



**PLANNING COMMISSION HEARING DATE: DECEMBER 12, 2019
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Numbers	P18-0922 (General Plan Amendment) P18-0923 (Zoning Code Map Amendment) P19-0089 (Design Review)	
Request	To consider the following entitlements to develop ten detached affordable dwelling units: 1) General Plan Amendment to change the General Plan land use designation of the project site from MDR – Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Map Amendment to change the zone of the project site from R-1-7000 – Single-Family Residential Zone to R-3-2000 – Multiple Family Residential Zone; and 3) Design Review of project plans.	
Applicant	Housing Authority of the City of Riverside	
Project Location	2825-2841 Mulberry Street, situated on the west side of Mulberry Street, between Poplar and 1 st Streets.	
APN	209-222-015, 209-222-026, 209-222-027,	
Project Area	0.48 Acres	
Ward	1	
Neighborhood	Downtown	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single-Family Residential Zone	
Staff Planner	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend that the City Council:

1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and adopt a Negative Declaration pursuant to CEQA Section 15074; and
2. **APPROVE** Planning Cases P18-0922 (General Plan Amendment), P18-0923 (Zoning Code Map Amendment), and P19-0089 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The project site consists of three contiguous parcels totaling 0.48 acres located on the west side of Mulberry Street, between Poplar and 1st Streets. The parcels were previously developed with three single-family houses, which have since been demolished.

Surrounding land uses include single family residences to the north and west, commercial and a single-family residence to the south, and light industrial uses to the east across Mulberry Street (Exhibit 3).

PROPOSAL

The applicant is requesting approval of a General Plan Amendment to change the General Plan land use designation of the project site from MDR – Medium Density Residential to HDR – High Density Residential and a Zoning Code Map Amendment to change the zone from R-1-7000 – Single-Family Residential Zone to R-3-2000 – Multiple-Family Residential Zone to facilitate the development of 10 affordable detached residential units. Design Review approval is requested for site design and building elevations. In addition, concessions, as identified in Chapter 19.545 of the Riverside Municipal Code, are requested to deviate from development standards related to interior side setbacks, building separation, and private open space enclosure.

The residences consist of one bedroom, living room, bathroom, and kitchen. Enclosed garages are not provided. Individual units will range in size from 402 square feet to 425 square feet. The architectural style is Craftsman-inspired. Three building elevations are proposed with varying building design features and rooflines. The proposed dwelling units are one-story and 12 feet, 3 inches in height.

A total of seven parking spaces are provided to serve the site. Vehicular access to the project site is provided via a two-way driveway on Mulberry Street.

The proposed project includes 4,000 square feet of common space located throughout the development. Amenities include open turf areas, gathering areas with shade structures, and a community garden. Each residential lot includes private open space consisting of a covered porch, as well as a front and side yard.

As a matter of information, the proposed development will be operated and maintained by the City of Riverside Housing Authority.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the proposed General Plan Land Use designation of HDR – High Density Residential (Exhibit 4). The proposed land use designation provides for multi-family uses, including apartments and condominiums. The proposal to amend the General Plan Land Use designation will facilitate development of the site with 10 detached affordable units, designed to look and feel like single-family residences for compatibility with the existing homes in the neighborhood. The design of the project will preserve the single-family character of the neighborhood while providing high-quality, affordable housing options. This project will be consistent with the following Objectives and further the intent of the General Plan 2025:</p> <p><u>Objective LU-49:</u> Preserve and enhance Downtown's single-family neighborhoods.</p> <p><u>Objective H-2:</u> To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code (Title 19)</p> <p>The proposed R-3-2000 – Multiple Family Residential Zone is intended to allow multi-family residences, including apartments, town homes, and condominiums. It is consistent with the proposed HDR – High Density Residential General Plan Land Use designation (Exhibit 5).</p> <p>This project will be consistent with the R-3-2000 Zone and has been designed to be sensitive to and compatible with the adjacent single-family residences. In addition, the project generally complies with the applicable development standards of the R-3-2000 Zone, except for the interior side setbacks, building separation, and private open space enclosure. Concessions may be granted for projects involving affordable housing units. The applicant is requesting three concessions to deviate from those development standards.</p> <p>Overall, the proposed R-3-2000 Zone can be supported as it will result in benefits to the City by facilitating the construction of 10 detached affordable units that will help address the public need for affordable housing and meet the goals of the City's Housing Element. The proposed rezoning is also in the public interest based on the recently adopted State Legislatures' intent to remove local barriers to build more housing and incentivize affordable housing density.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Grading Code (Title 17)</p> <p>The conceptual grading plan collects and drains stormwater and runoff to on-site treatment areas as required by the Santa Ana Regional Water Quality Control Board. No retaining walls are proposed. This project complies with the requirements of the Grading Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project provides a unified Craftsman-inspired architectural style, with three floor plans and building styles available. Enhanced architecture is provided on the facades, including decorative siding and trim.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping throughout the site. The proposed project meets the objectives of the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.040 – Development Standards for the R-3-2000 Zone</i>					
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	<i>Concession</i>
Maximum Density	21.8 du/acre = maximum 10.4 units	10 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	30 feet	12 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Building Setbacks	Front– 15 feet	± 70 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Interior Side– 10 feet	5 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rear– 15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Building Separation	15 feet	5 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	Private Usable Open Space				
	Minimum Area per unit	100 sq. ft. per unit	222 sq. ft. per unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fenced or enclosed		No fences or walls	<input type="checkbox"/>	<input type="checkbox"/>
	Common Usable Open Space				
	Minimum Area per unit	400 sq. ft. per unit = 4,000 sq. ft. total	4,000 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Standards California Government Code Sections 65915 – 65918</i>					
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	<i>Concession</i>
Landscape Setback	10 feet (Mulberry Street)	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Parking	0.5 spaces per unit = 5 parking spaces required for affordable housing	7 parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development Standard Concessions

Pursuant to Section 19.545.050.B3 (Incentives, Concessions and In-Lieu Incentives) of the Zoning Code, an applicant may request, in writing, up to three concessions for a housing development of at least five units, if the project includes at least 30 percent of the total units for lower income households. As this project proposes 10 detached units for lower income households, it qualifies for three development standards concessions (Exhibit 7). The applicant is requesting concessions to deviate from the development standards related to interior side setbacks, building separation, and private open space enclosure as follows:

- Interior Side Setback: Section 19.100.040.B of the Zoning Code requires a minimum 10-foot side setback along the north and south property lines. The applicant is proposing a 7-foot setback along both property lines. The decreased setbacks allow for an increase in private and common open space throughout the community.
- Building Separation: Section 19.100.070.D of the Zoning Code requires a minimum 15-foot separation between buildings; the applicant is proposing a minimum of 5 feet between buildings. The reduced distance between buildings promotes a sense of community within the development and allows the parking lot and rear setback to meet the minimum requirements.
- Private Open Space Enclosure: Section 19.100.070.C requires that each unit provide a fenced or enclosed yard or patio for private open space. The applicant is proposing open front and side yards (without fences or enclosures) for each unit to provide adequate security on-site and encourage an open community feel to the development.

Staff can support the requested concessions as the project will be compatible with the neighborhood character and the units will provide much needed housing lower income households.

FINDINGS SUMMARY

Zoning Code Map Amendment

Rezoning the property to R-3-2000 – Multiple Family Residential Zone will facilitate a residential development that is compatible with the surrounding neighborhood. The proposed units consist of small cottages that are similar to the single-family residences in character and scale. The cottages are single story, scaled and designed to be sensitive to and compatible with the adjacent single-family residences and will not negatively impact the surrounding neighborhood. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area, and will provide housing opportunities for lower income households. For these reasons, staff can support the Zoning Code Map Amendment.

ENVIRONMENTAL REVIEW

A Negative Declaration (ND) has been prepared for this proposed project in accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines (Exhibit 8). Based on the findings set forth in the case record, the project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the project site. As of the writing of this report, no responses have been received by staff regarding the proposed development.

The Housing Authority met with the Northside Improvement Association (NIA), the Downtown Area Neighborhood Alliance (DANA), and with property owners and occupants within 300 feet of the project site to discuss the project and address any concerns. Letters of support were provided by the NIA and DANA (Exhibit 9).

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. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. Existing and Proposed General Plan Map
5. Existing and Proposed Zoning Map
6. Project Plans (Conceptual Grading Plan, Conceptual Landscape Plan, Overall Design Theme, Trash Enclosure Plan, Floor Plan, Roof Plan, Elevations, and Photometric Lighting Plan)
7. Applicant Prepared Project Description and Concession Request
8. Draft Negative Declaration
9. Comment Letters
10. Existing Site Photos

Prepared by: Veronica Hernandez, Associate Planner

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

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P18-0922** (General Plan Amendment)
 P18-0923 (Zoning Code Map Amendment)
 P19-0089 (Design Review)

Zoning Code Map Amendment Findings pursuant to Chapter 19.810.040:

1. The proposed Zoning Code Map Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
2. The proposed Zoning Code Map Amendment will not adversely affect surrounding properties; and
3. The proposed Zoning Code Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P18-0922** (General Plan Amendment)
 P18-0923 (Zoning Code Map Amendment)
 P19-0089 (Design Review)

Case Specific

• **Planning Division**

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. General Plan Amendment (P18-0922) shall be finalized and/or adopted.
5. Zoning Code Map Amendment (P18-0923) shall be finalized and/or adopted.
6. If there are any changes to proposed project site design and/or proposed grades, the Applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the proposed project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the proposed project site if the site design and/or proposed grades should be revised.
7. The Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.
8. The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and

protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report

9. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a) Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b) Compliance with City adopted interim erosion control measures;
 - c) Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d) Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e) The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - iii. 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;
 - iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - v. Wash off trucks and other equipment leaving the site;
 - vi. Replace ground cover in disturbed areas immediately after construction; and
 - vii. Keep disturbed/loose soil moist at all times.

During Grading and Construction Activities:

10. 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.
11. 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.
12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

13. 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.
14. 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 SCAQMD Rule 403;
 - 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.
15. The applicant shall be responsible for erosion and dust control during construction phases of the project.
16. 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:

17. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
18. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.
19. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.

- b. The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material.
 - c. Any street lights proposed along the southern boundary of the project shall be shielded to reduce light glare onto adjacent properties.
20. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary. Landscape Plan shall include the following:
- a. Landscaping along Mulberry Street shall be designed to provide partial screening of vehicles at a minimum height of three feet.
 - b. Screening materials may include any combination of plant materials, earthen berms, or solid decorative masonry walls, subject to staff review and approval.

Prior to Release of Utilities and/or Occupancy:

21. 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/auditory responsible for the project. Contact the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

- 1. There is a one-year time limit on this approval.
- 2. The Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **December 12, 2020**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.**

- 22. 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.
- 23. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with

the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

24. 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.

- **Fire Department**

Prior to Building Permit Issuance:

25. A residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Plans shall be submitted to and approved by the Fire Department prior to installation. 2013 California Residential Code, Section R313, 2013 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080.
26. Minimum 1-inch water meter is required for the fire sprinkler system.
27. One new public fire hydrant is required for this project.

- **Public Works**

Prior to Issuance of Building Permit, unless otherwise noted:

28. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
29. Size, number and location of driveways to Public Works specifications.
30. Storm Drain construction will be contingent on engineer's drainage study.
31. Installation of sewer lateral(s) to serve this project to Public Works specifications. If existing lateral to be utilized, the applicant shall perform a video inspection of the lateral to confirm it is suitable for use. A record of the video inspection shall be submitted to Public Works for review and concurrence.
32. Deed for widening Mulberry Street to 33 feet from monument centerline to Public Works specifications.
33. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
34. 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.

35. 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.
36. 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.
37. 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.
38. 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.
39. REMOVE existing carob trees located in PUBLIC RIGHT-OF-WAY. PLANT 24" box size Cercis canadensis 'Oklahoma' in PUBLIC RIGHT-OF-WAY. Tree Inspector to determine precise locations and quantities upon scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications. No planting in PUBLIC RIGHT-OF-WAY to occur prior to this site inspection.

40. Project will require one side-by-side trash enclosure (No Tandem Enclosure). Enclosure must be able to accommodate 3YD trash and recycle commercial containers.

- **Public Utilities – Electric**

41. 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.

42. 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.

43. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.

44. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.

45. Plot existing electrical distribution facilities on the original site plan.

46. Show proposed location of electrical panel.

- **Public Utilities - Water**

Prior to *Building* Permit Issuance:

47. New services will be required to serve the project.

48. Landscape irrigation is required to be served from a separate dedicated meter.