



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

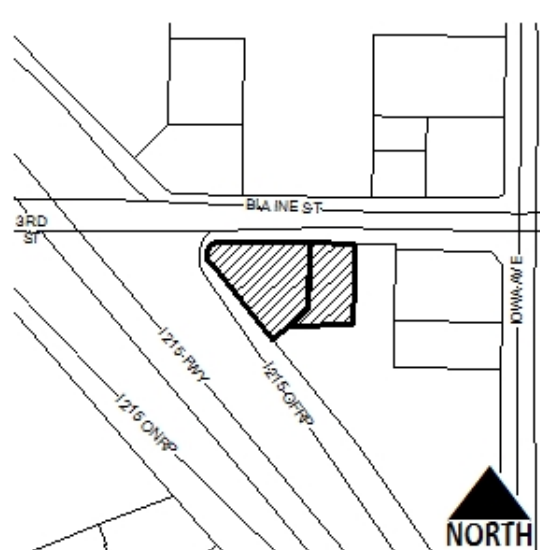
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: SEPTEMBER 7, 2017

AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P16-0082 (Conditional Use Permit) and P16-0083 (Design Review)	
<i>Request</i>	To consider a Conditional Use Permit and Design Review to permit the expansion of an existing service station to include a new 2-story 2,688 square foot building with an automated car wash, and a new fueling canopy with six fueling dispensers to replace an existing drive-thru fast food restaurant.	
<i>Applicant</i>	Fred Cohen, of CJC Design, Inc.	
<i>Project Location</i>	1340 and 1360 Blaine Street, on the southeast corner of Blaine Street and Interstate 215	
<i>APNs</i>	250-150-013 and 250-150-002	
<i>Project area</i>	0.84 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	University	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR – Commercial Retail Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Associate Planner; 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects); and
2. **APPROVE** Planning Cases P16-0082 (Conditional Use Permit) and P16-0083 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The subject 0.84-acre site is comprised of two contiguous parcels, currently developed with a service station comprised of four fuel dispensers, convenience store, and a drive-thru fast food restaurant. Surrounding lands uses include commercial uses to the north across Blaine Street, commercial uses to the south and east, and Interstate 215 to the west.

There are currently four driveways that serve the project site. Two existing ingress/egress driveways that serve the service station, and two existing driveways, one ingress only and one egress only, that serve the existing drive-thru restaurant (Fiestacos) along Blaine Street. There is currently no reciprocal access between the service station and drive-thru restaurant. A landscape planter separates the two parcels.

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design Review to permit the construction of a 1,960 square foot automated car wash on the ground level of a proposed two-story, 2,688 square foot building. The second floor will consist of a 728 square foot manager's office, accessible from within the car wash building. Additionally, the applicant proposes to demolish an existing drive-thru fast food restaurant to permit the construction of a 2,926 square foot fueling canopy with six fuel dispensers for the expansion of an existing service station. As matter of information, a Lot Line Adjustment to consolidate the two existing contiguous parcels is currently under review by staff.

The automated car wash is proposed along the southern property line, and has a queueing lane that will accommodate a minimum of four vehicles. Ten parking spaces are proposed along the east property line. Each parking space will have a vacuum unit. The northernmost parking space will also have an air/water unit.

The automated car wash, gas station, and convenience store will operate 24 hours a day, seven days a week. The applicant has indicated that fuel delivery is typically scheduled between the hours of 7:00 p.m. to 6:00 a.m., at which time the gas station is not operating at its full capacity. The facility will have a minimum of three employees during the daytime shifts, from 6:00 a.m. to 10:00 p.m., and is anticipated to have one to two employees between the hours of 10:00 p.m. to 6:00 a.m. No modifications are proposed to the existing convenience store and canopy.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of C – Commercial, which will further the intent of the General Plan by facilitating in-fill development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The CR – Commercial Retail Zone is consistent with the C – Commercial General Plan land use designation. Vehicle fuel stations and vehicle wash facilities are permitted in the CR Zone, subject to the granting of a Conditional Use Permit and compliance with Site Location, Operational, and Development Standards for vehicle fuel stations and vehicle wash facilities. The project is consistent with all development standards for vehicle fuel stations and vehicle wash facilities and the CR Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The building elevations, site design and conceptual landscaping, as proposed, are consistent with the applicable provisions of the Citywide Design and Sign Guidelines for new commercial development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Riverside County Airport Land Use Compatibility Plan</i></p> <p>On November 4, 2016 the Riverside County Airport Land Use Commission (ALUC) determined the proposed project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>CR – Commercial Retail Zone Development Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Floor Area Ratio</i>	0.50	0.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	75 feet	30 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front Yard Setback (Blaine Street) 0 feet	20 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard Setback 0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard Setback 0 feet	2 Feet 6 Inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Landscape Setback</i>	Adjacent to Freeway Right-of-way 5 feet	5 Feet 5 Inches (existing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking</i>	Vehicle Fuel Station with Convenience Market (1,776 SF): 1 space/250 SF of retail area	8 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Vehicle Fuel Station with Car Wash: 1 space/washing bay	1 space		
	Office (728 SF): 1/250 SF	3 spaces		
	Total Required: 12 spaces	13 Spaces		

<i>Chapter 19.410 – Vehicle Fuel Stations</i>				
	Standard	Proposed	Consistent	Inconsistent
Minimum Lot Size	1 acre	0.84 acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Frontage	Located on an arterial street.	Blaine Street: 120-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Setbacks	Gasoline pumps or dispensers and canopies: 20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	Minimum 10-foot landscape setback adjacent to any public street.	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	35 feet	30 feet 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.425 – Vehicle Wash Facilities</i>				
	Standard	Proposed	Consistent	Inconsistent
Screening of Equipment	All equipment, supplies and activities associated with this use shall be contained within an enclosed building.	Car wash equipment is located within an enclosed building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage	Direct access to an existing or planned arterial or collector street.	Blaine Street – 120-foot Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation	The traffic circulation pattern shall be designed so as to preclude traffic congestion on public streets in the vicinity and to provide safe ingress, egress and movement of traffic on the site.	Site access and circulation has been designed to provide safe ingress and egress movements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	Minimum 10-foot landscape setback adjacent to any public street.	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	The noise level generated by the facility shall not exceed the limits set forth in Title 7 of the Municipal Code.	A noise analysis prepared for the project determined that the project will operate in compliance with Title 7 of the Municipal Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Runoff	Water flow resulting from the washing facilities shall be confined to the site.	Water flows are being confined to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Modifications

Section 19.410.060 of the Zoning Code allows for the modification of Site Location, Operation, and Development Standards specific to the Vehicle Fuel Station land use through the consideration of a Conditional Use Permit. The following modification has been requested for this project, and justifications for the modifications are discussed below.

Minimum Lot Size

The Zoning Code requires that the gross land area for a vehicle fuel station shall be not less than one acre. The existing service station, originally permitted in 1967, is developed on a parcel consisting of 0.53 acres. Staff is supportive of the modification of the minimum lot size as the proposed expansion of the service station does not increase the degree of nonconformity with respect to the minimum lot size. Except for the lot size, the project complies with all of the standards for vehicle fuel stations and vehicle wash facilities. Furthermore, a condition of approval is recommended requiring a lot line adjustment to consolidate the two contiguous parcels, resulting in a 0.84 acre parcel.

DESIGN REVIEW

Vehicular Access and Circulation

The project site has been designed to provide safe vehicle access to the project from Blaine Street. There are four existing driveways that serve the project site, one of which is proposed to be closed as part of this project. A “pork chop” design raised median is proposed at the westernmost driveway, limiting access to right turn in and right turn out only. The existing central driveway will continue to provide full access. The western driveway serving the existing drive-thru restaurant will be closed. The easternmost driveway will be converted to a right turn out only.

The proposed improvements provide improved site access and circulation. Staff supports the project design as it generally complies with the CR – Commercial Retail Zone and vehicle fuel stations and vehicle wash facilities development standards.

Architecture

Building elevations of the automated car wash building depict a contemporary commercial architectural style with articulated elevations and varying rooflines. Design elements include stucco in cream and tan with stacked stone accents, a gable tile shingle roof, rafter tails, and decorative exterior sconce lighting. Staff supports the building elevations as described above, as the architecture compliments the design of the existing convenience store, and will be consistent with the provisions of the Citywide Design and Sign Guidelines for new commercial development.

Conceptual Landscaping

Conceptual landscape plans have been designed to provide a variety of landscape materials throughout the project site, including shrub clusters, accent plantings, ornamental and shade trees. Staff supports the conceptual landscape plans, and recommends a condition of approval requiring the formal submittal of detailed landscape and irrigation plans prior to building permit issuance.

NEIGHBORHOOD COMPATIBILITY

The project is compatible with surrounding development patterns along Blaine Street. The project is designed to provide adequate access, circulation and on-site parking. A noise analysis prepared for the project concludes that noise generated from the car wash operations will be in compliance with Title 7 - Noise Control of the Riverside Municipal Code. The project, as conditioned, will not prove detrimental to the surrounding neighborhood or the general public.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).

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 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 Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Plot Plan, Future Off-Site Improvement Plan, Turning Movement Exhibit, Wall Plan, Floor Plans, Building Elevations, Canopy Elevations, Preliminary Grading Plan, Conceptual Landscape Plan, Photometric Plan)
7. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1223MA16
8. Existing Site Photos

Prepared by: Candice Assadzadeh, Associate Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P16-0082 (Conditional Use Permit)
 P16-0083 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040

- a. The proposed vehicle fuel station and vehicle wash facility is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- b. The proposed vehicle fuel station and vehicle wash facility 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
- c. The proposed vehicle fuel station and vehicle wash facility 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.

Vehicle Fuel Station Findings pursuant to Chapter 19.410.030

- a. The vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use;
- b. The vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic;
- c. The vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people - non-entertainment or assemblies of people – entertainment;
- d. The vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use; and
- e. The vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: P16-0082 (Conditional Use Permit)
P16-0083 (Design Review)

Meeting Date: September 7, 2017

CONDITIONS

Case Specific

• **Planning**

1. The vehicle fuel station and vehicle wash facility shall be developed and operated substantially as described in the text of this report and as shown on the exhibits on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
3. All conditions of Riverside County Airport Land Use Commission case ZAP1223MA16 shall apply.
4. Advisory: Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs including; exterior building mounted, monument, and window signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Issuance of Grading Permit:

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Compliance with City adopted interim erosion control measures;
 - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - c. 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. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
7. 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 of urban pollutants, and flooding.
8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
9. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
10. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. 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;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
11. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

12. Landscaping and Irrigation plans shall be submitted for Planning Staff review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.

13. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
14. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle 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 off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
15. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
16. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.
17. **Staff Required Building Elevation Conditions:** Plans submitted for Building Plan Check shall include the following:
 - a. Clearly specify all materials and colors of exterior finishes on the building elevations.

Prior to Release of Utilities and/or Occupancy:

18. 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.

Site Operation Standards:

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

Standard Conditions:

20. There shall be a 24-month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission.
21. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will

promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

22. 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 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.
23. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
24. 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. Permittee 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.
25. The Project must be completed per the Conditional Use Permit and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Staff. Revisions to the approved design plans may require an additional application and filing fee.
26. The applicant herein 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.
27. Failure to abide by all conditions of this permit shall be cause for revocation.
28. 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.
- **Parks, Recreation, and Community Services**
29. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.
- **Public Utilities – Electric**
30. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

31. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.

- **Public Works**

32. Offer only of right-of-way dedication along Blaine Street to 56 feet from monument centerline to Public Works specifications. Offer to include specific language that upon City acceptance of offer of right-of-way, property owner to remove existing northerly gas pumps in accordance with "Future Offsite Improvement" plan, sheet C.11, Exhibit 2. All costs for removal and relocation to be borne by property owner.
33. Installation of curb and gutter at 46 feet from monument centerline, sidewalk and matching paving on Blaine Street to Public Works specifications. Cash in lieu may be accepted as remaining segment to be widened in this stretch is not a part of project.
34. Size, number and location of driveways to Public Works specifications.
35. Installation of sewer laterals to serve this project to Public Works specifications. If existing lateral to be utilized video inspection prior to connection required.
36. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to adjust and/or consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
37. Westerly driveway to be restricted to right-turn ingress and egress movements only. The driveway shall be constructed with a physical obstructions (island) to prevent left turn ingress and egress of project traffic on Blaine Street.
38. Easterly driveway to be restricted to right-turn egress movements only, no ingress allowed.
39. 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.

40. 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.
41. 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.
42. 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.
43. 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.
44. Street Trees Required on Blaine Street, 24" Box Size, Typical Spacing is 35 feet, final spacing to be determined by an onsite inspection by Street Tree Inspector after final grading has been completed.
45. Installation of automatic irrigation system to provide deep-root watering to trees is required.