

**MAJOR SITE PLAN REVIEW NO. 1062-21
DESIGN REVIEW NO. 5050-21
ENVIRONMENTAL REVIEW NO. 1879-21**

RESOLUTION NO. PC 13-22

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ORANGE APPROVING MAJOR SITE
PLAN REVIEW NO. 1062-21, DESIGN REVIEW NO. 5050-
21, AND ENVIRONMENTAL REVIEW NO. 1879-21
CHILDREN'S HOSPITAL OF ORANGE COUNTY
ASSOCIATE PARKING STRUCTURE VERTICAL
EXPANSION AND NEW MEDICAL OFFICE BUILDING
WITHIN THE EXISTING CHILDREN'S HOSPITAL OF
ORANGE COUNTY CAMPUS BOUNDARY LOCATED
AT 525 S. MAIN STREET**

APPLICANT: Children's Hospital of Orange County (CHOC)

Moved by Commissioner _____ and seconded by Commissioner _____ that the following Resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.08.020.B.2.a, 17.10.060.E, and 17.10.070.B, and 17.10.080 to take action to grant or deny Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 for the construction of a 3-story vertical expansion of CHOC's existing associate parking structure providing a maximum of 500 parking stalls and a 9-story, 333,000 square foot outpatient Medical Office Building within the existing CHOC Master Plan Campus boundary; and

WHEREAS, Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 were filed by CHOC in accordance with the provisions of the OMC; and

WHEREAS, an addendum to the CHOC Master Plan Final Environmental Impact Report No. 1805-08 (FEIR), State Clearinghouse No. 2008081118, serves as the environmental review of the vertical expansion and medical office building project, which was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 et seq. and in conformance with the City of Orange Local CEQA Guidelines for Implementing CEQA (Local CEQA Guidelines). The vertical expansion and medical office building as proposed were analyzed and no further environmental analysis is required; and

WHEREAS, on May 25, 2022, the Staff Review Committee reviewed the project, determined that the project includes all necessary application materials and meets code requirements, and recommended Planning Commission approval of the project; and

WHEREAS, on July 7, 2022, the Design Review Committee reviewed the project and

recommended approval of the project subject to conditions that have been incorporated into the Planning Commission Resolution; and

WHEREAS, the Planning Commission conducted a duly advertised public meeting on August 1, 2022, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed project consisting of Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 upon property located at 525 South Main Street, as legally described in the title report and included as Attachment “A” to this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 for the construction of a 3-story vertical expansion of CHOC’s existing associate parking structure providing a maximum of 500 parking stalls and a 9-story, 333,000 square foot outpatient Medical Office Building within the existing CHOC Master Plan Campus boundary, based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

- 1. The project must be consistent with the goals and policies stated within the City’s General Plan.*

The project is consistent with the City’s General Plan Land Use and Economic Development Element in that the proposed 3-story vertical expansion of CHOC’s existing associate parking structure and a 9-story, 333,000 square foot outpatient Medical Office Building helps to provide a service that contributes to a diversified mix of land uses in the surrounding community. The 3-story vertical expansion providing a maximum of 500 parking stalls and 333,000 square foot outpatient Medical Office Building support the existing CHOC Campus. The site is located within the “South Main Street Corridor” area, one of the land use “Focus Areas” in the City’s 2010 General Plan. The proposal assists in meeting the City’s goals in the focus area, by promoting development of a medical corridor that capitalizes on existing hospital and medical uses. The proposal will provide additional parking for CHOC’s employees and visitors and will facilitate the medical office building called for in the CHOC Master Plan.

Major Site Plan Review Findings:

- 1. The project design is compatible with surrounding development and neighborhoods.*

The design of the proposed 3-story vertical expansion of CHOC’s existing associate parking structure and a 9-story, 333,000 square foot outpatient Medical Office Building responds to the existing urban area. It relates to the immediate prominent neighbor, which is also part of the hospital campus, harmonizing with the existing buildings. The elevations facing Main Street and State Route 22 have been emphasized, the other two sides are simplified as they front existing buildings.

- 2. Major Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements.*

The site is located within the “South Main Street Corridor” area, one of the land use “Focus Areas” in the City’s 2010 General Plan. The South Main Street Corridor includes the St. Joseph Hospital medical centers on La Veta Avenue, as well as various commercial and office uses on Main Street between La Veta Avenue and Chapman Avenue. South Main Street serves as a key approach to the major medical hub created by CHOC and St. Joseph Hospital medical centers. The proposal promotes development of a medical corridor that capitalizes on existing hospital and medical uses.

3. *Major Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.*

The project has safe and adequate access and circulation for vehicles and pedestrians from S. Main Street. The on-site circulation has been designed to accommodate all access needs, parking spaces, and emergency vehicles. Disabled parking and access has been designed to accommodate building code requirements.

4. *Major Site Plan approval shall be granted if City services are available and adequate to serve the project.*

A review of the project with the inter-departmental Staff Review Committee concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Major Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects.*

An addendum to the CHOC Master Plan Final Environmental Impact Report No. 1805-08 (FEIR), State Clearinghouse No. 2008081118, serves as the environmental review of the vertical expansion and medical office building project, as required pursuant to the provisions of CEQA, Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the Local CEQA Guidelines. The analysis in certified EIR No. 1805-08 included mitigation measures to address potential impacts related to Aesthetics, Air Quality, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems. Staff prepared an addendum to analyze the potential environmental effects of the vertical expansion and medical office building. The proposal does not create or alter any existing mitigation measures.

Design Review Findings:

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

The project site is located in an urbanized area of the City surrounded by office, commercial/retail, medical, and residential uses. The project design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk systems and patterns in the area. The proposed vertical expansion of the existing parking structure has been designed to blend in with the existing surrounding structures. The outpatient Medical Office Building has been designed to blend in with the existing surrounding structures, in particular the South Tower Hospital building.

Overall, development of the proposed project would enhance and strengthen the character of the site.

SECTION 2 – ENVIRONMENTAL REVIEW

An addendum to the CHOC Master Plan Final Environmental Impact Report No. 1805-08 (FEIR), State Clearinghouse No. 2008081118, serves as the environmental review of the vertical expansion and medical office building project, as required pursuant to the provisions of CEQA, Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the Local CEQA Guidelines. The analysis in certified EIR No. 1805-08 included mitigation measures to address potential impacts related to Aesthetics, Air Quality, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems. Staff prepared an addendum to analyze the potential environmental effects of the vertical expansion and medical office building. The proposal does not create or alter any existing mitigation measures. There is no public review required.

SECTION 3 – CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The permittee agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
2. The project shall conform in substance and be maintained in general conformance with plans and exhibits date labeled August 1, 2022, and conditions of approval, as approved by the Planning Commission.
3. Within two (2) days of final approval of this project, the applicant shall deliver to the Planning Division a cashier's check payable to the Orange County Clerk in an amount required to fulfill the fee requirements of Fish and Game Code Section 711.4(d)(2) and the County Administrative fee, to enable the City to file the Notice of Determination required under Public Resources Code 21152, & Cal Code Regulations 15075.
4. All approved conditions of approval and mitigations measures contained in the CHOC Master Plan approved by City Council on March 29, 2009, in City Council Resolutions No. 10358 and No. 10359 remain in effect and shall be satisfied.
5. Prior to building permits, construction plans shall indicate that the rooftop lighting on the top level of the Associate Parking Structure shall be turned off from dusk to dawn in order to eliminate lighting glare onto the neighboring properties. Sensors shall be installed to activate lighting when motion is detected.
6. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
7. Plans submitted for Building Plan Review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
8. Prior to grading permits, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and

improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.

9. Prior to the issuance of grading permits, the applicant shall submit a construction management plan to the Fire Department for review and approval.
10. Prior to the issuance of grading permits, the applicant shall be responsible for submitting a construction Traffic Management Plan acceptable to the Public Works Department.
11. Large construction vehicles that cannot properly perform an inbound right-turn movement (beginning in the curbside travel lane and without needing to back up) must be assisted by flagmen. The use of flagmen shall be limited to the hours of 5:30am – 7:30am and comply with all applicable standards.
12. Prior to the issuance of occupancy permits and in accordance with Mitigation Measure 4.11-1 of Final Certified EIR No. 1805-08, Applicant shall provide for the improvements required to extend the southbound left-turn lane at the Main Street/CHOC Court intersection to a minimum of 300 feet in length (or functional equivalent as determined by the Public Works Department.) The improvement will be required to take into account that the existing southbound left-turn lane is currently designed as a back-to-back lane with the northbound left-turn lane at 550 South Main Street.
13. Construction documents shall show that all structures comply with the requirements of OMC Chapter 15.52 (Building Security Standards) which includes, but is not limited to: hardware, doors, windows, and lighting. Specifications, details, or security notes may be used to convey compliance.
14. Plans shall continue to demonstrate security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
15. Plans shall show that the address number of each building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
16. During building plan check review, the applicant shall provide a photometric survey of all levels of the parking structure including the stairways showing compliance with OMC Chapter 15.52 and IESNA standards (3-5 foot-candles minimum maintained at ground).
17. All interior walls, columns, ceilings, etc., of the parking structure shall be of a light color stain or paint to increase uniformity and reflective light. This shall be verified by the Police Department prior to issuance of building permits.

18. All stairwells serving the parking structure facility should be open and offer maximum visibility and utilized convex mirrors to increase visibility around corners. Shear walls within the structure should be limited due to the lack of visibility and creation of concealed areas. This shall be verified by the Police Department prior to issuance of building permits.
19. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with new plant material.
20. Prior to building permits, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
21. The final landscape plan shall include a note that a fully automated irrigation system will be provided. The landscape and irrigation design shall include the Calsense irrigation control system or equivalent including remote communication, flow sensor, and master valve components.
22. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendices B and E of City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director, in coordination with the Public Works Director.
23. Prior to grading permits street trees shall be identified on the project plans. Contact and coordinate tree selection and particulars with Tree Services Coordinator, Mr. Micah Jean (714) 532-6470; mjean@cityoforange.org. Street trees shall be installed prior to certificate of occupancy.
24. Prior to building permits, the applicant shall submit an address number request, including an addressing plan, to Public Works Department for review and approval.
25. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
26. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
27. All project Mitigation Measures shall be complied with and implemented as stated in the Mitigation Monitoring and Reporting Program located in the Final Certified EIR No. 1805-08 for the CHOC Master Plan.

In addition to the above conditions, procedural requirements are contained in Attachment "B" to this Resolution.

I hereby certify that the foregoing Resolution was adopted on August 1, 2022, by the Planning Commission of the City of Orange by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

David Vazquez, Planning Commission Chair

Date

ATTACHMENT A
LEGAL DESCRIPTION

Real property in the City of Orange, County of Orange, State of California, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 8 AND 9 OF PARCEL MAP NO. 2008-162, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 375, PAGES 25 THROUGH 32 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 041-090-48; A PORTION OF APN 041-090-47

ATTACHMENT B PROCEDURAL REQUIREMENTS

GENERAL

1. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
2. Building permits shall be obtained for all construction work, as required by the Public Works Department Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
3. Prior to building permits for the horizontal expansion, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
4. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.

Water

1. Prior to building permits, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
2. Prior to certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
3. Prior to building permits, the Water Division shall approve the type and location of backflow prevention device for proposed City services.
4. Prior to building permits, construction documents shall show that a six-foot minimum horizontal clearance and a one-foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.
5. Prior to building permits, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
6. Prior to building permits, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.

7. Prior to building permits, the applicant shall be responsible for obtaining approval all of the necessary encroachment permits from affected agencies for all public water construction work.
8. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
9. Prior to grading permits, the applicant shall construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
10. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate its plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
11. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various plan sets match. The project team shall coordinate improvement and utility plans with the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all plan sets are consistent.
12. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
13. Prior to certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.

Street and Utility Improvements:

1. Prior to grading permits, all works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
2. Prior to grading permits, all public infrastructures, including street sections, sidewalk, driveway apron, sidewalk access ramps, curb and gutter, cross gutter and spandrel, utilities, etc. shall comply with City of Orange Standard Plans and Specifications.
3. Prior to certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting, and communication shall be installed underground, completed, and approved by the appropriate utility provider.
4. Prior to grading permits, driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveway with ADA accessibility.
5. Prior to grading permits, all private ways shall conform to Engineering Standard Plan 108.
6. Prior to grading permits, all driveway approaches shall conform to ADA standard for wheelchair access conforming to Public Works Standard Plans 115 and 116.
7. Prior to certificate of occupancy, adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards shall be provided.

8. Prior to certificate of occupancy, any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage shall be repaired.
9. Prior to certificate of occupancy, sanitary sewer system connecting from the buildings to public mainline shall be private and maintained by the property owner
10. Prior to building permits, any private sewer system connecting directly to Orange County Sanitation District (OCSD) lines without using City of Orange sewer systems shall require a Permit from OCSD.

Grading:

1. Prior to grading permits, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
2. Prior to grading permits, plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
3. Prior to grading permits, a geotechnical report shall accompany the grading plan review.
4. Prior to grading permits, a Drainage Assessment Letter shall be submitted for review and approval by Public Works.
5. Prior to grading permits, the contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
6. Prior to grading permits, any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
7. Prior to grading permits, upon submittal of grading plan for plan check, the applicant shall submit a deposit to cover plan check and inspection services related to the grading activities.
8. Prior to grading permits, the grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by City Building Division.
9. Prior to grading permits, any grading outside of the owner's property boundary shall require the applicant to either obtain a temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
10. Prior to grading permits, trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
11. Prior to grading permits, all sewer and storm drain lines shall be shown on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.

12. Prior to grading permits, all structural Best Management Practices (BMPs) for water quality purpose shall be shown on Grading Plan. Water quality features shown on the Grading Plan must match Water Quality Management Plan (WQMP).
13. Prior to certificate of occupancy, all on-site driveways where heavy-duty trucks would travel shall be maintained in good condition.
14. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.

Water Quality

1. Prior to City approval of the landscape plans, the applicant shall review the approved WQMP and ensure the proposed landscape plans are consistent with the project grading plans and show the proposed storm water infiltration devices and other treatment BMPs affecting landscaping areas.
2. Prior to grading permits, the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable;
 - b. Incorporates the applicable Site Design, Routine Source, Structural Control, and Low Impact BMPs as defined in the Model WQMP and Technical Guidance Document.
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event;
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat;
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs;
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs;
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs;
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities;
 - i. Meets recordkeeping requirements (forms to be kept for 5 years); and
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.

3. Prior to certificate of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - a. That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP; and
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
4. Prior to certificate of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of the Public Works Department, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
5. Prior to building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
6. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.
7. For those projects requiring coverage under the State of California's General Construction Permit: Prior to the issuance of grading permits (including *grubbing, clearing, surface mining or paving permits as appropriate*) the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Stormwater Discharges Associated with Construction Activity (General Construction Permit) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Storm Water Pollution Prevention Plan (SWPPP) required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.