



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 4, 2021
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 3.1 – Fire Department Conditions of Approval

Based on the previously ongoing and now concluded discussions with the Fire Department and project applicant regarding the project's service demands and contribution, the below conditions of approval are proposed to be added to the Plot Plan to address these primary items for the project to fund acquisition of an aerial ladder truck and proportional funding for construction of a new fire station.

Following these conditions are more standard conditions proposed to be included on the Plot Plan and Tentative Parcel Map in the Advisory Notification Document.

Plot Plan

Aerial Ladder Truck Contribution

Prior to building permit issuance, \$1.8 million shall be provided to the County of Riverside for purposes of procuring a tractor drawn aerial ladder truck, or for other purposes as determined by the Fire Chief.

Fire Station Construction Contribution

Prior to any building permit final inspection or occupancy, \$2.5 million shall be provided to the County of Riverside for purposes of proportional funding for construction of a new fire station.

AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Fire access driveways with a dead-end exceeding 150 feet in length shall be provided with an approved space to turnaround the fire apparatus. The access roads shall be capable of sustaining 60,000 lbs. over two axels in all-weather

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- conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. Grading Permit Fire Department Review: Grading plans shall be submitted to the Office of the Fire Marshal for approval.
 4. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. CFC 503.4.1
 5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
 6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. CFC 503.1
 7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. CFC 903.2 as amended by the County of Riverside.
 8. Fire Alarm and Detection System: A fire alarm system will be required. CFC 903.4, CFC 907.2 and NFPA 72
 9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. CFC 506.1
 10. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01
 11. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002

Tentative Parcel Map

AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. Fire access driveways with a dead-end exceeding 150 feet in length shall be provided with an approved space to turnaround the fire apparatus. The access roads shall be capable of sustaining 60,000 lbs. over two axels in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
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