable dead spaces or hidden/secluded areas require additional mitigating measures which may include increased lighting, hostile landscaping, security surveillance cameras, perimeter fencing and/or security gates, on-site security guards or other mitigating measures deemed appropriate by the Police Department.
57. Applicant/Developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
58. Lighting shall provide face recognition at 100 feet.

59. The Police Department may require additional lighting to prevent unintended dark spots prior to final occupancy.
60. Secluded or hidden interior corridors are strongly discouraged by the Police Department. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.

**Fire Department:**

61. Applicant/Developer shall provide a water system capable of delivering a minimum fire flow of 1,500 gallons per minute for 2 hours duration at twenty (20) pounds per square inch (PSI) residual operating pressure, which must be available before any combustible material is placed on the construction site.
62. The project site shall contain on-site fire hydrants that are accessible and must not to exceed 500 feet apart in any direction to be approved by the Fire Department.
63. No portion of any building shall be located more than feet 250 from a fire hydrant.
64. Blue dot retro-reflectors pavement markers on private, public streets and driveways shall be installed to indicate locations of all fire hydrants associated with the project.
65. Driveway loops, fire apparatus access lanes and entrance curb radius shall be designed to adequately allow access of emergency fire vehicles. The Applicant/Developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.
66. The Applicant/Owner shall install Knox Boxes as approved by the Fire Department subject to the following:
  - a. On Structures the Knox Box shall be installed next to the Fire Department access door and be flush with the building.
  - b. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring.

- c. Any gate to a building or residential neighborhood shall have an emergency access from a Knox keyed device, as approved by the Fire Department.
  - d. Required order forms and installation standards may be obtained at the Fire Department Headquarters at 77933 Las Montanas Road, #2, Palm Desert, CA 92211 or City Hall
67. Applicant/Developer shall display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of twelve (12) inches in height except for building(s) greater than twenty-five (25) feet in height which shall have a minimum letter height of twenty-four (24) inches. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.
68. The Applicant/Developer shall submit three (3) sets of construction drawings to the Riverside County Fire Department Headquarters located at 77933 Las Montana's Road, #2, Palm Desert CA 92211 for review and approval prior to issuance of any permits. Construction drawings shall demonstrate Project adherence to all provisions of the currently adopted 2013 California Fire Code.
69. Applicant/Developer shall install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or seventy-five (75) feet of travel distance. Fire extinguishers shall be mounted three and a half (3.5) to five (5) feet above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.
70. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 California Building Code. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.
71. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.
72. Fire Equipment such as electrical room doors, FACP, fire riser, roof access shall be labeled by the Applicant/Developer and be approved by the Fire Department.
73. Access shall be provided to all mechanical equipment located on the roof as per the 2013 California Mechanical Code.

74. Air handling systems supplying air in excess of 2000 cubic feet per minute to enclosed spaces within buildings shall be equipped with an automatic shut off as per the 2013 California Mechanical Code.
75. All designated "Fire Lanes" within a project site shall have a minimum twenty (20) foot width with red curbs and appropriate signage as determined by the City Fire Marshal.
76. Any fire appliance or device shall have street curbs painted red a distance of fifteen (15) feet from center on both sides of the device for a total of thirty (30) feet of continuously painted surface.
77. All buildings shall have at least two sides accessible to Fire Department equipment and have an access route approved by the City Fire Marshal.
78. Fire Department approval is required prior to the issuance of any Certificate of Occupancy.

**Mission Springs Water District:**

**Water Service:**

79. The Applicant/Developer shall comply with all rules, laws, ordinances, and regulations of the Mission Springs Water District at the time of application for water service.
80. In accordance with MSWD's Water Service Ordinance the water service shall require the installation of a backflow prevention assembly per MSWD Standards and Specifications at the expense of the Applicant/Developer.
81. The Applicant/Developer shall apply for water service and submit payment for all MSWD's fees, charges, and deposits. Fees shall be based on the meter size, (i.e., domestic 2" water connection fee is \$23,201.00 + 2" meter installation fee of \$2,110.00. Irrigation meter ¾" Water Connection Fee is \$4,353.00, and meter installation fee \$975.00). All fees are subject to change due to the actual time of application for services from the MSWD.
82. Per the preliminary landscape plan, a dedicated irrigation meter shall be required due to the square footage of the landscaped area.
83. Installation of a fire line service may be required per Riverside County Fire Department. Should this be the case, MSWD Standards require a

double check detector assembly (DCDA) as the minimum requirement at the point of connection and shall be shown on water improvement plans. The design engineer shall submit hydraulic calculations to the MSWD indicating the availability of the required fire flows as determined by the Riverside County Fire Marshal. These requirements shall also conform to the District's maximum velocity rates as described in MSWD's Developer Design Guidelines.

84. MSWD requires having all of its public facilities in the public right-of-way. Recorded and dedicated easements (per final map dedication and approvals) shall also be required for final design approval (as applicable).
85. The Applicant/Developer shall comply with all the District standards and conditions and have final approval of all design plans by the District Engineer or his/her designee, and the District General Manager.
86. The Applicant/Developer shall comply with all rules, laws, ordinances, and regulations of the MSWD at the time of application for sewer service.

**Sewer Service:**

87. Provide a <insert sewer lateral size> to the existing sewer and show on the sewer improvement plans for MSWD to plan check and approve.
88. Applicant/Developer shall complete an application for sewer service with payment of all applicable fees, charges and deposits at the time of application (i.e., multi-family, residential, commercial sewer connection fees per current MSWD fee schedules).
89. Applicant/Developer shall comply with all Sewer Ordinances and the Rules and Regulations per Ordinance 2008-02 Section 3.01 and 8.04 (as amended by 2009-02 Sections 7.01 to 7.20). As applicable, this will also ensure that the Applicant/Developer complies with the Fats, Oils, and Grease Program (FOG).
90. Applicant/Developer shall provide permanent access to all public sewer facilities. This includes all easements, right of ways, and point of access to these facilities as applicable.
91. Applicant/Developer shall comply with all the District standards and conditions and have final approval of all sewer design plans by the District Engineer or his/her designee, and the District General Manager.

92. The Applicant/Developer shall complete an application for sewer service with payment of all fees, charges and deposits at the time of application (i.e., multi-family, residential, commercial sewer connection fees per current MSWD fee schedules).

### **Building Department**

93. Project shall comply with the 2014 California Building Standards Code (Title 24, California Code of Regulations) and other adopted City Ordinances which include the following:
  - a. CA Building Code
  - b. CA Plumbing Code
  - c. CA Mechanical Code
  - d. CA Electrical Code
  - e. CA Fire Code
  - f. CA Green Building Standards Code
  - g. CA Energy Code
94. As applicable, automatic fire sprinkler systems shall be installed in all new construction as per Chapter 9 of the California Building code and per City Ordinance. Design and type of system shall be based upon the requirements of the California Building Code, the California Fire Code and the requirements of the Fire Department.
95. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
96. All property lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

### **Signs:**

97. All signs shall be Underwriters Laboratories approved or the equivalent.
98. Permits issued by the Building Department are required prior to the removal and/or demolition of structures.



99. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
100. Prior to any building inspection, the following information shall be submitted to the Building Department:
- a. A Pad Certification from the civil engineer of record that certifies the pad elevation is consistent with the approved grading plan;
  - b. A Form Certification from the civil engineer of record that certifies the building concrete forms have been placed to conform with the required setbacks as per the approved site/grading plan; and
  - c. A compaction Report from a geotechnical testing firm that certifies the site has been compacted to comply with the approved soils/geotechnical report.
101. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.