

Appendix F Standard Conditions of Approval

Appendices

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Appendix F: Standard Conditions of Approval

Standard conditions of approval are pre-established requirements routinely applied to development projects to ensure compliance with applicable regulations and to minimize potential environmental and operational impacts. The City will be adopting Master Conditions of Approval that are applied to all development projects within the City through the plan-check review process. By integrating standard conditions of approval into the project approval project, the City can provide a consistent framework for project implementation while safeguarding public and environmental interests. Compliance with standard conditions would be required for all new development and redevelopment in the City. These standard conditions may be modified, updated, omitted, or replaced as needed at the discretion of City staff, based on other regulatory standards or requirements, if equally or more effective conditions are available. Table 1, *Standard Conditions of Approval*, identifies standard conditions of approval applicable to all future development in the City.

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Aesthetics	
SC AE-1	All new landscaping shall be installed by the owner/developer in conformance with Chapter 18.46 "Landscape and Screening" of the Anaheim Municipal Code and shall be maintained in perpetuity. Landscaping shall be replaced in a timely manner in the event that it is removed, damaged, diseased, and/or dead.
SC AE-2	The owner/developer shall ensure the following: landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Shrubbery or ground cover should not generally exceed 3 feet in height, and tree branches should not descend below 6 feet from the ground; trees should not be planted close enough to the structure to allow easy access to the roof, or should be kept trimmed to make climbing difficult.
SC AE-3	The owner/developer shall ensure that the exterior of the building and parking lot shall be illuminated during all hours of darkness.
SC AE-4	Trees and shrubs shall be pruned by the owner/developer to allow visual access to all parts of the premises.
SC AE-5	Entrance windows shall not be covered with posters and announcements that obstruct natural surveillance.
SC AE-6	Prior to approval of each grading plan or issuance of each demolition or building permits, whichever occurs first, a Construction Barrier Plan showing the location and types of barriers to be in place during grading and construction. Said plan shall provide for all construction areas to be screened from view in compliance with the City of Anaheim Municipal Code and shall include provision for the type and height of the barriers to be placed along all construction perimeters prior to the commencement of demolition, Site preparation or grading, whichever occurs first.
SC AE-7	A detailed on-site lighting plan, including a photometric diagram, shall be submitted by project applicants and reviewed and approved by the Planning and Building Director and Police Department prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.
Air Quality	
SC AQ-1	Future development projects shall have construction and operational air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD. The results of the air quality impact analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold (LST) analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.

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<p>SC AQ-2</p>	<p>Applicants for development projects which will generate construction-related fugitive dust emissions that exceed applicable thresholds shall include, but are not limited to, the mitigation measures recommended by SCAQMD's CEQA Air Quality Handbook, to the extent feasible and applicable. The measures shall be included as notes on the grading and/or demolition plans:</p> <ul style="list-style-type: none"> ■ The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust. ■ Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of watering (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities. This measure can achieve PM10 reductions of 61 percent through application of water every three hours to disturbed areas. ■ Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities: <ul style="list-style-type: none"> ○ All trucks shall be required to cover their loads as required by California Vehicle Section 23114. Covering loads and maintaining a freeboard height of 12 inches can reduce PM10 emissions by 91 percent. ○ All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. Application of water every three hours to disturbed areas can reduce PM10 emissions by 61 percent. ■ Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust. Replacement of ground cover in disturbed areas can reduce PM10 emissions by 5 percent. ■ Signs shall be posted on-site limiting traffic to 15 miles per hour or less. This measure can reduce associated PM10 emissions by 57 percent. ■ During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth-moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with SCAQMD when winds are excessive. ■ Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. ■ Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.
<p>SC AQ-3</p>	<p>Applicants for future development projects which will generate construction-related exhaust emissions shall ensure off-road diesel-powered construction equipment greater than 50 horsepower meets CARB Tier 4 Final off-road emissions standards. Requirements for Tier 4 Final equipment shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each equipment's Best Available Control Technology (BACT) documentation</p>

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	<p>(certified tier specification or model year specification), and CARB or SCAQMD operating permit (if applicable) shall be provided to the City prior to obtaining the grading permit. If Tier 4 Final equipment are not available, alternative measures may include the use of added exhaust devices, alternatively fueled equipment, such as the use of Tier 3 engines that include CARB Level 3 verifiable diesel emission control devices that altogether achieve an 85 percent reduction in particulate matter exhaust and 40 percent reduction in NO_x in comparison to uncontrolled equipment.</p>
<p>SC AQ-4</p>	<p>Applicants for future development projects that would generate construction-related emissions that exceed applicable thresholds, will include, but are not limited to, the mitigation measures recommended by SCAQMD (in its CEQA Air Quality Handbook or otherwise), to the extent feasible and applicable to the project. The types of measures shall include but are not limited to:</p> <ul style="list-style-type: none"> ■ Construction haul truck operators for demolition debris and import/export of soil shall use trucks that meet the CARB's 2020 engine emissions standards at 0.01 grams per brake horsepower-hour of particulate matter (PM) and 0.20 grams per brake horsepower-hour of NO_x emissions. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards and shall provide these records prior to permit issuance to the City of Anaheim. ■ Vehicle idling shall be limited to five minutes as set forth in California Code of Regulations Title 13, Article 4.8, Section 2449. Signs shall be posted in areas where they will be seen by vehicle operators stating idling time limits. This requirement shall be included on the plans. ■ Construction contractors shall utilize construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that they are available and feasible to use. This requirement shall be included on the plans. ■ Heavy duty diesel-fueled equipment shall use low NO_x diesel fuel to the extent that it is available and feasible to use. This requirement shall be included on the plans. ■ Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel-powered generators, as feasible, or solar where available. This requirement shall be included on the plans. ■ Construction contractors shall maintain construction equipment in good, properly tuned operating condition, as specified by the manufacturer, to minimize exhaust emissions. Documentation demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications shall be shared with the City of Anaheim prior to permit issuance. ■ Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible. This requirement shall be included on the plans.
<p>SC AQ-5</p>	<p>Prior to issuance of a grading permit, if two or more dust-generating construction projects occur within 1,000 meters of each other, which collectively will disturb 15 acres or more and which have demolition, excavation, or grading activity scheduled to occur concurrently, a Localized Significance Threshold analysis shall be prepared. If the LST analysis determines that the established Localized Significance Thresholds for NO_x, PM_{2.5}, or PM₁₀ would be exceeded, then modifications to construction equipment profiles, modifications to construction schedules, or additional pollution reduction measures shall be implemented.</p>
<p>SC AQ-6</p>	<p>Prior to issuance of a building permit for future development projects, the property owner/developer shall require the construction contractor and provide a note on construction plans indicating that:</p> <ul style="list-style-type: none"> ■ All coatings and solvents will have a volatile organic compound (VOC) content lower than required under Rule 1113 (i.e., super compliant paints).

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	<ul style="list-style-type: none"> ■ All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent application efficiency. ■ The construction contractor shall also use pre-coated/natural colored building materials, where feasible. <p>The City shall verify compliance during normal construction site inspections.</p>
<p>SC AQ-7</p>	<p>Prior to issuance of a permit to construct, the project applicant shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze operational emissions for any project that would include more than 500 multi-family dwelling units, 10 single-family dwelling units, and 15,000 square feet of commercial development, or any equivalent combination thereof. The air quality analysis shall demonstrate that project emissions are less than applicable SCAQMD regional and Localized Significance Thresholds (LST), and as applicable may include, but is not limited to, the following mitigations:</p> <ul style="list-style-type: none"> ■ Implementation of a Transportation Demand Management Plan. <ul style="list-style-type: none"> ○ Installation of additional electric vehicle charging stations ○ Public infrastructure improvements (e.g., bus stop shelter improvements) ○ Carpool or ridesharing programs ○ Subsidized transit costs ○ Unbundled parking costs ○ Bicycle amenities (storage, showers, lockers, etc.) ■ Use of all-electric appliances (i.e., elimination of natural gas service). ■ Use solar or low emission water heaters that exceed Title 24 requirements. ■ Increased walls and attic insulation beyond Title 24 requirements. ■ Required use of landscape equipment.
<p>SC AQ-8</p>	<p>Prior to the issuance of building permits, the property owner/developer for future development projects shall submit a Health Risk Assessment (HRA) prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the SCAQMD for projects within:</p> <ol style="list-style-type: none"> 1) 1,000 feet from the truck bays of an existing distribution centers that accommodate more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week; 2) 1,000 feet of an industrial facility which emits toxic air contaminants; or 3) 500 feet of I-5, SR-91, SR-57, or SR-55. <p>The HRA shall be submitted to the City Planning Department prior to issuance of building permits for any residential or residential mixed-use project. If the HRA shows that the incremental cancer risk exceeds one in 100,000 (1.0E-05), or the appropriate noncancer hazard index exceeds 1.0, or if the PM10 or PM2.5 exceeds the air district localized significance threshold over a 24-hour period of 2.5 µg/m³, the HRA shall identify the level of high-efficiency Minimum Efficiency Reporting Value (MERV) filter required to reduce indoor air concentrations of pollutants to achieve the cancer and/or noncancer and/or the 25-hour PM10 or PM2.5 threshold of 2.5 µg/m³. Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air. The property owner/developer shall be required to install high efficiency MERV filters in the intake of residential ventilation systems, consistent with the recommendations of the HRA. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV filter. To ensure long-term maintenance and replacement of the MERV filters in the individual units, the following shall occur:</p>

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	<ul style="list-style-type: none"> ■ The developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk for affected units. ■ For rental units, the owner/property manager shall maintain and replace MERV filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates when windows are open. ■ For residential owned units, the Homeowner's Association (HOA) shall incorporate requirements for long-term maintenance in the Covenant Conditions and Restrictions (CC&Rs) and inform homeowners of their responsibility to maintain the MERV filter in accordance with the manufacturer's recommendations. The HOA shall inform homeowners of increased risk of exposure to diesel particulates when windows are open. ■ For projects within 500 feet of the freeway, air intake on residential buildings shall be placed as far from the freeway as possible. ■ For projects within 500 feet of the freeway, the residential buildings should be designed to limit the use of operable windows and/or balconies on portions of the site adjacent to and facing the freeway.
<p>SC AQ-9</p>	<p>A project-specific Health Risk Assessment (HRA) shall be conducted for future industrial development proposed within 1,000 feet of sensitive receptors, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. The HRA shall evaluate a project per the following SCAQMD thresholds:</p> <ul style="list-style-type: none"> ■ Carcinogens: Maximally Exposed Individual risk equals or exceeds 10 in one million. For cumulative cancer risk, the maximum exposed individual risk equals or exceeds significance thresholds established by SCAQMD. ■ Non-Carcinogens: Emit toxic contaminants that equal or exceed 1 for the Maximally Exposed Individual. <p>If projects are found to exceed the SCAQMD's thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds. The HRA shall be submitted to the City Planning Department prior to issuance of building permits for any residential or residential mixed-use project.</p>
<p>Biological Resources</p>	
<p>SC BIO-1</p>	<p>For all areas of the City located outside the Central/Coastal NCCP/HCP, retention of rare communities shall be incorporated into building and project design by the owner/developer to the maximum extent practical. Rare communities include oak, riparian and wetland, walnut woodland, and coastal sage scrub. If retention is not practical, healthy specimens shall be relocated and/or replaced.</p>
<p>SC BIO-2</p>	<p>For all areas of the City located outside the Central/Coastal NCCP/HCP, property owners/developers shall be required to restore and revegetate where the loss of small and/or isolated habitat patches is proposed.</p>
<p>SC BIO-3</p>	<p>If construction activity involves tree removals or construction activities in proximity to trees, and is timed to occur during the nesting season (typically February 1 through July 31), prior to the issuance of the first demolition/grading/building permit, owners/developers will be required to provide focused surveys to the Planning and Building Department for nesting birds pursuant to CDFW requirements. Such surveys shall identify avoidance measures taken to protect active nests.</p>
<p>SC BIO-4</p>	<p>Any crushing of existing habitat during the breeding season of the gnatcatcher shall occur only under the supervision of a biological monitor and other mitigation measures as required by CDFW may apply.</p>
<p>SC BIO-5</p>	<p>Preserved and/or protected areas will be identified by the project biologist and isolated with construction fencing or similar materials prior to clearing or grading activities. Protected areas include existing woodland and coastal sage scrub adjacent to revegetation areas and individual trees and patches of native habitat to be preserved within revegetation areas. Other mitigation measures as required by CDFW and/or USFWS may apply.</p>
<p>SC BIO-6</p>	<p>Lighting in residential areas and along roadways shall be designed by the owner/developer to prevent artificial lighting from reflecting into adjacent natural areas,</p>

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	and plans shall be provided to the Planning and Building Department prior to the issuance of a building permit.
SC BIO-7	Prior to the issuance of grading permits for any project potentially affecting riparian or wetland habitat, the owner/developer shall provide evidence that all necessary permits have been obtained from the CDFW (pursuant to FGC Sections 1601–1603) and USACE (pursuant to Section 404 of the CWA) or that no such permits are required, in a manner meeting the approval of the City of Anaheim Planning Department. If a Section 404 Permit from the USACE is required, a Section 401 Water Quality Certification will also be required from the California Regional Water Quality Control Board, Santa Ana Region.
SC BIO-8	Prior to issuance of a grading permit for any project potentially affecting wildlife movement, the owner/developer shall submit a biological resources analysis which assesses potential impacts to wildlife movement.
SC BIO-9	Prior to the issuance of a demolition permit, grading permit, or building permit, whichever occurs first, a letter detailing the proposed schedule for vegetation removal and building demolition activities shall be submitted to the Planning and Building Department, verifying that removal shall take place between February 1 to July 31 to avoid the bird nesting season.
SC BIO-10	<p>Prior to the issuance of a demolition permit, grading permit, or building permit, whichever occurs first, and if project demolition and/or vegetation clearing must occur during the bird nesting season (February 1 to July 31), a pre-construction nesting bird survey of structures to be demolished and/or vegetation to be removed shall be conducted by a qualified Biologist no more than three days prior to such work occurring. If the Biologist does not find any active nests within or immediately adjacent to the impact area, the Biologist's findings shall be submitted to the Planning and Building Department and the vegetation clearing/construction work shall be allowed to proceed. The pre-construction nesting bird survey shall be updated following any work stoppage of two weeks or longer.</p> <p>If an active nest of a bird species protected under California Fish and Game Code or the Migratory Bird Treaty Act is identified within or immediately adjacent to the construction area, and the Biologist determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate no-impact buffer zone (at a minimum of 25 feet) around the nest depending on the sensitivity of the species and the nature of the construction activity. All nests and associated buffers shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. The following restrictions to clearing and/or construction activities shall be required until nest(s) are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest (the buffer shall be 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors), unless otherwise determined by a qualified Biologist; and (2) access shall be restricted within the buffer of any active nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Once the qualified Biologist has determined that fledglings have left the nest, there is no evidence of a second nesting attempt, or the nest has failed, the Biologist's findings shall be submitted to the Planning and Building Department and construction can proceed within the buffer zone.</p>
Cultural Resources	
SC CUL-1	City staff shall require property owners/developers to provide studies to document the presence/absence of historic resources for areas with documented or inferred resource presence. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified specialist.
SC CUL-2	City staff shall require property owners/developers to provide studies to document the presence/absence of archaeological and/or paleontological resources for areas with documented or inferred resource presence (i.e., presence of native soils that would be disturbed). On properties where resources are identified or a potential for presence exists, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified specialist.

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SC CUL-3	All archaeological resources shall be subject to the provisions of CEQA (Public Resources Code) Section 21083.2.
SC CUL-4	Before and during construction, if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin, and disposition pursuant to California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5 has occurred.
SC CUL-5	If an archaeological assessment does not identify potentially significant archaeological resources but indicates the area to be of medium sensitivity for archaeological resources, an Archaeologist who meets the Professional Qualified Standards shall be retained on an on-call basis. The Archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the on-call Archaeologist is contacted. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Anaheim) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.
SC CUL-6	Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of CEQA Guidelines. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.
Energy	
SC EN-1	The owner/developer shall ensure that all Landscape Plans shall comply with the City of Anaheim adopted Landscape Water Efficiency Guidelines. This ordinance is in compliance with the State of California Model Water Efficient Landscape Ordinance (AB 1881).
SC EN-2	Prior to the issuance of building permits for new development projects, the project applicant shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the City of Anaheim prior to the issuance of a Certificate of Occupancy.
SC EN-3	Prior to issuance of building permits for non-single-family residential and mixed-use residential development projects, the project applicant shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Anaheim prior to the issuance of a Certificate of Occupancy. <ul style="list-style-type: none"> ▪ Electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code. ▪ Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code.
SC EN-4	Prior to the issuance of building permits for nonresidential development projects, project applicants shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Anaheim Building Division prior to the issuance of a Certificate of Occupancy.

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	<ul style="list-style-type: none"> ▪ For buildings with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the CALGreen Code. ▪ Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code. ▪ Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code.
SC EN-5	Any new system improvements (e.g., substation, line connections), if required and prior to final approval, shall be constructed in accordance with the City's Electric Rates, Rules and Regulations and Electrical Specifications. Electrical Service Fees and other applicable fees will be assessed in accordance with the current Electric Rates, Rules and Regulations and Electrical Specifications.
SC EN-6	Prior to approval of each final building and zoning inspection, the property owner/developer shall implement a program, as required, to reduce the demand on natural gas supplies. The Southern California Gas Company has developed several programs which are intended to assist in the selection of most energy-efficient water heaters and furnaces.
SC EN-7	Prior to issuance of each building permit, the property owner/developer shall demonstrate on plans that fuel-efficient models of gas-powered building equipment have been incorporated into the proposed project to the extent feasible.
SC EN-8	Prior to issuance of a building permit, the property owner/developer shall incorporate feasible renewable energy generation measures into the project. These measures may include but not be limited to use of renewable biofuels, solar and small wind turbine sources on new and existing facilities and the use of solar powered lighting in parking areas.
Geology and Soils	
SC GEO-1	Prior to the issuance of a grading permit, the owner/developer shall prepare and submit final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining wall, erosion control, slope easements, and other pertinent information in accordance with Anaheim Municipal Code and the California Building Code, latest edition.
SC GEO-2	Prior to issuance of a grading permit, the owner/developer shall submit a Preliminary Geotechnical Report to the Public Works Department Services Division for review and approval. The report shall address any proposed infiltration features of the Water Quality Management Plan.
SC GEO-3	Prior to the issuance of a grading permit, the owner/developer shall submit an interim soils report including pad compaction and site stability prepared by the project's Geotechnical Engineer of Record. The pad compaction report needs to include a site plan showing the compaction testing locations.
Hazards and Hazardous Materials	
SC HAZ-1	<p>Prior to the final building and zoning inspections for any residential project within 1,000 feet of a use that has the potential to release substantial amounts of airborne hazardous materials (determined to be "Category 1, 2, or 3" hazardous materials), the project property owner/developer shall submit a shelter-in place program to the Planning and Building Director for review and approval. The shelter-in-place program shall require the property owner/developer to purchase a subscription to a service that provides "automated emergency notification" to individual residents (subject to meeting minimum standards set by the City) of the project. The shelter-in-place program shall include the following:</p> <ul style="list-style-type: none"> ▪ The property owner/developer shall be required to purchase a minimum 10-year subscription to such a service that would include periodic testing (at least annually). ▪ The CC&Rs for each individual project shall require that each property owner and/or project Homeowners Association (HOA):

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	<ul style="list-style-type: none"> ○ Maintain a subscription following expiration of the initial purchased subscription. ○ Maintain in a timely manner the database of resident phone numbers in conjunction with the service. ○ Provide appropriate agencies (police, fire, other emergency response as identified by the City) with information on how to activate the notification via the service provider. ▪ The CC&Rs for each individual project shall require that each resident provide the property owner/HOA and the city with a current phone number for the residence and/or individual residents; prior to the final building and zoning inspections; this would include timely notification following the sale of a unit and would require notification if the unit were rented or leased or subject to any other change in occupancy.
SC HAZ-2	Prior to issuance of a building permit, new development project property owners/developers shall use the most current available Airport Environs Land Use Plan (AELUP) as a planning resource for evaluating heliport and airport operations as well as land use compatibility and land use intensity in the proximity of Los Alamitos Joint Training Base and Fullerton Municipal Airport.
SC HAZ-3	Applicants seeking approval for the construction of new development, or the operation of a heliport or helistop shall comply with the State permit procedure provided for by law as well as conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), by the Airport Land Use Commission, and by Caltrans Division of Aeronautics.
SC HAZ-4	The owner/developer shall review all new development projects for their compliance with the State of California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook and shall demonstrate compliance to the City prior to issuance of building permits.
Hydrology and Water Quality	
SC HYD-1	Prior to issuance of a grading permit, the owner/developer shall prepare and submit a final drainage/hydrology study, including supporting hydraulic and hydrological data to the City of Anaheim for review and approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impacts resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage-mitigating measures including but not limited to offsite storm drains and interim detention facilities.
SC HYD-2	The owner/developer shall execute a Save Harmless Agreement with the City of Anaheim for any storm drain connections to a City storm drain system. The agreement shall be recorded by the applicant on the property prior to the issuance of any permits.
SC HYD-3	The owner/developer shall obtain the required coverage under California's General Permit for Stormwater Discharges associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) number
SC HYD-4	The owner/developer shall submit Water Quality Management Plan (WQMP) to the City for review and approval. The WQMP shall be consistent with the requirements of Section 7 and Exhibit 7.II of the Orange County Drainage Area Management Plan (DAMP) for New Development/Significant Redevelopment projects; identify potential sources of pollutants during the long-term on-going maintenance and use of the proposed project that could affect the quality of the storm water runoff from the project site; define Source Control, Site Design, and Treatment Control (if applicable) best management practices (BMPs) to control or eliminate the discharge of pollutants into the surface water runoff; and provide a monitoring program to address the long-term implementation of and compliance with the defined BMPs.
SC HYD-5	The owner shall prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be kept at the project site and be available for Public Works Development Services Division review upon request.

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Noise	
SC NOI-1	<p>Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Public Works, that:</p> <ul style="list-style-type: none"> ▪ All construction vehicles or equipment, fixed or mobile, operated within 500 feet of a noise-sensitive use, shall be equipped with properly operating and maintained mufflers ▪ All operations shall comply with City of Anaheim Municipal Code Chapter 6.70. ▪ Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
Public Services	
SC PS-1	Projects will be reviewed by the City of Anaheim on an individual basis and will be required to comply with requirements in effect at the time building permits are issued (impact fees, etc.) or if an initial study is prepared and the City determines the impacts to be significant, then the project will be required to comply with appropriate mitigation measures (fire station sites, etc.).
SC PS-2	The owner/developer shall pay all applicable development impact fees required under the Anaheim Municipal Code.
SC PS-3	All CBC and CFC requirements shall be followed for permit issuance. Any fire permits shall be submitted directly to Anaheim Fire Prevention Bureau.
SC PS-4	2019 California Fire Code Section 503.1.1: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the buildings as measured by an approved route around the exterior of the building or facility.
SC PS-5	An adequate water supply capable of providing minimum fire flow requirements for fire hydrants and a fire sprinkler system shall be available for future, proposed condominiums.
SC PS-6	The owner/developer shall provide a Fire Master Plan showing rescue ladder access, Knox box locations, fire hydrant location and fire flow requirements, as well as indicate fire sprinklers shall be provided in accordance with National Fire Protection Association (NFPA) 13 and fire alarms shall be provided in accordance with NFPA 72. The fire master plan shall be submitted directly at AF&R at the time that grading plans are submitted to the city.
SC PS-7	A private water system with separate water service for fire protection and domestic water shall be provided by the owner/developer and shown on plans submitted by the owner/developer to the Water Engineering Division of the Anaheim Public Utilities Department.
SC PS-8	All existing water services and fire services shall conform to current Water Services Standards Specifications. Any water service and/or fire line that does not meet current standards shall be upgraded if continued use is necessary or abandoned if the existing service is no longer needed. The Owner/Developer shall be responsible for the costs to upgrade or to abandon any water service or fire line.
SC PS-9	Parking structures shall have clearly marked emergency stations with hands-free, two-way communication with security/Police. These shall be placed adjacent to stairway landings and appropriately spaces throughout the structure.
SC PS-10	In order to facilitate the efficient and rapid access by emergency vehicles and personnel, all electronically operated gates providing emergency vehicle access to any hotel or residential facility/community development with more than 20 rooms/residential units, or when otherwise required by the Chief of Police or his designated representative, shall include the installation of an electronic access system which allows for the use of a public safety radio frequency to open the gate. This shall be the responsibility of the property owner/developer.
SC PS-11	Pedestrian access control shall be considered by the owner/developer to help prevent unwanted entry. If access control is installed, a digital keypad entry system shall be included to facilitate quick response by emergency personnel. The system's entry code shall be provided to the Anaheim Police Department Communication Bureau.

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SC PS-12	The owner/developer shall file Emergency Listing Card, Form APD-281, with the Police Department, available at the Police Department front counter. This card should include on and off site property management contact information for regular business hours as well as emergency after hours contacts.
Transportation	
SC TRN-1	Prior to the issuance of the first grading and/or right-of-way construction permits, the owner/developer shall submit all plans for proposed improvements within Caltrans right-of-way (including but not limited to, improvement plans for pedestrian sidewalks, curb ramps, crosswalks, driveways, landscaping, traffic signals, and light poles) to the Caltrans for Caltrans' review and approval.
SC TRN-2	Prior to issuance of a building permit, the owner/developer shall submit plans that specifically indicate that all vehicular ramps and grades conform to all applicable Engineering Standards.
SC TRN-3	Prior to the issuance of building permits, street improvement plans shall be submitted by the owner/developer to the Public Works Department-- Traffic Engineering for review and approval of proposed signing and/or red curb painting. Signage and curb painting modifications shall be installed per the approved plans and shall be completed prior to the first final building and zoning inspection.
SC TRN-4	That prior to the issuance of building permits, plans shall show conformance with the current version of Engineering Standard Detail 470 and 473 pertaining to parking standards. NO PARKING pavement markings shall be provided on both sides of the trash enclosure. The subject property shall thereupon be developed and maintained in conformance with said plans.
SC TRN-5	<p>Prior to the issuance of a building permit, the owner/developer shall submit draft Covenants Conditions and Restriction (CC&Rs) that are prepared by an authorized professional for review and approval by the City Engineer, Planning and Building Director, and City Attorney, which will generally provide for the following:</p> <ul style="list-style-type: none"> • A requirement that residents shall use designated parking area, including garages, only for the parking of vehicles • A provision that parking garages are subject to inspection by the Association or City of Anaheim staff. • A provision requiring that proposed amendments to the CC&Rs shall be submitted for review to the City Engineer, Planning Director or designee, and shall be approved by the City Attorney prior to the amendment being valid. • A provision that the City is a third-party beneficiary to the CC&Rs and has the right, but not the obligation, to enforce any of the provisions of the CC&Rs relative to common area and utility maintenance, Water Quality Management Plan, and internal parking.
SC TRN-6	The owner/developer shall design per City Standards full improvements for all impacted public streets/facilities in accordance with City Code, Standards, and Specifications. Such improvements shall include, but not be limited to the following: driveways closures with new curb and gutter and sidewalk, commercial driveway approach, parkway landscaping with irrigation, storm drain lateral connection and manhole, sewer lateral connection.
SC TRN-7	Ongoing during drive-thru restaurant operations, should the vehicle queue reach the adjacent roadway, staff members shall be positioned at the end of the on-site queue near the driveway entrance to direct traffic. This measure shall be implemented for a short timeframe, as needed, until the queue dissipates.
Tribal and Cultural Resources	
SC TCR-1	In the event that tribal cultural resources such as human remains and artifacts are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery and the contractor shall contact the City's Planning and Building Department immediately. The Applicant shall retain a qualified Native American tribal monitor from or approved by the Native American tribe(s) requesting consultation to evaluate the significance of the find, and in consultation with the City's Planning and Building Department, determine an appropriate course of action. If the tribal cultural resources are found to be significant, the Native American tribal monitor, in consultation with the City's Planning and Building

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	Department, shall determine appropriate actions for exploration, salvage, and/or curation. After the find has been explored, salvaged, and/or curated, work within the vicinity of the find may resume.
SC TCR-2	If the monitoring site has hazardous materials concerns, the monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site is a low potential for tribal cultural resources.
Utilities and Service Systems	
SC USS-1	The owner/developer shall submit a set of improvement plans prior to submittal of the grading plan or as determined by the City for Public Utilities Water Engineering review and approval in determining the conditions necessary for providing water service to the project
SC USS-2	The owner/developer shall ensure that all Landscape Plans shall comply with the City of Anaheim adopted Landscape Water Efficiency Guidelines. This ordinance is in compliance with the State of California Model Water Efficient Landscape Ordinance (AB 1881). The owner/developer shall submit a Certificate of Landscape Design to the Planning and Building Department prior to the issuance of a building permit.
SC USS-3	Prior to the issuance of a building permit, a private water system with separate water service for fire protection, irrigation, and domestic water shall be provided by the owner/developer and shown on plans submitted by the owner/developer to the Water Engineering Division of the Anaheim Public Utilities Department
SC USS-4	Per California Water Code, Division 1, Chapter 8, Article 5, Section 537-537.5, as amended by SB 7, water submetering shall be furnished and installed by the owner/developer and a water submeter shall be installed to each individual unit prior to the final building and zoning inspection. Provisions for the ongoing maintenance and operation (including meter billing) of the submeters shall be the responsibility of the owner and included and recorded in the Master CC&Rs for the project.
SC USS-5	Any backflow assemblies currently installed in a vault will have to be brought up to current Water Services Administrative Procedures and Design Guidelines. Any other large water system equipment shall be installed to the satisfaction of the Water Engineering Division outside of the street setback area in a manner fully screened from all public streets and alleys. Said information shall be specifically shown on plans and approved by Water Engineering and Cross Connection Control Inspector.
SC USS-6	All requests for new water services, backflow equipment, or fire lines, as well as any modifications, relocations, or abandonments of existing water services, backflow equipment, and fire lines, shall be coordinated and permitted through Water Engineering Division of the Anaheim Public Utilities Department.
SC USS-7	All existing water services and fire services shall conform to current Water Services Standards Specifications. Any water service and/or fire line that does not meet current standards shall be upgraded if continued use is necessary or abandoned if the existing service is no longer needed. The owner/developer shall be responsible for the costs to upgrade or to abandon any water service or fire line.
SC USS-8	The owner shall irrevocably offer to dedicate to the City of Anaheim (i) an easement for all large domestic above-ground water meters and fire hydrants, including a 5-foot-wide easement around the fire hydrant and/or water meter pad. (ii) a 20-foot-wide easement for all water service mains and service laterals all to the satisfaction of the Water Engineering Division. The easements shall be granted on the Water Engineering Division of the Public Utilities Department's standard water easement deed. The easement deeds shall include language that requires the owner to be responsible for restoring any special surface improvements, other than asphalt paving, including but not limited to, colored concrete, bricks, pavers, stamped concrete, decorative hardscape, walls or landscaping that becomes damaged during any excavation, repair or replacement of City owner water facilities. Provisions for the repair, replacement, and maintenance of all surface improvements other than asphalt paving shall be the responsibility of the owner and included and recorded in the Master CC&Rs for the project.
SC USS-9	The developer/owner shall submit a water system master plan, including a hydraulic distribution network analysis, for Public Utilities Water Engineering review and approval.

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	The master plan shall demonstrate the adequacy of the proposed on-site water system to meet the project's water demands and fire protection requirements.
SC USS-10	The owner/developer shall submit to the Public Utilities Department Water Engineering Division an estimate of the maximum fire flow rate and maximum day and peak hour water demands for the project. This information will be used to determine the adequacy of the existing water system to provide the estimated water demands. Any off-site water system improvements required to serve the project shall be done in accordance with Rule No. 15 of the Water Utility Rates, Rules, and Regulations.
SC USS-11	Water improvement plans shall be submitted by the owner/developer to the Water Engineering Division for approval and a performance bond in the amount approved by the City Engineer and form approved by City Attorney shall be posted with the City of Anaheim.
SC USS-12	Individual water service and/or fire line connections shall be provided by the owner/developer for each parcel or residential, commercial, industrial unit per Rule 18 of the City of Anaheim's Water Rates, Rules, and Regulations.
SC USS-13	The owner/developer shall contact Water Engineering for recycled water system requirements and specific water conservation measures to be incorporated into the building and landscape construction plans.
SC USS-14	The owner/developer shall install an approved backflow presentation assembly on the water service connection(s) serving the property, behind the property line and building setback in accordance with Water Services Administrative Procedures and Design Guidelines.
SC USS-15	Prior to the issuance of a grading permit, the owner/developer shall prepare and submit a final drainage/hydrology study, including supporting hydraulic and hydrological data to the City of Anaheim for review and approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impacts resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage-mitigating measures including but not limited to offsite storm drains and interim detention facilities..
SC USS-16	Prior to the issuance of a grading permit, the owner/developer shall execute a Save Harmless Agreement with the City of Anaheim for any storm drain connections to a City storm drain system. The agreement shall be recorded by the applicant on the property prior to the issuance of any permits
SC USS-17	Prior to the issuance of a grading permit, the owner/developer shall submit Water Quality Management Plan (WQMP) to the City for review and approval. The WQMP shall be consistent with the requirements of Section 7 and Exhibit 7.II of the Orange County Drainage Area Management Plan (DAMP) for New Development/Significant Redevelopment projects; identify potential sources of pollutants during the long-term on-going maintenance and use of the proposed project that could affect the quality of the storm water runoff from the project site; define Source Control, Site Design, and Treatment Control (if applicable) best management practices (BMPs) to control or eliminate the discharge of pollutants into the surface water runoff; and provide a monitoring program to address the long-term implementation of and compliance with the defined BMPs.
SC USS-18	Any proposed changes to the Solid Waste Management Plan must be approved by the Public Works Department, Sanitation Division.
SC USS-19	Prior to connection of electrical service, the legal owner shall provide to the City of Anaheim a Public Utilities easement with dimensions as shown on the approved utility service plan. The legal owner shall submit payment to the City of Anaheim for service connection fees.
Wildfire	
SC PS-1	Projects will be reviewed by the City of Anaheim on an individual basis and will be required to comply with requirements in effect at the time building permits are issued (i.e., impact fees, etc.) or if an initial study is prepared and the City determines the impacts to be significant, then the project will be required to comply with appropriate mitigation measures (i.e., fire station sites, etc.).

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SC WF-1	All CBC and CFC requirements shall be followed for permit issuance. Any fire permits shall be submitted directly to Anaheim Fire Prevention Bureau.
SC WF-2	2019 California Fire Code Section 503.1.1 – approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the buildings as measured by an approved route around the exterior of the building or facility.
SC WF-3	An adequate water supply capable of providing minimum fire flow requirements for fire hydrants and a fire sprinkler system shall be available for the future, proposed condominiums.
SC WF-4	The owner/developer shall provide a Fire Master Plan showing rescue ladder access, Knox box locations, fire hydrant location and fire flow requirements, as well as indicate fire sprinklers shall be provided in accordance with NFPA 13 and fire alarms shall be provided in accordance with NFPA 72. The fire master plan shall be submitted directly at AFD at the time that grading plans are submitted to the city.
SC WF-5	A Fire Master Plan shall be submitted at the time that grading plans are submitted to Public Works for review and approval prior to building permit issuance. Plan shall include (but not be limited to) emergency vehicle site access, water availability and fire flow requirements, any interior laddering requirements, and fire protection features like fire sprinklers and alarms.
SC WF-6	Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 78,000 lbs. and surfaced to provide all-weather driving capabilities.
SC WF-7	Fire hydrants shall meet minimum Fire Department Specifications and Requirements for spacing, distance to structure, and available fire flow.
SC WF-8	Emergency responder radio coverage (BDA/DAS) shall be provided for the proposed new building(s).
SC WF-9	A minimum 26' width for the fire access road is required for the proposed structure and a minimum vertical clearance of 13 feet, 6 inches.
SC WF-10	An automatic fire sprinkler system shall be designed, installed, and maintained as required by the Fire Department per NFPA-13, 13R, or 13D. A fire alarm system shall be designed, installed, and maintained as required by the Fire Department per NFPA-72.
SC WF-11	All CBC and CFC requirements shall be followed for permit issuance. Any fire permits which includes fire sprinklers, fire alarm, etc. shall be submitted directly the Anaheim Fire Prevention Department.