



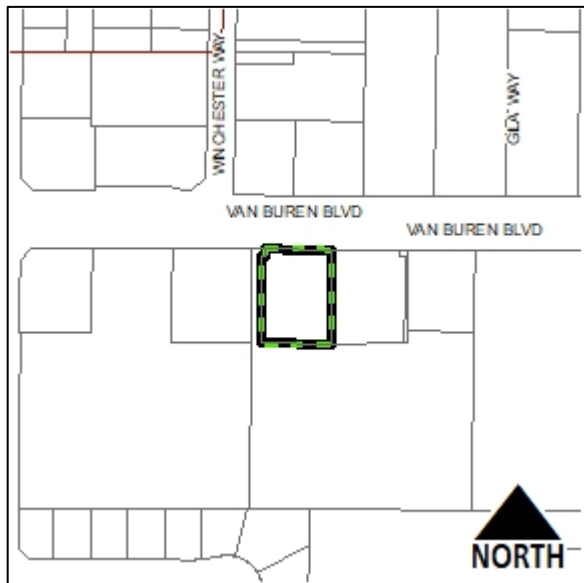
Community & Economic Development Department

Planning Division

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

**PLANNING COMMISSION HEARING DATE: MAY 13, 2021
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

Case Number	PR-2020-000427 (Conditional Use Permit and Design Review)		
Request	To consider the following entitlements to facilitate a remodel of an existing vehicle wash facility (Splash Car Wash & Detail Center): 1) Modification of the previously approved Conditional Use Permit (P05-0614) to permit the conversion of the vehicle wash facility from full service to self-service; and 2) Design Review of project plans for the demolition of the commercial lease spaces, remodel of the vehicle wash facility and installation of vacuum stations.		
Applicant	Ali Harb of Harb Group, Inc.		
Project Location	18651 Van Buren Boulevard, situated on the south side of Van Buren Boulevard, east of Dauchy Avenue		
APN	266-040-047		
Project Area	0.72 acres		
Ward	4		
Neighborhood	Orangecrest		
Specific Plan	Orangecrest Specific Plan		
General Plan Designation	C – Commercial		
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones		
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2020-000427 (Conditional Use Permit and 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 subject 0.72-acre project site is developed with a 7,525 square feet two-story full-service vehicle wash, auto detail facility, and in line retail spaces. This development was approved by City Council on October 18, 2005 under Planning Cases P05-0614 (Conditional Use Permit) and P05-0615 (Design Review).

Surrounding land uses include commercial uses to the north (across Van Buren Boulevard), south, east, and west (Exhibit 3).

PROPOSAL

The applicant is requesting a revision to a previously approved Conditional Use Permit (P05-0614) to permit the conversion of the vehicle wash facility from full service to self-service. Design Review is required for the demolition of the in-line retail spaces, remodel of the vehicle wash facility, and installation of vacuum stations.

The proposed vehicle wash facility will consist of a one-story building with a single vehicle wash tunnel, a restroom and two equipment rooms. Eighteen covered vacuum positions and one employee parking space are proposed on the west side of the building. The vehicle wash facility will continue to operate seven days a week from 7:00 a.m. to 9:00 p.m.

Access to the vehicle wash facility is provided via reciprocal access driveway from Van Buren Boulevard. Two queuing lanes, on the south side of the building, accommodate nine vehicles.

Elevations reflect a modern architecture style consisting of a gray façade with stone veneer accents. The vacuum canopies are comprised of metal support structures with a fabric cover shade structure to complement the building.

The conceptual landscape design features a variety of trees and water-efficient shrubs and ground cover plants around property lines and landscape planters in the parking lot. A 3-foot-high decorative masonry wall, with a wooden pergola, is proposed behind the landscape setback and in front of the car wash tunnel to screen view of the wash tunnel from Van Buren Boulevard.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the underlying General Plan 2025 Land Use designation of C – Commercial (Exhibit 4), which provides for retail, sales, service, and office uses that serve multiple neighborhoods in the City. The proposed project is consistent with the General Plan land use designation and furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-75:</u> Manage continued growth of the Orangecrest neighborhood in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Specific Plan (Orangecrest Specific Plan)</p> <p>The project site is located in the Orangecrest Specific Plan (Exhibit 5). The site is not located in a specific Planning Area of the Specific Plan. Staff has determined that the proposed development is consistent with the development patterns of the Orangecrest Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones (Exhibit 5), consistent with the C – Commercial General Plan land use designation. The CR – Commercial Retail Zone allows for vehicle wash facilities subject to approval of a Conditional Use Permit and compliance with Site Location, Operation, and Development Standards. The proposed project is consistent with the applicable development standards for vehicle wash facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, service area and equipment screening and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict non-residential intensity. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Auto Services as a Generally Compatible use in Zone E. The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.110 – CR – Commercial Retail Zone Development Standards					
	Standard		Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50		0.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	75 feet		22 feet, 10 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front (Van Buren Blvd)	0 feet	47 feet (North)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides	0 feet	1 feet, 9 inches (East)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			123 feet (West)		
	Rear	0 Feet	67 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.425 - Vehicle Wash Facilities Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Screening of Equipment	Equipment, supplies and activities - Contained within an enclosed building	Vehicle wash equipment - Located within an enclosed building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage	Direct access to an arterial or collector street	Van Buren Boulevard (120 foot Arterial)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Circulation	Traffic circulation to preclude traffic congestion on public streets and safe ingress, egress movements	Adequate circulation and safe ingress and egress movements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Setback	10 feet setback adjacent to any public street	13 feet, 9 inches (Van Buren Boulevard)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	Noise shall comply with Title 7 of the Municipal Code	The project will operate in compliance with the Noise Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Runoff	Water flow shall be confined to the site	Water flows are confined to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 - Parking and Loading Development Standards				
Standard		Proposed	Consistent	Inconsistent
Parking Requirements	2 spaces (1 space/ 2 employees per shift)	1 space	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CONDITIONAL USE PERMIT FINDINGS SUMMARY

The conversion of the vehicle wash facility from full service to a self-service facility is consistent with established automotive-related uses including vehicle fuel stations and commercial development along Van Buren Boulevard. The project site has been designed to include a decorative 3-foot-high wall with a wooden pergola to adequately screen the wash tunnel from Van Buren

Boulevard. Safe and efficient vehicular access and internal circulation are also proposed, with adequate landscaping, water quality treatment facilities, utility equipment, pedestrian access, and site furnishings.

The proposed project will visually enhance the site with new landscaping adjacent to Van Buren Boulevard and throughout the site. The proposed modern architectural design of the building and the canopy are consistent with current design standards and guidelines.

ENVIRONMENTAL REVIEW

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed 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 site. As of the writing of this report, no responses have been received by Planning 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 Planning Division Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Zoning and Specific Plan Map
6. Project Plans (Site Plan, Existing Photos, Demolition Floor Plan, Floor and Roof Plan, Elevations, Preliminary Grading Plan, Preliminary Demolition Plan, Fire Access, Preliminary Landscape Plan, Site Photometric Plan, Project Description)
7. Existing Site Photos

Prepared by: Candice Assadzadeh, Senior Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: **PR-2020-000427** (Conditional Use Permit and Design Review)

Conditional Use Permit Findings Pursuant to Chapter 19.760.040

1. The proposed project is substantially compatible with other existing and proposed uses in the area, including the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed project 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
3. The proposed project will be consistent with the purposes of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: **PR-2020-000427** (Conditional Use Permit and Design Review)

Planning Division

1. All applicable conditions of approval of Planning Cases P05-0614 (Conditional Use Permit) and P05-0615 (Design Review) shall apply.
2. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
3. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
4. 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 Issuance of Grading Permit:

5. A 40-scale precise grading plan shall be submitted to Public Works 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. Identification of location, exposed height, material, and finish of any proposed retaining walls.

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. The applicant shall be responsible for erosion and dust control during construction phases of the project.
 12. 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:

13. **Site Plan:** Revise the site plan such that the plans provided for building permit plan check incorporate the following changes:
 - a. Each queuing lane shall be a minimum of 12 feet in width.
14. **Wall and Fence Plan:** Revise the wall and fence plan such that the plans provided for building permit plan check incorporate the following changes:
 - a. Clearly specify the proposed 3 foot high masonry screen wall located along Van Buren Boulevard shall consist of decorative materials, including a decorative cap, and that the colors shall coordinate with the car wash building, subject to staff approval.
15. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
 - a. Landscaping along Van Buren Boulevard shall be enhanced, subject to the satisfaction of staff; and
 - b. Vines shall be planted and trained to climb up the 3 foot high screen wall and pergola, to the satisfaction of staff.

16. 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.
17. 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 and a maximum of ten foot-candles 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.
18. Roof and building mounted 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.
19. Ground mounted equipment shall be fully screened from the public right-of-way.

During Construction:

20. 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 or urban pollutants, and flooding.
21. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities and/or Occupancy:

22. 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, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Site Operation Standards:

23. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.
24. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and

Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation

25. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
26. No outdoor pay phones shall be permitted on the premises.
27. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
28. No vehicles shall be parked on the carwash premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the carwash. No vehicle may be parked on the premises and offered for sale.

Standard Conditions:

29. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
30. The Conditional Use Permit and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlement.

31. 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.
32. The Conditional 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.
33. 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.

34. The applicant shall comply with all federal, state, and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
35. This permit is issued based upon the plans 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.
36. The Applicant 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.
37. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
38. 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

39. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
40. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent. (CFC, 503.2.1). Show all turn radius 28' inside and 48' outside.
41. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
42. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
43. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
44. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
45. Construction plans shall be submitted and permitted prior to construction.

46. Fire Department access shall be maintained during all phases of construction.

Public Works – Land Development

Conditions to be Fulfilled Prior to Case Finalization Unless Otherwise Noted:

47. Storm Drain construction will be contingent on engineer's drainage study.
48. Prior to Permit Issuance and Planting: Add the following notes to the landscape plans and send PDF to gtanaka@riversideca.gov for review and approval:

- a. PROTECT IN PLACE existing Street Trees. If existing Street Trees are found by Tree Inspector to be dead or in poor condition, they will be required to be replaced with 24" box size trees to match existing. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

49. 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.

50. 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.

51. 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.

52. 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.
53. 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.