

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YORBA LINDA APPROVING CONDITIONAL USE PERMIT 2024-30 – THE CHURCH IN YORBA LINDA, WITH CONDITIONS

WHEREAS, an application for Conditional Use Permit 2024-30 was made by K.C. Chang on behalf of The Church in Yorba Linda, 3812 Rose Drive, California 92886, to construct and operate a 14,801 square-foot religious facility, inclusive of a 1,651 square-foot sanctuary/assembly area, 7 classrooms, 2 dining area and kitchen, 2 office/conference rooms, restrooms, storage areas, and a caretaker's unit, along with associated parking and landscaping improvements, for the vacant 1.08-acre parcel located at the northeast corner of Imperial Highway and Los Angeles Street, and,

WHEREAS, notice of a public hearing of the Planning Commission of the City of Yorba Linda concerning Conditional Use Permit 2024-30 was given in accordance with applicable law; and,

WHEREAS, on April 23, 2025, a public hearing concerning Conditional Use Permit 2024-30 was held by the Planning Commission; and,

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public hearing, the Yorba Linda Planning Commission does hereby find that with incorporation of the conditions attached hereto as Exhibit "A":

- A. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purpose of the zone in which the site is located, in that Section 18.20.050 of the Yorba Linda Zoning Code allows for the construction of a church facility in the CG (Commercial General) zone with the approval of a Conditional Use Permit by the Planning Commission.
- B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, in that the proposed church facility will not adversely impact the surrounding properties with respect to parking, traffic, or building aesthetics with the adoption of the conditions of approval for the project based on the findings and conclusions of the parking and traffic study prepared for this project by KOA Corporation.
- C. The proposed conditional use will comply with each of the applicable provisions of the Zoning Code of the City of Yorba Linda.
- D. The project constitutes a Class 32 Infill Development Categorical Exemption, and is exempt from the requirements of the California Environmental Quality Act

(CEQA) pursuant to Title 14 California Code of Regulations Section 15332.

- E. As this project involves no repeal, amendment, or adoption of all or any part of the land use planning policy documents as specified in Section 18.01.020 of the Yorba Linda Municipal Code, this project is exempt from the provisions of Chapter 18.01 of the Yorba Linda Municipal Code, also known as the "Yorba Linda Right-to-Vote Amendment".

NOW THEREFORE BE IT RESOLVED that the Yorba Linda Planning Commission does hereby approve Conditional Use Permit 2024-30 subject to the conditions of approval shown on Exhibit "A" attached to this Resolution and by this reference incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Yorba Linda on April 23, 2025.

DON BERNSTEIN
CHAIRMAN

TO WIT:

I HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the Yorba Linda Planning Commission on April 23, 2025, and carried by the following roll call vote:

AYES:	0	COMMISSIONERS:
NOES:	0	COMMISSIONERS:
ABSENT:	0	COMMISSIONERS:

NATE FARNSWORTH, AICP
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT “A”
FOR RESOLUTION NO.
APPROVING CONDITIONAL USE PERMIT 2024-30 – THE CHURCH IN YORBA LINDA

A. Standard Conditions:

- Eng. 1. The applicant shall obtain an encroachment permit for all work within the City right of way.
2. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.
3. All lots fronting on an arterial or collector street and siding onto a local street shall take vehicular access from the local street.
4. **Prior to grading permit/building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.
5. **Prior to grading permit**, a complete final hydrology and hydraulic study shall be prepared by a qualified engineer to the satisfaction of the City Engineer.
6. **Prior to grading permit**, an Emergency overflow is required at all sump locations. Slopes shall be armored or a drainage conveyance facility shall be designed where emergency overflow is proposed.
7. **Prior to grading permit/building permit**, the applicant shall apply for and obtain a transportation permit that identifies the disposition of all imported or exported soil and a haul route. The applicant shall demonstrate that the imported soil is clean and suitable for the intended use and that exported soil complies OCFA and OC Environment Health Department. A geotechnical analysis may be required.
8. **Prior to grading permit/building permit**, retaining walls shall be designed have waterproofing applied to the retaining side of the wall, subdrain, and subdrain outlets. The subdrain outlets detail shall be indicated on the retaining wall plan and grading plan. Storm water runoff shall be conveyed away from the retaining wall or mitigated with drainage system.
9. **Prior to grading permit**, grading of the project may be performed in phases subject to an approved grading phase plan. Each grading phase shall have a standalone rough grading plan, hydrology and hydraulics analysis, and grading security to the satisfaction of the City Engineer.

10. **Prior to grading permit**, individual lot drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other lot drainage design to the satisfaction of the City Engineer.
11. **Prior to grading permit**, a soils report shall be prepared by a qualified engineer to the satisfaction of the City Engineer.
12. **Prior to grading permit**, any grading required outside of the project boundaries will require either slope easements or right-of-entry/permission to grade letters from the adjacent property owners.
13. **Prior to grading permit**, applicant shall submit sewer and water plans to the Yorba Linda Water District for determination of the Terms and Conditions for Water and/or Sewer Service.
14. **Prior to grading permit**, drainage facilities that discharge onto adjacent properties shall be designed in such a manner as to convey storm surface water as it historically crosses said property line in its natural state or a drainage acceptance instrument may be obtained from the downstream property owner if the historic drainage flow is affected in an adverse manner.
15. **Prior to grading permit**, an erosion and sediment control plan shall be submitted at the time of Grading Plan review and be accepted by the City Engineer.
16. **Prior to grading permit**, grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.
17. **Prior to grading permit**, a grading plan shall be submitted for review and approval. Grading shall be in significant conformance to the proposed grading as approved by the Planning Commission.
18. **Prior to grading permit**, a Priority Water Quality Management Plan (WQMP) shall be submitted with the grading plan for review and accepted by the City Engineer. A Maintenance Agreement outlining the post-construction Best Management Practices (BMPs) shall be executed. All costs associated with the review, installation and/or maintenance of the plan and project related BMPs shall be the responsibility of the applicant.
19. **Prior to grading permit**, surety shall be posted to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of grading within the project.
20. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region).

21. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.
22. **Prior to grading permit**, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for the review and accepted by the City Engineer. The SWPPP shall describe the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for storm water discharges associated with construction activity.
23. **Prior to grading permit**, no proprietary biotreatment water quality treatment systems will be permitted. Water quality treatment systems shall be incorporated into the site design.
24. **Prior to building permit**, a rough grade certificate, final rough grade report, and individual lot compaction tests shall be provided by a licensed Civil Engineer and Geotechnical Engineer.
25. **Prior to building permit**, the proposed improvements shall comply with sight distance design requirements of OCPW standard plan 1117 and City Zoning Ordinance 18.26 vision triangle.
26. **Prior to building permit**, a street lighting plan on standard size sheets indicating location, size and type of existing and proposed street lighting shall be prepared by the applicant and submitted along with the improvement plans for review and approval by the City Traffic Engineer.
27. **Prior to building permit**, all arterial highways shall be dedicated and improved to arterial highway standards and to the specifications of the City Engineer.
28. **Prior to building permit**, all exterior street improvements shall be constructed to the satisfaction of the City Engineer.
29. **Prior to building permit**, applicant is responsible to insure that a minimum 2-inch PVC conduit or smaller, if approved by the appropriate utility companies and the City Engineer, is installed in the open common trench.
30. **Prior to building permit**, all street lighting shall meet the equipment and illumination standards of the City to the satisfaction of the City Engineer.
31. **Prior to building permit**, applicant shall provide a free trench to the CATV operator and give said operator reasonable notice of when open trench is available.

32. **Prior to building permit**, drainage facilities and easements shall be provided in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.
33. **Prior to building permit**, parking lot or parking stall structural sections shall be based on recommendations of a soils engineer and approved by the City Engineer.
34. **Prior to building permit**, private roads shall be constructed to the requirements of Orange County Fire Authority - Fire Master Plans for Commercial and Residential Development, Guideline B-09. Private road structural sections shall be based on recommendations of a soils engineer and approved by the City Engineer.
35. **Prior to building permit**, street improvement plans prepared on standard size sheets by a licensed Civil Engineer shall be submitted for approval by the City Engineer. Standard plan check and inspection fees shall be paid by the applicant.
36. **Prior to building permit**, street striping and signing plans shall be prepared by the applicant to the satisfaction of the City Engineer and included with the initial submittal of the improvement plans.
37. **Prior to building permit**, the City Engineer and Building Official will not authorize the issuance of any or all building permits unless and until in the City Engineer's opinion, traffic to be generated may be accommodated adequately on surrounding thoroughfares due to the completion of improvements, adverse effects of a natural event, or for the protection of public health, safety, and welfare.
38. **Prior to building permit**, the development shall participate in the Eastern Transportation Corridor Fee Program at the established rate.
39. **Prior to building permit**, the precise location of new or relocated monument signs shall be subject to the final review and approval of the City Traffic Engineer Manager.
40. **Prior to building permit**, all proposed utilities within the project shall be installed underground in accordance with current utility engineering practices. Existing aerial utilities shall be removed and/or placed underground.
41. **Prior to building permit**, this project is applicable to the requirements of the Growth Management Plan (GMP) and shall be subject to payment of Traffic Impact Mitigation (Measure M) and as established by the Development Mitigation Program.

42. **Prior to building permit**, utility plans shall be subject to review and approval by the Community Development Director and City Engineer. The City shall have the right to comment, modify, approve or disapprove the utility plan for each utility.
43. **Prior to occupancy**, all required street striping and traffic/parking regulatory signing shall be installed to the satisfaction of the City Traffic Engineer Manager.
44. **Prior to occupancy**, water supply facilities shall be designed and constructed to the specifications of the Yorba Linda Water District and the City Engineer and dedicated to the Yorba Linda Water District with all incidental fees paid by the applicant.
45. **Prior to occupancy**, sewer facilities shall be designed and constructed to the specifications of the Yorba Linda Water District by the applicant to the satisfaction of the City Engineer and/or the Yorba Linda Water District.
46. **Prior to occupancy**, sidewalk shall be installed on the south side of Los Angeles Street.
47. **Prior to occupancy**, street lighting shall be installed by the applicant per the equipment and illumination standards of the City and Southern California Edison Company. A street light plan shall be prepared by the applicant and included with the initial submittal of the improvement plans. A 36-month advance energy charge deposit to SCE is required at the time of the street light authorization.
48. **Prior to occupancy**, a final grade certificate and final grade soils report or letter shall be provided by a licensed Civil Engineer and Geotechnical Engineer.
49. **Prior to paving**, all proposed gas mains and services shall be installed within the proposed streets.
50. **Prior to paving**, all street structural sections shall be submitted to, and approved by the City Engineer. Interim street structural sections that are constructed without the final course shall be sized for the anticipated vehicular loads and duration.
51. **Prior to improvement security release**, all catch basins and public access points that cross or abut an open channel shall be marked with a water quality message in accordance with City Standards.

52. **Prior to occupancy**, the applicant shall make minor roadway modifications (i.e. extension of raised median, necessary signage, and pavement markers) on Imperial Highway and Los Angeles Street to prevent left-turn going southbound from Los Angeles Street.
53. Upon project completion, the applicant shall expeditiously address safety issues related to line of sight, traffic circulation, and/or on-site parking, to the satisfaction of the City Traffic Engineer.
- Bldg. 54. **Prior to final inspection by the Building Division**, developer shall contact Orange County Fire Authority (OCFA) to request final inspection of on and off-site fire-related improvements. Final site inspection must be requested by contacting Inspection Scheduling OCFA at (714) 573-6100. Developer shall provide proof of compliance with all OCFA conditions of approval to the Building Division **prior to issuance of occupancy certificates and final release of occupancy**.
55. All Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.
56. All structures shall be designed in accordance with Section 1609 for the wind design and Section 1613 seismic design of the 2019 California Building Code. The design shall be site specific and include the necessary data to justify proposed design. The wind loading in Yorba Linda is 110 mph, using Basic Wind Speed and Exposure C.
57. A soils report is required for the proposed structure(s). Please have a soils engineer provide an analysis with site boring locations, soils type, any liquefaction or contamination encounters, and the prescribed soils values to be used in the structural design of the proposed structure(s). Soils report shall coincide with all the requirements of Section 1803 of the 2016 California Building Code, Volume II.
58. Per Table 703.2 of the California Plumbing Code (CPC) a maximum of (5) water closet or five six-unit traps per 3" main line. Provide calculations per Table 703.2 of the CPC at time of plan check submittal.
59. **The site is within a mapped Methane Gas Zone and thus must comply with the following requirements.**
- Methane Gas Requirements:
1. New structures or additions to existing structures shall be subject to review for the presence of methane gas in the soil and any associated mitigation measures shall be required as indicated below.
 - a. Additions to existing enclosed structures when the original

structure was constructed with no methane mitigation provisions do not require any review or methane mitigation protection.

Exceptions:

- i. Attached additions exceeding 1,000 SF in area to the footprint.
 - ii. The footprint of the addition is within 25' of a recorded oil well location.
 - b. Any addition or new construction which is completely open with no enclosed areas where methane gas may collect, or concentrate will not require any review or methane mitigation protection.
 - c. An Addition, of any square footage, to an existing structure where the existing structure is provided with methane gas provisions shall also be provided with methane gas mitigation provisions.
 - d. Any new detached construction which creates enclosed spaces located within the City of Yorba Linda limits, as shown on the most current map provided by DOGGR shall be subject to a methane gas review. This requirement shall not apply to swimming pools, fences, retaining walls, open patios or similar structures which do not contain enclosed space capable of collection or concentrating methane gas.
60. The final determination as to whether a project is subject to a site methane gas review shall be the sole responsibility of the Building Division of the City of Yorba Linda. The determination shall be based on the location of the project as shown on the field boundaries map provided by the State of California Geologic Energy Management Division (CalGEM). The actual site investigation and testing shall be performed at the owner's expense by a California Licensed Professional Engineer qualified in the field of methane review and mitigation. The determination as to whether a licensed Professional Engineer is qualified to perform the site investigation shall be determined by the Orange County Fire Authority (OCFA).

City of Yorba Linda GIS Link:

<https://webgis.yorbalindaca.gov/portal/home/>

Any project found to be within the field boundaries, as shown on the DOGGER map, shall be forwarded to OCFA for the specific requirements of the site. OCFA shall determine the extent of the site review and shall provide the following information back to the City of Yorba Linda Building Division.

- a. Should it be determined that no review is required, then OCFA shall provide written confirmation to the City that no review is required. Such confirmation shall be from OCFA and on their letterhead, with their logo and a formal statement that no further review is required.
- b. Should it be determined that a methane gas review is required, OCFA shall provide the applicant with the requirements to perform a methane gas review. The applicant shall then perform the site methane gas review as specified by

OCFA.

- c. Should the methane gas review determine that methane is not present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide written confirmation to the City that no methane gas mitigation is required. Such confirmation shall be on a form from OCFA with their logo affixed with a formal written statement reflecting the type of review provided and that no further review or mitigation is required.
 - d. Should the methane gas review determine that methane is present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide the applicant with all information and requirements to provide the required mitigation. All plans and documents shall be stamped, signed and dated by a California licensed Professional Engineer. Upon final review and approval by OCFA, two copies of the appropriate documents stamped approved by OCFA, including any specific required construction plans, shall be presented to the City for inclusion with the approved building permit package for permit issuance.
 - e. The Building Division of the City may not issue any permits for construction on any site which has been identified as requiring a site methane gas review until such time as either a form stating that no methane gas mitigation is required or construction documents for methane gas mitigation, stamped approved by OCFA, have been presented to the Building Division.
61. All proposed light standards shall be designed with a wind speed of 95 mph Nominal Wind Design per figure 1609.3(1) of the 2022 California Building Code 110 mph per table 1609.3.1, exposure "C" while incorporating the requirements of the latest adopted edition of the California Building Code.
62. If applicable, all retaining walls with walking surfaces above 30" from the top of wall to ground surface below shall have guard railing. Guard railing shall be designed to meet the minimum requirements found in Table 1607.1 and Section 1607.9.1.
63. Plans shall address all the required Disabled Access features required by Chapter 11B and 11A for the Caretakers Quarters of the California Building Code. This shall include, but not limited to the path of travel of (arrival points, such sidewalks, parking and site travel between and within the and proposed structure(s), all required exits, baptismal, parking spaces, counters, rest rooms, elevator, sinks, drinking fountains, kitchens, doors and landings, etc.
64. It is highly suggested the owner consult with a Certified Access Specialist (CASP) prior to plan check submittal and construction. Please see State of California, Assembly Bill 3002 for further information.

65. Provide a complete and separate exiting plan for the proposed A and R occupancies. The exit plan shall include a door and hardware schedule, landings at exit doors, path of travel to an area(s) of refuge, occupant loads at each required exit, and areas of refuge, signage, etc.
66. Plans submitted shall comply with California Plumbing Building Code, Chapter 4, Table A and Table 422.1. Please verify and indicate the correct number of plumbing fixtures.
67. Class A fire-rated roofing materials shall be provided for all buildings. In addition, roofing material must be installed to meet high wind velocity (110 mph), per table 1609.3.1 of the 2016 California Building Code and exposure "C" standards.
68. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection.** All questions regarding submittals, fire sprinklers, and permitting related to OCFA requirements, please contact Orange County Fire Authority at (714) 573-6100.
69. All ADU's (Caretaker's Quarter) may require a separate address per Orange County Fire Authority and the US Post Office. **Please note, once an address is assigned, it cannot be changed.**
70. This project shall be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of building permits.**
71. All Fire Sprinklers installations require a "backflow device" to be installed. Please contact the Yorba Linda Water District as to their requirements.

Yorba Linda Water District
1717 East Miraloma Ave
Placentia CA 92870
714-701-3000
72. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.
73. Any construction site of 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Division.

74. All recorded or documented easements shall be indicated on the on the site plan. This shall include Southern California Edison, Yorba Linda Water Department, Southern California Gas Company easements. Please provide the recorded Grant Deed, or any other documentation related to any recorded easement(s) at the time plan check submittal.
- Plng. 75. Conditional Use Permit 2017-42 is granted for a period of one year and shall become void as of May 12, 2022, unless a certificate of occupancy has been issued for building permits, or a time extension is requested in writing prior to that date.
76. Approval of Conditional Use Permit 2024-30 is contingent upon prior or concurrent approval of Design Review 2024-11 and Tentative Parcel Map 2024-01. Failure to approve Design Review 2024-11 or Tentative Parcel Map 2024-01 shall render approval of Conditional Use Permit 2024-30 null and void.
77. The applicant shall agree and consent in writing within 60 days to the conditions of approval as adopted by the Planning Commission.
78. Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.
79. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.
80. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
81. All signs shall be in conformance with Chapter 18.24 (Signs) of the Zoning Code.
82. At all times, this project shall be operated in conformance with the Noise Control Ordinance (Chapter 8.32 - Municipal Code) of the City of Yorba Linda.

B. Special Conditions:

- PIng. The approval of Conditional Use Permit 2024-30 is for the establishment of a 14,801 square-foot religious facility, inclusive of a 1,651 square-foot sanctuary/assembly area, 7 classrooms, 2 dining area and kitchen, 2 office/conference rooms, restrooms, storage areas, and a caretaker's unit, along with associated parking and landscaping improvements, for the vacant 1.08-acre parcel located at the northeast corner of Imperial Highway and Los Angeles Street.
83. The applicant shall encourage its membership by way of verbal reminders during Sunday services to access the Church via Imperial Highway and arrange for carpool and/or rideshare where feasible.
84. The applicant shall provide a "Left Turn Only" pavement marker and a "No Right Turn" sign at the egress approach of the project driveway on Los Angeles Street.
85. All roof appurtenances, including air conditioners, shall be properly shielded from view and the sound buffered from adjacent properties and streets to the satisfaction of the Community Development Director and Building Official.
86. This project shall be subject to school, park and recreation fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of Building Permits**, or unless determined otherwise by the Community Development Director.
87. Final landscape architecture plans, shall be subject to all applicable plan check fees, and shall be reviewed and approved by the City Landscape Architect and the Community Development Director per the Standard Plan Check process prior to installation any exterior hardscape, landscape planting, and/or irrigation. All landscape architecture shall be completed prior to issuance of building permits.

88. Developer shall provide landscape architecture plans prepared by a California licensed landscape architect including where applicable:
- A. Proposed and required fencing or walls, including perimeter and retaining;
 - B. Permanent irrigation system;
 - C. Landscape planting and irrigation shall occur on all slopes, which are defined as, in excess of 7 feet in height and 5:1 or steeper.
 - D. Areas where the Fire Marshal recommends a fuel modification program;
 - E. Ground mounted lighting fixture details;
 - F. Existing trees;
 - G. Drainage details;
 - H. Areas to be maintained by Landscape Maintenance District and/or property owners;
89. Approval of this request shall not excuse compliance with other applicable City ordinances and development standards in effect at this time.
90. **Prior to the issuance of occupancy.** The applicant shall obtain a building permit to construct a monument sign at the corner of Los Angeles Street and Imperial Highway for the 2 automotive businesses (i.e. Rays Automotive and Solesbee Auto Craft) on Los Angeles Street and 2nd Street. The monument sign shall be subject to review by the City's Traffic Engineering Manager and shall be constructed to the satisfaction of the Community Development Director.

- OCFA 91. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- Fire master plan (service code PR145)
- Methane investigation/mitigation (service codes PR172-PR176)

Prior to issuance of a building permit:

- Architectural (service codes PR200-PR285)
- Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475)

Prior to concealing interior construction:

- Fire alarm system (service codes PR500-PR520)
- Fire sprinkler system (service codes PR430-PR455)
- Hodo and duct extinguishing system (service code PR355)

92. **Temporary/Final Occupancy Inspections:** Prior to the issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

93. **Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

- YLWD 94. The proposed project shall require connection to the District's water system when the lot is developed or subdivided.

95. The proposed project may require the construction of additional water facilities due to increased demands attributable to the proposed project. District staff will study existing water demands before making a determination.

96. The developer shall be required to connect to existing District owned water facilities in a manner acceptable to the District. Developer shall contact the District to initiate an application to construct the required connection(s) the project shall be subject to the requirements specified in the following "Facility Construction Requirements" section.
97. Developer shall process a single service water connection permit with the District and pay associated fees Developer shall connect to the existing water main in a manner acceptable to the District.
98. The applicant/developer shall comply with all items above and submit peak flow calculations to determine the size of the new water service line and meter. If the building requires a dedicated fire service line, the Project shall make an application with the District for water service. Terms and Conditions shall be established and approved by the District's Board of Directors.
99. The proposed project shall require connection to the District's sewer system when the lot is developed or subdivided.
100. The proposed project may require the construction of additional sewer facilities due to increased demands attributed to the proposed project. District staff will study existing sewer capacities before making a determination.
101. The Developer shall be required to modify or connect to existing District owned sewer facilities in a manner acceptable to the District. Developer shall contact the District to initiate an application to construct the required modifications/connections. The project shall be subject to the requirements specified in the following "Facility Construction Requirements" section.
102. A grease interceptor shall be installed to operate in conjunction with existing private plumbing and sewer connection.
103. On-site sewer facilities shall be private.
104. Developer must make an application with the District for sewer services. Terms and conditions shall be established and approved by District's Board of Directors.
- Eng. 105. To address potential concerns from the adjacent neighborhoods related to cut-through traffic generated by the project. KOA recommends a "no Right Turn" restriction at the project driveway for egress vehicles. The applicant shall work with the City Traffic Engineer to mitigate traffic related impacts by limiting right turn traffic from the site.

106. After project completion, the applicant shall expeditiously address safety issues related to line of sight, traffic circulation, and/or on-site and off-site parking, to the satisfaction of the City Engineer.

- The End -