



CITY OF HUNTINGTON BEACH

Department of Community Development

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 12/16/2025

PROJECT NAME: MAGNOLIA TANK FARM

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2025-0021

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 2025-003/
CONDITIONAL USE PERMIT NO. 2025-005/ TENTATIVE TRACT
MAP NO. 19331/ DESIGN REVIEW BOARD NO. 2025-010

DATE OF PLANS:

PROJECT LOCATION: 21845 MAGNOLIA ST, HUNTINGTON BEACH, CA 92646 (WEST
SIDE OF MAGNOLIA ST. BETWEEN PCH AND HAMILTON AVE.)

PLAN REVIEWER: JASON KELLEY, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1553/JKELLEY@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **TTM:** To subdivide a 29-acre site into seven lettered lots and six
numbered lots. **CUP:** To grade the site with approximately 133,425
cubic yards of imported soil and construct a retaining wall up to ten feet
tall topped with a seven-foot-tall wall along the north property line.
CDP: For the proposed subdivision, demolition, grading, walls and to
construct all onsite and offsite street and infrastructure improvements.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 19331 / COASTAL DEVELOPMENT PERMIT NO. 2025-003 / CONDITIONAL USE PERMIT NO. 2025-005

1. Prior to submittal of the Final Tract Map to the Public Works Department for processing and approval, the following shall be required:
 - a. Final Tract Map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (**HBZSO Section 254.16**)

2. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. (**HBZSO Section 241.10**)
3. Tentative Tract Map No. 19331, Conditional Use Permit No. 252-005 and Coastal Development Permit No. 25-003 shall not become effective until the ten calendar day appeal period has elapsed from the Planning Commission. (**HBZSO Section 251.12**)
4. The subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. (**City Charter, Article V**)
5. Prior to issuance of building permits, the following shall be completed:
 - a. A Mitigation Monitoring Fee shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. (**City of Huntington Beach Planning and Building Department Fee Schedule**)
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. (**HBMC 8.40.090**)
7. Pursuant to Section 3.6.4 of the Specific Plan, an owl survey is required prior to any construction, including the import of soil onto the site.
8. Pursuant to Section 3.9, of the Specific Plan, the three oil wells shall be completely abandoned prior to the import of soil onto the site.
9. Pursuant to Section 3.9.1 of the Specific Plan, evidence of Tribal consultation must be provided to the City prior to the import of soil onto the site.
10. The Planning Commission reserves the right to revoke Tentative Tract Map No. 19331, Conditional Use Permit No. 252-005 and Coastal Development Permit No. 25-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. (**HBZSO Section 241.16.D**)
11. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. (**City Charter, Article V**)
12. The applicant shall submit a check in the amount of \$50.00 plus the CDFW fee for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. (**California Code Section 15094**)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

DRAFT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 14, 2025
PROJECT NAME: MAGNOLIA TANK FARM
ENTITLEMENTS TTM NO. 19331, CDP 2025-003, CUP 2025-005
PLNG APPLICATION NO. PA-2025-0021
DATE OF PLANS: SEPTEMBER 19, 2025
PROJECT LOCATION: 21845 MAGNOLIA (WEST SIDE OF MAGNOLIA ST. AT BANNING AVE.)
PROJECT PLANNER JASON KELLEY, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: THIS IS A REQUEST FOR THE APPROVAL OF A TENTATIVE TRACT MAP TO SUBDIVIDE ONE LOT INTO 7 LETTER LOTS AND 6 NUMBERED LOTS AND A REQUEST FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR THE INFILL OF MORE THAN 25,000 CUBIC YARDS OF SOIL ONTO THE SITE. THIS PROJECT IS A REQUEST FOR THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), and the Orange County Drainage Area management Plan (DAMP). The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL TRACT MAP UNLESS OTHERWISE STATED:

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract map. **(ZSO 253.14)**

3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.84A & 253.10K)
 - a. The water system and appurtenances for the entire project shall be a public system.
 - b. The sewer system and appurtenances for the entire project shall be a private system.
 - c. The storm drain system located within private streets and access ways shall be private.
 - d. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
 - e. A blanket easement over the private streets and access ways for access to water facilities for City maintenance purposes.
 - f. A blanket easement over the private streets and access ways for access to storm water quality BMPs for City inspection purposes.
 - g. A right-of-way easement dedication for pedestrian access, public utilities and traffic signal equipment (at Street A only) at both intersections of Street "A" and Street "D" with Magnolia Street, per Public Works Standard Plan No. 207.
4. A Final Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development or deficient downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analysis shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
5. A sewer study to verify capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring sites shall be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
6. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
7. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (ZSO 251.06 & 253.12)
8. The grading, utility and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
9. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
 - a. On-site private streets and sidewalks
 - b. On-site private storm drain system and appurtenances including all pumps

- c. Onsite landscaping and irrigation improvements
- d. On-site private sewer systems and appurtenances including all pumps and lift stations.
- e. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)

The HOA's maintenance of aforementioned items shall be addressed in the development's CC&R's.

10. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water pipeline easement(s), which shall address repair to any enhanced pavement, etc., if the said public pipeline(s) and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. **(Resolution 2003-29)**
11. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructure, including all public street improvements, shall be designed with the first phase. The phasing plan shall include public improvements including the proposed public park site, construction employee parking, model home locations and access to the model homes, utility relocation, material location, and fire access. **(ZSO 253.12L)**
12. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.
13. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
14. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
15. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
- ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes

16. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the Final Tract Map or obtain building permits before completion of the required improvements.

17. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.

18. If the Final Tract Map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. **(SMA)**

19. A drainage fee for the subject development shall be paid at the rate applicable at the time of Final Map recordation. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 30.86 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$505,765. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. **(MC 14.48)**

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

20. The Final Tract Map shall be recorded with the County of Orange, prior to issuance of a Precise Grading Permit.

21. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. **(MC 17.05/ZSO 255.04)**

22. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan:

- a. The water system and appurtenances for the entire project shall be a public system.
- b. The sewer system and appurtenances for the entire project shall be a private system.
- c. The storm drain system located within private streets and access ways shall be private.
- d. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
- e. A blanket easement over the private streets and access ways for access to storm water quality BMPs for City inspection purposes.
- f. A right-of-way easement dedication for pedestrian access, public utilities and traffic signal equipment (at Street A only) at both intersections of Street "A" and Street "D" with Magnolia Street, per Public Works Standard Plan No. 207.
- g. A utility easement(s) shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The

easement shall overlay the private street easement, with an unobstructed paved or landscaped surface, pursuant to City Water Standards. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Utilities Division personnel shall have access to public utility facilities and appurtenances at all times. (ZSO 255.04)

23. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04). The following improvements shall be shown on the plan:

- a. New curb, gutter, sidewalk, and new pavement to the centerline of Magnolia Street per City Standard Plan Nos. 102, 202, 207, along the project's entire Magnolia Street frontage. (ZSO 230.84)
- b. New curb, gutter, sidewalk, and new pavement within all of the project's internal private streets per City Standard Plan Nos. 102, 202, 207. (ZSO 230.84)
- c. Thirty-five-foot radius curb returns shall be constructed at the project's intersections with Magnolia Street (at Street "A" and at Street "D") per City Standard Plan No. 207.
- d. Curb ramps compliant with current ADA requirements shall be installed at all intersection locations. (ADA)
- e. The proposed concrete cross gutters at the project's intersections with Magnolia Street (at Street "A" and at Street "D") shall be constructed per City Standard Plan No. 205.
- f. The full depth of the existing AC pavement, for half-width (from existing curb line to the existing median) of the project's Magnolia Street frontage, shall be removed and replaced. The new roadway section shall be designed pursuant to the recommendations provided by the developer's licensed Geotechnical Engineer and as approved by the City Department of Public Works. (ZSO 230.84)
- g. The sewer facilities shall be designed and constructed per the final approved sewer study and per City Standards.
- h. All drainage facilities including any proposed pump station shall be designed per the final approved Hydrology and Hydraulics Report and current County and City Standards. (ZSO 255.04)
- i. All water facilities shall be designed per the final approved hydraulics analysis and Water Division Standards. The public onsite water system must have two point of connections to the City's water system to provide a redundant water supply to the proposed tract. Each point of connection must be accessible for City equipment and vehicles for future maintenance and repair of the water facilities. (ZSO 255.04A)
- j. New separate domestic water services and meters shall be installed per Water Division Standard and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)
- k. Any existing water meters, appurtenances, service lines and laterals shall be abandoned and removed per Water Division Standard requirements. (ZSO 230.84)
- l. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)

m. Separate backflow protection devices shall be installed per Water Division Standards for domestic, fire and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)

24. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that is no longer needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)

25. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)

26. A hydraulic water analysis shall be prepared to determine water system improvements required to serve the proposed development. The developer shall coordinate with Public Works to prepare the analysis to ensure that adequate water infrastructure improvement is incorporated in the improvement plan. Public Works will perform the hydraulic analysis using the City's hydraulic water modeling software and calibrated water model. The analysis shall include, but not be limited to pipeline sizes, fire flow and domestic demand requirements. Any infrastructure improvements required to satisfy the water demands to the proposed development shall be at the sole cost of the developer. All applicable fees to prepare the hydraulic analysis shall be paid by the developer.

27. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

28. A Final Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues. The project WQMP shall include the following:

- a. Low Impact Development.
- b. Discusses regional or watershed programs (if applicable).
- c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
- d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
- e. Incorporates Treatment Control BMPs as defined in the DAMP.

- f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
- i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
- j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
- k. The applicant shall return one CD media to Public Works for the project record file.

29. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

30. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

31. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

32. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

33. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING
GRADING OPERATIONS:**

34. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

35. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 500 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in

which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works prior to grading activities. (MC 17.05.210)

36. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
37. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m. and shall be limited to Monday through Friday only. (MC 17.05)
38. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
39. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
40. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
41. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
42. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
43. Wind barriers shall be installed along the perimeter of the site. (DAMP)
44. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY FUTURE BUILDING PERMIT FOR THE PROJECT:

45. A Precise Grading Permit shall be issued. (MC 17.05)
46. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-57)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ANY FUTURE FINAL INSPECTION OR OCCUPANCY FOR THE PROJECT:

47. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
48. Prior to the first occupancy of Phase 1 (excluding model homes), all associated onsite and offsite improvements, including the public park and associated infrastructure, as shown on the approved grading, landscape and improvement plans shall be completed. Prior to the first occupancy of each succeeding phase, all associated onsite improvements as shown on the approved grading, landscape and improvement plans shall be completed. (MC 17.05)
49. All existing and new utilities shall be undergrounded. (MC 17.64)

50. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at <http://www.surfcity-hb.org/files/users/public%20works/fee%20schedule.pdf>. (ZSO 240.06/ZSO 250.16)
51. For projects requiring WQMPs, a “Master Covenant and Agreement Regarding On-site BMP Maintenance” shall be signed by the owner, submitted to Public Works for review/approval, and recorded with the County of Orange.
52. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
 - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
 - f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
53. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture, and hardscape that is located along the project's Magnolia Street frontage, within the public right of way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the City.