

**DRAFT CONDITIONS OF APPROVAL**

**MEETING DATE:** June 11, 2019

**TITLE:** Tuscan Hills Specific Plan Residential & Hotel Development & Subdivision

**CASE NO:** See table, below

**PREPARED BY:** Scott Taschner, Senior City Planner

**REVIEWED BY:** Rebecca Deming, Community Development Director

**Tuscan Hills Case Files – Applications Under Consideration**

<b>Case Number</b>	<b>Description</b>
Specific Plan 02-16	For implementation of the Specific Plan and the Planning Areas
General Plan Amendment 03-16	To change the land use designations
Zone Text/Zone Map Amendment 03-16	To change the land use designations and to add Section 17.220 to the City's Zoning Code
Tentative Tract Map 36774	To subdivide the master planned community
Tentative Tract Map 37300	To subdivide for housing and implement phasing
Tentative Tract Map 37301	To subdivide for housing and implement phasing
Tentative Tract Map 37320	To subdivide for housing and implement phasing
Tentative Tract Map 37303	To subdivide for housing and implement phasing

**Project Specific Conditions**

1. The approval of TTM's 36774, 37300, 37301, 37302, & 37303 are subject to the (2) year expiration provisions of the City's Zoning Ordinance, as provided in Section 16.24.160 and will expire on (2 years from Council approval).
2. The applicant may request an extension of time for TTM's 36774, 37300, 37301, 37302, & 37303, per the City's Zoning Ordinance Sections 16.24.170. Upon filing a time extension(s) at least 30 (thirty) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed twelve (12) months.

3. Prior to issuance of building permit that applicant/developer shall submit a Hotel Emergency Preparedness Plan for review and approval by the City and the Riverside County Fire Marshall.
4. Secondary/Emergency Access roads/gates shall be both entry and exit and shall have the appropriate Knox box or wireless entry system as determined by the Riverside County Fire Marshall.
5. Prior to issuance of building permit the applicant/developer shall submit a copy of the draft Codes, Covenants, & Restrictions (CC&R's) for development and the formation of the Home Owners Association (which outlines the responsibilities for maintenance of common areas, development signage, landscaping, parks, equipment, hiking trails, etc.) for review and approval by the City Attorney and the City's Planning Department.
6. The main access and adjacent collector roads shall have an intersection control design to include installation of traffic signals, which shall be timed to allow for a fluid egress from the site as determined and at the discretion of the Planning Director and by the City Engineer.
7. Prior to recordation of the Final Tract Map the applicant/developer shall work with the City Engineer & the Mission Springs Water district on the final design of the sewer and potable water systems.
8. Prior to recordation of the Final Tract Map the applicant/developer work with City staff on determining the project's traffic and impacts to the local road network and shall enter into a fair-share improvement agreement, for improvements deemed necessary in the future (as determined by the City's Planning & Engineering Department as well as the City Council).
9. Prior to recordation of the Final Tract Map the applicant/developer shall work with the City's Planning Department & the Palm Springs School District to determine the future needs/requirements for additional facilities and/or resources to serve the Tuscan Hills master planned community.
10. Prior to recordation of the Final Tract Map the applicant/developer shall work with the City's Planning Department and the Riverside County Fire Marshall to determine any future needs/requirements for additional services, additional facilities and or additional resources to service the Tuscan Hills master planned community.

### **Standard Administrative Conditions**

11. Applicant/developer shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality

thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings, including those involving environmental issues, against the City to attack, set aside, void, annul, and/or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the entitlement application. City shall promptly notify both the Applicant/developer and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

12. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.
13. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments and/or the City Manager and Chief of Police, unless otherwise identified herein.
14. The development of the Project on the Project Site shall be in substantial compliance with the exhibits contained in the project file for Specific Plan 02-16, GPA 03-16, ZTA/ZMA 03-16, TTM 36774, TTM 37300, TTM 37301, TTM 30302, and TTM 37303 as shown in all Exhibits attached hereto and incorporated herein by this reference.
15. A Development Permit as required by Municipal for all residential buildings, garages for residential products shall be submitted to the Planning Department accompanied by the applicable filing Fees for a Development Permit. The Development Permit shall be subject to the Approval of the Planning Commission or City Council and shall contain at a minimum the following elements:
  - a. A final site plan showing all lots, building footprints, setbacks, walls, fencing, floor plans and elevations of individual lots.
  - b. Color and materials sample board containing precise color texture and material swatches or photographs. Indicate on the sample board the

project applicant, tract number, product manufacturer and product numbers when feasible.

- c. Architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and materials description shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four sided" architectural features. With respect to residential structures, this may take the form of edge trim on all doors and windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and roadways.
  - d. Preliminary wall and fencing plan for the subdivision, including colors, materials and location details. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
16. All commercial structures shall be approved through the Development Permit process within the Municipal code and shall have "four-sided" architectural features.
  17. Residential Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted.
  18. All Community Mailboxes shall be maintained by the Homeowners or by a Homeowners Association for that area. Community Mailboxes shall be approved by the City of Beaumont prior to installation for review of anti-theft features. All Mailbox clusters shall have appropriate lighting as approved by the City.
  19. The final map shall be prepared by a licensed land surveyor or registered civil engineer subject to all the requirements of the State of California Subdivision Map Act and The Desert Hot Springs Municipal Code.
  20. Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.

21. The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
22. Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 20 percent administrative charge.
23. All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.
24. Within fifteen (15) days of final approval by the City Council, the Applicant/developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
25. The Applicant/developer shall pay all established service, permit, impact, public art, and other applicable fees required by the City.

Note: The Transportation Unified Mitigation Fee is collected by the City of Desert Hot Springs on behalf of the Coachella Valley Association of Governments. Questions on the calculation of this fee should be addressed to them at (760) 346-1127. The School District Fees are imposed by the Palm Springs Unified School District and questions should be addressed to them at (760) 416-6159.

26. The applicant/developer shall deliver within 5 (five) working days after City Council Approval to the Community Development Department a cashier's check, money order, or other acceptable form of payment made payable to "Riverside County" in the amount of \$3,321.00 to enable the City to file a Notice of Determination required pursuant to California Code of Regulations Section 15075. Any additional fees that may be attributed to the required

filing of environmental documents shall be paid by the applicant/developer. If applicant/developer has not delivered to the Community Development Department the check as required above, the approval for the project granted shall be void by reason of failure of condition (Fish and Game Code Section 711.4(c)).

### **Standard Environmental / Tribal Mitigation Conditions**

27. The applicant/developer shall implement all mitigation measures and monitoring program requirements outlined in the Environmental Documents.
28. If the project involves any ground disturbance applicant/developer shall hire a paleontological monitor and shall be responsible for payment of all related expenses. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved.
29. The applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52/SB 18 the following:
  - a. Cultural resources inventory of the project area (by a qualified archaeologist) prior to any development activities in the area.
  - b. Copy of the records search with associated survey reports and site records from the information center.
  - c. Copies of any cultural resource documentation (report and site records) generation in connection with this project.
30. The applicant/developer shall have on site during any ground disturbing activities (including archeological surveys) an approved Cultural Resource/Tribal Monitor(s) for the consulting tribe(s) which have initiated formal consultation under AB 52. Should buried cultural resource be encountered, the Monitor may request that desiccative construction halt and the Monitor shall notify a Qualified Archeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and each of the consulting Tribal Preservation Office's.
31. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Desert Hot Springs immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be

stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts. The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98. According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052) determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

32. **Prior to grading permit issuance:** If there are any changes to project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City of Desert Hot Springs, Applicant and interested tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The Applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consult with the City of Desert Hot Springs. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resource to a nearby open space or designated location on the property that is not subject any future development, erosion or flooding.
33. **Archaeological Monitoring:** The Developer, the City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing and responsibilities of all archaeological activities that will occur at the project site, when it is determined by either the city or the consulting tribe(s) to be necessary. Details of the plan may include:
  - a. Project grading and development scheduling;

- b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;
  - c. The protocols and stipulations that the Developer, City of Desert Hot Springs, the consulting tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;
  - d. Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.
34. **Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:
- a. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
  - b. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Desert Hot Springs with evidence of same:
    - i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
    - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:



- iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.
- iv. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City of Desert Hot Springs documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the consulting tribes and Eastern Information Center and interested tribes:

#### **Standard Planning Conditions**

- 35. Any/all permits may be subject to revocation if the applicant/developer/project is not in compliance with all of the conditions of approval contained herein.
- 36. The applicant/developer shall maintain the Project Site after the start of construction and until the Project is completed, free of weeds, debris, trash or any other offensive, unhealthful and dangerous material. If after five (5) days notice by certified mail, the applicant/developer does not comply with the before mentioned criterion, the City may either cancel building or grading permits and/or enter the Project Site with City staff and remove all subject violations, bill the Applicant/developer and/or put a lien on the Project Site.
- 37. All walls and trash enclosures shall have a decorative wall surface and a decorative cap that are consistent with the overall architecture of the project. The use of rolled concrete on any exterior walls or trash enclosures is specifically prohibited.
- 38. Applicant/developer shall construct or remodel an existing trash enclosure in location per the approved Site Plan. The trash enclosure shall be constructed per City Standards.

39. All new breaker boxes, fire sprinkler risers, utility conduits, and drain pipes shall be interior to the building. Any exposed pipes are specifically prohibited. All new drain terminations shall be from the Watts Drainage Product RD-940 or a product of equal value.



40. All mechanical equipment, either roof or ground mounted, and shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building.
41. The applicant shall submit a Sign Permit to be approved by the staff to include the following:
- a. All signage for in-line tenants shall be channel letters.
  - b. No sign shall have exposed raceways or conduits.
  - c. All signage shall comply with the Desert Hot Springs Municipal Code.
  - d. All signs that are removed shall be painted and patched immediately.
42. At no time shall the combination of uses or activities conducted with the building exceed the total demand for parking, as calculated in the City's Zoning Code and as provide on site according to the approved site plan. Any change to the floor plan shall be subject to review and approval by the Planning Department.

**Signs:**

43. No signage is approved under this permit.
44. The applicant shall submit a Sign Permit to be approved by the staff to include the following:
- a. All signage for in-line tenants shall be channel letters.
  - b. No sign shall have exposed raceways or conduits.
  - c. All signage shall comply with the Desert Hot Springs Municipal Code.
  - d. All signs that are removed shall be painted and patched immediately.
45. All signs shall be Underwriters Laboratories approved or the equivalent.
46. All appropriate permits shall be pulled with the City's Building Department.

### **Standard Landscaping/Parking Conditions**

47. All new industrial development shall comply with Mission Springs Water District's Water Efficient Landscaping Guidelines (guidelines are available at [www.ms wd.org](http://www.ms wd.org)). This policy requires outdoor water conservation practices within MSWD's service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate.
48. The applicant shall prepare a Final Landscape Construction and Irrigation Plan that is prepared by a licensed landscape architect subject to the following:
  - a. Approval from the Planning Department
  - b. Approval from Mission Springs Water District
  - c. A plant landscape legend, including a specific symbol for each plant species used, size (i.e., caliper, gallon, box, or brown trunk height, and/or quantity) and whether it is deciduous or evergreen.
  - d. Provide the total percentage of evergreen trees of all trees not including palm trees as evergreen.
  - e. Clear indication where landscaping will be used to screen mechanical, electrical, and irrigation equipment.
  - f. A detail showing planter design adjacent to walkways and driveways that is designed to prevent soil and/or decomposed granite from flowing onto walkways and driveways. There shall be a minimum two-inch vertical separation between the pavement and the soil.
  - g. Plant and tree installation and staking details.
  - h. Details on how vines will be attached to the structural elements.
  - i. Install a row of trees and ground cover across the rear property line.
49. Site landscaping shall comply with the City Guidelines and Water Conservation policies regardless of whether the items are illustrated on the Construction Landscape Plans:
  - a. Plants and trees shall be primarily of drought tolerant species compatible with the desert environment.
  - b. Projects shall minimize the use of turf.
  - c. At least fifty percent (50%) of the trees shall be evergreen species.
  - d. All trees in parking lots shall be centered between parking spaces to provide optimal shading.

- e. All single trunk trees shall be double staked and multi-trunk trees shall be staked appropriate to the species of tree.
  - f. Arbor guards shall be installed around trees in turf areas.
  - g. Projects located along major arterials and/or streets shall comply with the street tree requirements of the Design Guidelines.
  - h. Planter areas shall be surrounded by a concrete mow strip or other hard surface.
  - i. All ground-mounted equipment, such as mechanical, electrical, and irrigation equipment (backflow preventers), shall be located within a landscape planter. This equipment shall not be located within a turf area and shall not be visible from public view.
  - j. Any drain that terminates in a planter shall have a splash guard.
  - k. All palm trees shall have a brown trunk height of twenty (20) feet.
  - l. The site shall have a maximum of twenty-five percent (25%) fifteen (15) gallon trees and all other trees shall be thirty-six (36) inch box or greater.
  - m. All trees twenty-four (24) inch box or greater shall be verified as to size by the project planner who shall ensure that each tree has diameter of three (3) inches five (5) inches from the ground level.
  - n. All changes of species made by the Mission Springs Water District shall have concurrent approval from the Community Development prior to final approval.
50. Parking spaces adjacent to any planter shall have a width totaling eleven (11) feet, or the landscape finger or planter curb be an extra foot wide to protect the landscaping.
51. Wheel stops within the parking lot are prohibited unless required for ADA compliance.
52. All redwood headers are specifically prohibited from use on the project site.

#### **Standard Graffiti Conditions**

53. The applicant/developer and/or successor(s) in interest shall be responsible for the removal of any graffiti vandalism from the project site (exterior building surfaces and/or exterior walls/fences) within 48-hour after discovering the graffiti vandalism or receipt of notice from the City of the same. The Applicant/developer shall contact the City's Graffiti Hot Line at 888-562-3822 within 48 hours of discovering the graffiti vandalism.
54. The applicant/developer and/or successor(s) shall apply (and maintain) a

protective coating or graffiti resistant materials acceptable to the City's Public Works and/or Community Development Department, to provide for the effective and expeditious removal of graffiti on all exterior building elevations and/or project walls and/or replacement of defaced screening panels.

55. The applicant/developer and/or successor(s) in interest hereby agrees to allow the City and/or its agents to enter the property for the purpose of removing or painting over graffiti vandalism, if the Applicant/developer and/or successor(s) in interest fail to remove the reported graffiti vandalism within the 48 hours of discovering the graffiti or receipt of notice from the City.
56. The applicant/developer and/or successor(s) in interest shall, to the extent feasible, have designed a building structure visible from any public or quasi-public place in such a manner to consider prevention of graffiti, including, but not limited to the following:
  - a. Use of additional lighting;
  - b. Use of non-solid fencing;
  - c. Use of landscaping designed to cover large expansive walls such as ivy or similar clinging vegetation; or
  - d. Use of architectural design to break up long, continuous wall or solid areas.

### **Standard Lighting Conditions**

53. The applicant shall submit an exterior Lighting Plan in compliance with all relevant sections of the DHSMC; include a photometric analysis, to the City Planner for review and approval prior to issuance of a building permit. The Lighting Plan shall also identify the following:
  - a. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the Project Site, and shall be directed downward and away from adjoining properties and the public right-of-way.
  - b. All lighting outdoor lighting including fixture shall direct lighting downward.
  - c. The type of fixtures, including height, material, and color.
  - d. The total height of all freestanding lighting fixtures shall not exceed 18 feet.
  - e. That all concrete fixture bases will have a decorative finish. At a

- minimum, a trowel finish shall be provided.
- f. That the bolts connecting the light fixture to the base shall be covered.
  - g. The lighting on-site shall provide 100-foot face recognition
54. Prior to the issuance of a Certificate of Occupancy the lighting shall be inspected by the Police Department and Community Development Department and requested changes for safety shall be implemented. The Planning and/or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.
55. Applicant/developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.

### **Standard Building & Safety Conditions**

53. Project shall comply with the 2016 California Building Standards Code (Title 24, California Code of Regulations) and other adopted City Ordinances which include the following:
- a. CA Building Code
  - b. CA Plumbing Code
  - c. CA Mechanical Code
  - d. CA Electrical Code
  - e. CA Fire Code
  - f. CA Green Building Standards Code
  - g. CA Energy Code
54. As applicable, automatic fire sprinkler systems shall be installed in all new construction as per Chapter 9 of the California Building code and per City Ordinance. Design and type of system shall be based upon the requirements of the California Building Code, the California Fire Code and the requirements of the Fire Department.
55. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
56. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall obtain a Temporary Use Permit and comply with the City of Desert Hot Springs requirements.

57. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the property line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the property line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
58. All property lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
59. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

#### **Standard Construction/Demolition Activity Fire Safety Conditions**

60. Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 310. In approved areas where smoking is permitted, approved ashtrays shall be provided in accordance with Section 310.
61. Operations involving the use of cutting and welding shall be done in accordance with Chapter 35.
62. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
63. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with section 906 and sized for not less than ordinary hazard as follows:
- At each stairway on all floor levels where combustible materials have accumulated.
  - In every storage and construction shed.
  - Additional portable fire extinguishers shall be provided where special hazards exist including hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

64. The applicant/developer shall comply with all applicable federal, state and City laws and regulations.
65. The applicant/developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
66. Every area of the proposed development must be visible either from the street or from the structure. Unavoidable dead spaces or hidden/secluded areas require additional mitigating measures which may include increased lighting, hostile landscaping, security surveillance cameras, perimeter fencing and/or security gates, on-site security guards or other mitigating measures deemed appropriate by the Police Department.
67. Applicant/developer shall adhere to the City's light standard and identify all light fixtures (wall mounted and pole lights) on the site plan.
68. Lighting shall provide face recognition at 100 feet.
69. The Police Department may require additional lighting to prevent unintended dark spots prior to final occupancy.
70. Secluded or hidden interior corridors are strongly discouraged by the Police Department. For uses utilizing said corridors, mitigation measures shall be required and may include increased lighting, security surveillance cameras, controlled access, on-site security guards or other mitigating measures deemed appropriate by the Police Department.
71. The applicant and operator shall at all times implement the Utilize Crime Prevention Through Environmental Design (C.P.T.E.D) throughout the project, as follows:
  - CPTED Principle #1 – Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.
  - CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to



clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

#### CPTED Principle #3 – Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

#### CPTED Principle #4 – Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. We will work with you to develop a formal CPTED based maintenance plan to help you preserve your property value and make it a safer place.

72. Prior to issuance of building permits, the site plan shall indicate all perimeter walls and fences to be of a design to prevent or discourage scaling & graffiti.
73. Prior to issuance of building permits, that landscape plan shall be amended to include drought tolerant "hostile vegetation" shall be used when possible under windows and around the fence line.
74. Prior to issuance of building permits, a photovoltaic survey shall be prepared and submitted with the proposed lighting plan. The lighting plan shall be reviewed to assure that:
  - a. Lighting provides adequate visibility, face & color recognition, and a sense of security for employees and visitors.
  - b. LED and/or Metal Halide lights are recommended.
  - c. Lighting shall be shielded through the use of fixture design and placement, and shrouds so that spillover at the property line is minimized.
  - d. Prior to issuance of building permits, the building plans shall indicate that motions sensors are installed on the building rooftops, subject to review and approval by the City of Desert Hot Springs Police Department. Specifications for the motions sensors shall be included in the building plan set.
75. Prior to issuance of building permits, the plans shall be amended to indicate the location and type of all gate control and access equipment and/or

systems (e.g. Knox box, keypad, radio control, etc.) Prior to issuance of occupancy permits, the applicant will provide all access equipment, materials, codes, etc. to the City of Desert Hot Springs Police Department.

76. Any private security service that uses security guards with uniforms shall assure to the satisfaction of the City of Desert Hot Springs Police Department that the uniforms are sufficiently different in appearance from any uniform of the Police Department, Riverside County Sheriff or other local police department.
77. If Security cameras shall be utilized, the camera system shall have recording and back up capabilities for 90 days and shall be made accessible to the Police Department on demand

### **Engineering Department Conditions**

78. Applicant/developer shall annex to Community Facilities District No. 2010-1 for the maintenance of:
  - a. Landscape/Hardscape.
  - b. Streetlights.
  - c. Drainage Basins/Storm Drain Facilities.

Prior to issuance of a certificate of use and occupancy.

79. Applicant/developer shall pay the Five Thousand Dollars (\$5,000.00) cost for the City's consultant to annex the Community Facilities District No. 2010-1 and the City fee for processing the request, prior to issuance of a certificate of use and occupancy.
80. The applicant/developer shall pay the Five Thousand Dollars (\$5,000) cost for the City's consultant to annex to PTAX2 and the City fee for processing the request, prior to issuance of certificate of use and occupancy.
81. If the project is to be constructed in phases a plan showing the phases shall be approved by the Planning Commission.
82. Applicant/developer shall submit the following items for approval from the Engineering Department:
  - a. Grading Plans with the street address for each lot and / or building foot print.
  - b. Storm Drain / Drainage Plans.
  - c. Street Improvement Plans including plans for Foxdale Drive, and Pierson Boulevard.
  - d. Street Signage and Striping Plans.

- e. Street Lighting plans.
- f. Traffic Signal plans.
- g. A Soils and Geologic report.
- h. Composite Utility Plans.  
(Sewer and Water Plans – submit to Mission Springs Water District).

83. If the applicant/developer requests a temporary certificate of use and occupancy before all the improvements are completed the applicant/developer shall submit the following items for approval with the submittal of the Improvement Agreement for the project:
- a. Soils Report.
  - b. Title Report.
  - c. Preliminary Grading Plan.
  - d. Hydrology Report.
  - e. Utility master plan.
  - f. Engineer's Estimate of the incomplete improvements.
84. Prior to the installation of any improvements in the public right-of-way (ROW), an encroachment permit shall be obtained from the City Public Works Department.
85. If imported or exported soil material is necessary to balance the grading on the site, a separate grading plan and haul permit approval is necessary before transport of the material.
86. A soil compaction report shall be prepared and submitted to the City Building Department for approval prior to issuance of any building permits.
87. The developer/sub-divider shall repair or replace, to the satisfaction of the City Engineer, any public improvements damaged during the construction of this development.
88. There shall be no encroachment into public rights of way for construction trailers, equipment, trash bins, portable toilets, or materials; all of which shall be kept on-site. Construction access to the site shall be by an approved driveway, entry, or curb cut; no asphalt ramps or curb jumping is permitted.
89. At no time shall any adjacent streets for the project be allowed to be used for construction staging, storage or other such construction related activities. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at his own expense, as directed by the City Engineer.

90. Applicant/developer shall submit an owner-and contractor-signed PM10 Dust Control Implementation Plan in accordance with the standards and codes of the City and the South Coast Air Quality Management District (SCAQMD). Plans shall be submitted for review and approval by the Public Works Department prior to issuance of any grading and / or applicable building permits.
91. The on-site driveways and parking areas shall be improved with asphalt or concrete paving, permeable pavers, and appurtenances as shown generally on the approved site plan.
92. All on-site paving, curbs and gutters, sidewalks, ramps and other site work shall be constructed to City standards, subject to the improvement plans approved by the City Engineer.
93. The applicant/developer is required to construct all transition and missing links between existing and proposed improvements.
94. The applicant/developer/contractor shall comply with section 8.08 Recycling and Diversion of Waste from Construction and Demolition of the Municipal Code and file a Plan with the City's Building Department prior to the start of any construction.
95. The Owner shall dedicate by separate instrument 10 feet north side of a 40 foot right of way (exiting half width) for Pierson Boulevard.
96. The applicant/developer shall construct street improvements on the following streets:
  - a. Foxdale Drive from centerline to ultimate right-of-way (60 feet full width, 30 feet half width) across the entire frontage of the tract to Local Collector standards including the two knuckles.
  - b. Bernardo Way from centerline to ultimate right-of-way (60 feet full width, 30 feet half width) across the entire frontage of the tract to Local Collector standards including the Cul-De-Sac.
  - c. Verbena Drive from centerline to ultimate right-of-way (80 feet full width, 40 feet half width) across the entire frontage of the tract to Secondary standards and from the northerly frontage to Mission Lake Blvd, add 12' of AC pavement to the East of centerline.
  - d. Pierson Boulevard from centerline to ultimate right-of-way (100 feet full width, 50 feet half width) across the entire frontage of the tract to Major Collector standards. In addition, a half street transition from Miracle Hill

Rd. (80' R/W) to Pierson Blvd. is expected at the street design phase and per the direction of the city engineer.

- e. Any proposed public streets within the Tract Boundary per the traffic study recommendation and per the direction of the city engineer.
  - f. Street improvements shall include construction of asphalt concrete pavement, curb / gutter, sidewalk, streetlights, catch basins, storm drains, and shall be fully landscaped and irrigated along the property frontage.
  - g. Improvements shall include removal and construction of existing street improvements that are severely damaged and / or not in compliance with City Standards.
  - h. All sidewalks, ramps, and landings shall be compliant with the Americans with Disability Act.
97. Applicant/developer shall submit a project specific Hydrology Report, using Riverside County Flood Control and Water Conservation District's Hydrology Manual for City review and approval.
98. Property is located in the Federal Emergency Management Act (FEMA) Zone AO, Depth 2 feet and Velocity 6 feet per second. An Elevation Certificate shall be provided to the Building Department prior to issuance of a grading permit and shall be resubmitted "as constructed" prior to final grading signoff. In lieu of elevating the site, a Floodproofing Certificate for Non-Residential Structures may be filed with the building plans for the project and approved prior to the issuance of a grading permit.
99. No nuisance water shall escape the site onto public streets.
100. The applicant/developer shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain / percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall not be used for purposes other than for the collection of storm water, nuisance water, and well blow-off water.
- a. Any other facilities required in the drainage/hydrology study shall be

designed and installed as detailed in Section 15.68, Flood Plain Management, and Section 15.72 Floodplain Construction of the Desert Hot Springs Municipal Code.

- b. All retention basins/systems shall be located on site; off-site retention basins/systems are specifically prohibited.
  - c. Retention Basin Vehicular Access - Vehicular access shall be provided for maintenance of the retention basins to the satisfaction of the City Engineer. The City Engineer shall determine the need and/or design of such access. The grading of a "road" to the bottom shall comply with health and safety standards and shall meet the requisite design requirements including geometries and capacity of the basin(s). Any basins designed to ultimately retain 2 feet of water or more during the 100 year storm event shall be fenced to prohibit unauthorized entry. Maintenance of retention basins and drainage system shall be the responsibility of the applicant/property owner/operator.
101. Applicant/developer shall comply with the National Pollution Discharge Elimination System (NPDES) requirements per the California Regional Water Quality Control Board (RWQCB) regulations. The Applicant/developer shall submit a Project Specific Stormwater Pollution Prevention Plan (SWPPP) to comply with the California General Permit for Stormwater Discharges Associated with the Construction Activity, prior to the issuance of a grading permit. For projects larger than 1 acre, the Applicant/developer shall obtain all required permits from the California Regional Water Quality Control Board (RWQCB) and submit a copy of the Notice of Intent (NOI) and the Waste Discharge Identification Number (WDID#) to the City's Public Works Department prior to the issuance of the any grading permit.

For further information contact the RWQCB at:

California Regional Water Quality Control Board (RWQCB),  
Colorado River Basin Region,  
73-720 Fred Waring Drive #100  
Palm Desert, CA 92260  
(760) 346-7491  
[www.waterboards.ca.gov/colorariver](http://www.waterboards.ca.gov/colorariver)

102. The proposed commercial driveways shall be a radius driveway per City of Desert Hot Springs Standard No. 210.
103. All work within the public right-of-way shall be in accordance with applicable standards of the City of Desert Hot Springs City, County of Riverside, Standard Specifications for Public Works Construction (Green Book, latest

edition), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

104. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be undergrounded.
105. Applicant/developer shall enter into water and sanitary sewer service agreements with the Mission Springs Water District for domestic water and sanitary sewer service.
106. Prior to the issuance of permits, the developer / sub-divider shall obtain permits or "will serve" clearances from all required utility agencies.
107. Prepare a Report of Waste Discharge for the site to verify the use of underground sewage disposal in lieu of public sanitary sewers if proposed.
108. If the Applicant/developer requests a Temporary Certificate of Occupancy before all the improvements are completed the Applicant/developer shall file an improvement agreement with security to guarantee completion of public improvements as follows:
  - a. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements, including bonding requirements for grading as outlined in the Municipal Code.
  - b. A labor and material security to cover up to 50% of the total estimated cost of all required improvements.
  - c. If the required project improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the Applicant/developer by an amount corresponding to the amount of the security furnished by the contractor.
  - d. Notwithstanding the above, the Applicant/developer may satisfy the requirement for security of certain improvements by providing proof that same has been posted with another public agency subject to the approval of the City Engineer.
109. Security may be one of the following types subject to the approval of the City Engineer and City Attorney as to form:
  - a. Bonds - All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in

California, together with an acceptable policy holder's rating. The bond(s) shall contain the nearest street address of the institution providing the bond(s).

- b. Cash Deposits - In lieu of the faithful performance and labor and material bonds, the developer may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.
  - c. Disbursements from cash deposits shall be made in compliance with a separate agreement between the developer and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the City Engineer.
110. All improvement agreements shall be approved by the City Attorney and City Council. Security for the agreement shall be approved by the City Attorney and Finance Director.
111. A final agreement between Developer, and Riverside County Flood Control and Water Conservation District for the construction and maintenance of the onsite storm water retention system shall be submitted to the City prior to issuance of a Grading Permit.
112. The developer/sub-divider shall provide and install all required streets and related improvements (e.g., sidewalks, etc.), within and outside the subdivision, in compliance with the policies and procedures of the Development Department/City Engineer, and the serving utility company. These improvement requirements shall be completed or bonded prior to recordation of the final map.
113. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.
114. The developer's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.
115. All easements existing at the time of the Tentative Tract Map approval must be accounted for on the approved Tentative Tract Map. This includes the location, owner, purpose, and recording reference for all existing easements.



116. Easements shall be provided on the Tentative Tract Map for drainage facilities and public utilities to the satisfaction of the City Engineer.
117. The developer shall implement the mitigation measures of the noise impact analysis study
118. The developer shall implement the recommendation of the Traffic Impact Analysis (Revised) that was prepared by Kunzman Associates, Inc. dated November 3, 2015 and more particularly the developer shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system. As is the case for any roadway design, the City of Desert Hot Springs should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

#### **Fire Department Conditions**

119. The applicant/owner shall install Knox Boxes as approved by the Fire Department subject to the following:
  - a. Any gate to a building or residential neighborhood shall have an emergency access from a Knox keyed device, as approved by the Fire Department.
  - b. 503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies.
  - c. Required order forms and installation standards may be obtained at the Fire Department Headquarters at 77933 Los Montana's in Palm Desert or Desert Hot Springs City Hall
120. The applicant/developer shall submit three (3) sets of construction drawings to the Riverside County Fire Department Headquarters located at 77933 Los Montana's in Palm Desert for review and approval prior to issuance of any permits. Said construction drawings shall demonstrate Project adherence to all provisions of the currently adopted California Fire Code.
121. Effective January 1st, 2011: all one/two family dwelling and townhouses will require an automatic residential fire sprinkler system designed and installed in accordance with section HCD R313.3 and NFPA 13D.
122. For residential areas, approved standard fire hydrants, located at each intersection and spaced 600 feet apart with no portion of any lot frontage

more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

123. For any buildings with public access and commercial use shall provide or show existing water system capable of delivering a fire flow 1500 gallons per minute for 2-hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
124. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review approval. Plans shall be signed by a civil engineer and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
125. Fire apparatus access road and driveways shall follow the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38' capable of accommodating fire apparatus. The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. Turf Block is not allowed. A letter from an engineer shall be submitted showing the constructed material meets the requirements put forth in the above standard.
126. Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-05.
127. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only, however, public egress must be unrestricted.

### **Mission Springs Water District**

#### **Water Service**

Water service is currently available for the project subject to the following conditions of service:

128. The developer shall comply with all rules, laws, ordinances, guidelines, and regulations of the District at the time that any new water service application is submitted.

129. The developer shall be required to have a Water Supply Assessment (WSA) and Water Supply Verification (WSV) prepared for this subdivision by MSWD. The developer shall bear all costs involved in preparation of the WSA, including MSWD staff review time.
130. The developer shall be required to design and construct new well(s) capable of supplying 2000 gallons per minute of additional supply for the project, including all costs of land acquisition.
131. The developer shall be required to make arrangements to bring MSWD current with the \$30,000 outstanding costs incurred in the preparation of the Northeast Area Water Master Plan Update which was prepared at the request of the previous owners of the development.
132. The developer shall be required to design and construct all reservoirs, pump station(s), transmission mains, and infrastructure as outlined in the MSWD Northeast Area Water Master Plan Update. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with Section G Tuscan Hills Development Plan of said Master Plan. The developer shall meet with MSWD after completion of the WSA/WSV to determine the best option for service. All costs shall be borne by the owner/developer subject to reimbursement agreements.
133. The developer shall be required to install public water mains within all public or private streets to provide domestic, fire, and irrigation water service connections to all lots.
134. The installation of backflow prevention devices is required for all non-residential domestic, fire, and irrigation service connections.
135. Installation of private fire line services may be required per Riverside County Fire Department Standards. Double check detector assemblies (DCDA) per MSWD Standards will be a requirement at the time of installation.
136. The developer must submit hydraulic calculations to the District indicating the availability of the required fire flows as determined by the Riverside County Fire Department. These calculations shall be based on a current fire hydrant flow test(s) which can be ordered through the MSWD Engineering Department.

137. The developer shall comply with all District standards, specifications and conditions, and have final approval of all design plans by the District Engineer or his/her designee, and the District's General Manager.
138. MSWD requires having all of its facilities within the public right-of-way or recorded and dedicated easements.
139. The developer is required to apply for water service and submit payment of District fees, charges, and deposits. The water meter and connection fees will be based on the actual meter sizes and quantities shown on the approved plans. All fees are subject to change based on the time of application for services from the District.
140. The developer will be required to bond all infrastructures and be required to supply a warranty bond for the infrastructure. This warranty bond will be released 1 year from the District's acceptance of the infrastructure.
141. Some of the infrastructure must be constructed in certain phases and in a manner to serve the project. The phasing and approval of these facilities and infrastructure will be at the discretion and approval of the District Engineer, and/or General Manager.

### **Sewer Service**

Sewer service is available for the proposed project provided the following conditions of service are completed:

142. The developer shall comply with all rules, laws, ordinances, guidelines, and regulations of the District at the time the sewer service application is submitted.
143. The developer shall be required to design and construct all required sewer infrastructure to serve the project in accordance with the MSWD Wastewater System Comprehensive Master Plan (WWCMP). All design and construction shall be at the developer's expense.
144. The developer shall meet with District staff to review the available options presented in a memorandum prepared for the District by URS Corporation on April 1, 2010 titled MSWD Tuscan Hills Sewer Options. Final required design parameters shall be determined based on this meeting.
145. The developer shall comply with all the District standards, specifications and conditions, and have final approval of all design plans by the District Engineer or his/her designee, and the District General Manager.

146. The developer/property owner shall complete an application for sewer service with payment of all applicable fees, charges and deposits at the time of application (i.e., multi-family, residential, commercial sewer connection fees per current MSWD fee schedules).
147. The developer will be required to bond all infrastructure and be required to supply a warranty bond for the infrastructure. This warranty bond will be released 1 year from the District's acceptance of the infrastructure.
148. Some of the infrastructure must be constructed in certain phases and in a manner to serve the project. The phasing and approval of these facilities and infrastructure will be at the discretion and approval of the District Engineer, and/or General Manager.

## **Landscape**

### **As applicable per City requirements:**

All new and rehabilitated residential and commercial development shall comply with the *Mission Springs Water District's Water Efficient Landscaping Guidelines* (guidelines are available at [www.mswd.org](http://www.mswd.org)). This policy requires outdoor water conservation practices within the MSWD service area, specifically: (1) the creation of landscape plans featuring the use of California native desert friendly plants; and (2) the preparation of irrigation plans detailing water efficient irrigation technology systems (e.g., drip irrigation, evapotranspiration irrigation controllers, etc.) appropriate to an arid desert climate. For additional details regarding plan check and inspection fees, please contact Theresa Murphy via email at [tmurphy@mswd.org](mailto:tmurphy@mswd.org) or (760) 329-6448 ext. 126.

**END**