



# CITY OF HUNTINGTON BEACH

## DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING ♦ BUILDING ♦ PERMIT CENTER ♦ ECONOMIC DEVELOPMENT ♦ HOUSING ♦ CODE ENFORCEMENT

2000 Main Street ♦ Huntington Beach CA 92648-2702 ♦ [www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** 12/30/2024

**PROJECT NAME:** VU NEW 3-STORY RESIDENCE

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2024-0115

**ENTITLEMENTS:** COASTAL DEVELOPMENT PERMIT NO. 2024-036/  
CONDITIONAL USE PERMIT NO. 2024-032

**DATE OF PLANS:** NOVEMBER 14, 2024

**PROJECT LOCATION:** 16482 SOMERSET LN, HUNTINGTON BEACH, CA 92649

**PLAN REVIEWER:** WAYNE CARVALHO, CONTRACT PLANNER

**TELEPHONE/E-MAIL:** (657) 223-3646/WAYNEC@CSGENGR.COM

**PROJECT DESCRIPTION:** DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 35 FT. HIGH, 7,725 SQ. FT., 3-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 671 SQ. FT. 3-CAR GARAGE, 117 SQ. FT. IN SECOND STORY BALCONIES AND A 211 SQ. FT. THIRD STORY BALCONY.

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 Zoning Administrator 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.

### **COASTAL DEVELOPMENT PERMIT NO. 2024-036/ CONDITIONAL USE PERMIT NO. 2024-032**

1. The site plan, floor plans, and elevations approved by the Planning Commission/Zoning Administrator shall be the conceptually approved design (with the following modifications).
  - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

- c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
2. 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)**
3. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
  - a. An onsite 36" box tree or the palm equivalent shall be provided in the front yard, and a 24" box tree shall be provided in the parkway to meet the Huntington Beach; Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
4. The Development Services Departments (Planning, Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
5. Conditional Use Permit No. 2024-032 in conjunction with Coastal Development Permit No. 2024-036 shall become null and void unless exercised within one year of the date of final approval by the City Council, or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or as modified by a condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
6. Coastal Development Permit No. 2024-036 and Conditional Use Permit No. 2024-032 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
7. 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)**
8. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
9. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/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/ Zoning Administrator's approval of entitlements. **(California Code Section 15094)**



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** 3/5/2025

**PROJECT NAME:**

**PLANNING APPLICATION NO.** PA-2024-0115

**ENTITLEMENTS:**

**PROJECT LOCATION:** 16482 Somerset Ln

**PLAN REVIEWER:** Mehdi Taheri, PE, PhD

**TELEPHONE/E-MAIL:** (714) 374-1538 / Mehdi.Taheri@surfcity-hb.org

**PROJECT DESCRIPTION:** Rooms Addition: 1. New Addition 1st Living Area 257 sf.2. New Addition 2nd Living Area 1,434 sf.3. New Addition 3rd Living Area 1,385 sf.

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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 upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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### **PART 1. REQUIREMENT**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans and permits for all disciplines: Building, Mechanical, Electrical, and Plumbing.
3. All accessory and minor accessory structures including site MEP will be on separate permits. Architectural plans, structural plans, and structural calculations will be required. Grading plans or civil plans will not be reviewed by Building Division.
4. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
5. Project must adhere to all CA Title 24 Building Codes as adopted by the City in the City Municipal Code at the time of plan review submittal.

### **PART 2. CODE REQUIREMENTS**

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2022 California Building Code (CBC), 2022 California Residential

Code (CRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Standards Code (CALGreen) (CGBC), 2022 California Historical Building Code (CHBC), and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Plans and calculations must be signed and stamped by architect/civil engineer licensed by State of California.
4. Energy calculations and structural calculations are required.
5. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the City's website.
6. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the CBC, Section 107.3.4.
7. In addition to all of the code requirements of the California Green Building Standards Code, specifically address Construction Waste Management per Section 4.408. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the section described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5.
8. The City of Huntington Beach has adopted the California Green Building Standards Code entirely. Please review Sections 4.106.4 and 5.106.5.3 for Electric Vehicle (EV) Charging.
9. Where applicable, separate demolition permit is required.
10. Complete Building Division review will be performed during Building Plan Check review.

### **PART 3. COMMENTS**

1. Clearly identify remaining and demolished walls on floor plans. For example, demo plans show majority of walls on second floor are Demolished but floor plan shows most of the walls remain.
2. Provide the following information on first sheet of plans:
  - Maximum building height
  - Occupancy group per CBC: R-3 & U?
3. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, swimming pool/ SPA, shoring, demolition, signs, fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
4. Exterior walls, openings, and projection must meet fire rating requirements per R302.1.
5. Please see the link below regarding requirements for geotechnical exemptions:  
<https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Plan%20Review%20Supplemental%20Forms/Solis-Report-Exemptions-.pdf>
6. Deck policy and requirements: Please review the following design policy for deck design over bulkhead and revise plans where applicable:

<https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Additional%20Information%20&%20Forms/Bulkhead-Decking-Policy.pdf>

7. Show compliance with the followings (HBMC 17.24.010):
  - a. Projecting decks are permitted along the bulkhead provided the total length of the deck along the bulkhead does not exceed 80% of the length of the bulkhead abutting the lot.
  - b. **The elevation of the top of the deck shall not be higher than the height of the slab of the ground floor of the dwelling unit nor be more than 18 inches above the top of the bulkhead, whichever is less.**
  - c. All decks shall be in conformance with the Huntington Beach Zoning and Subdivision Ordinance Code. (1114-1/65, 2216-10/77, 2975-12/88, 3022-12/89, 3231-4/94, 3791-1/08)
8. Decks projecting beyond the bulkhead shall meet the following design requirements (HBMC 17.24.010):
  - a. Decks shall be designed to sustain a minimum live load of 100 pounds per square foot.
  - b. There shall be no moment connection between the deck and the bulkhead.
  - c. Projecting decks shall be designed to sustain all dead loads plus the required live load within the stresses permitted for the particular materials by the California Building Code. In no case shall the resultant load on the bulkhead, from dead loading, exceed 750 pounds per lineal foot. In addition, a maximum equivalent uniform live load of 50 pounds per square foot is permitted. This live load shall be used to account for all ancillary features incorporated into the deck/patio structure including but not limited to overlayment, windscreens, and planters.
9. All structural sheets and structural calculations sheets must be signed and stamped by design professions (BPC § 5536.1, BPC §5537 (b), CBC 2308).
10. Since the entire conditioned spaces are demolished, Building division will be reviewing it as a new structure during plan check.

## HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

**DESCRIPTION:** Remodel and Addition to Existing SFR  
**ADDRESS:** 16482 Somerset  
**PA #:** PA-2024-0115  
**DATE:** 2/25/2025  
**REVIEWER:** Steve Eros, Deputy Fire Marshal  
Steve.Eros@surfcity-hb.org@[surfcity-hb.org](mailto:Steve.Eros@surfcity-hb.org)

The following is a list of code requirements deemed applicable to the proposed project based on the conceptual plans provided. 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 upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

### **PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

- 1) The total square footage of the proposed project exceeds 5,000 square feet, including the attached garage. Sections 17.56.300 and 17.56.410 of the Huntington Beach Municipal Code requires that the entire structure must be protected with an automatic fire sprinkler system in accordance with NFPA 13D.
  - a. The exiting home is 4,920 including the garage. With the proposed additions, this exceeds 5,000 SF.

***Automatic Fire Sprinklers*** are required. NFPA13D Automatic fire sprinkler systems are required per the California Fire Code and California Residential Code for new single family homes.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13d, and City Specification # 420 – *Automatic Fire Sprinkler Systems* in the building plan notes. **(FD)**

- 2) ***Residential (SFD) Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

### **THE FOLLOWING SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**

**OTHER:**

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

Or through the City's website at

[http://www.huntingtonbeachca.gov/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm)


If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



# CITY OF HUNTINGTON BEACH

## PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 17, 2024  
**PROJECT NAME:** ROOM ADDITION  
**ENTITLEMENTS** CDP-2024-036, CUP-2024-032  
**PLNG APPLICATION NO.** PA-2024-0115  
**DATE OF PLANS:** NOVEMBER 10, 2024  
**PROJECT LOCATION:** 16482 SOMERSET LANE  
**PROJECT PLANNER** WAYNE CARVALHO  
**PLAN REVIEWER:** JACOB AUBE, SENIOR CIVIL ENGINEER   
**TELEPHONE/E-MAIL:** 714-375-5123 / JACOB.AUBE@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** MAJOR REMODEL AND ADDITION TO EXISTING SFR

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 ISSUANCE OF A GRADING PERMIT:**

1. 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 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. Curb, gutter and sidewalk along the frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. The existing driveway approach shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 209. (ZSO 230.84)
  - c. A new sewer cleanout shall be constructed in the sidewalk on the existing sewer lateral per Public Works Standard Plan No. 508. (ZSO 230.84)
  - d. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. In addition to the size and condition of the existing service, the pipe material must be copper; otherwise, it shall be abandoned and a new copper



service must be constructed per Water Division Standards. If the property owner elects to utilize the existing water service, any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)

- e. Separate backflow protection device(s) shall be installed per Water Division Standards for domestic water service and shall be screened from view.(Resolution 5921 and State of California Administrative Code, Title 17)
2. A Non-Priority Project Plan (NPP) for water quality, conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030, NPDES No. CAS618030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The NPP shall be submitted with the first submittal of the Grading Plan.
  3. The project NPP shall include the following:
    - a. Provides a project description, site description, existing and proposed drainage patterns, existing and proposed perviousness, potential pollutants expected from the site and downstream receiving water from the subject site.
    - b. Incorporates Low Impact Development Best Management Practices (BMPs) as defined in the Drainage Area Management Plan (DAMP).
    - 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 DAMP.
    - e. Drainage over or through the bulkhead (seawall) shall incorporate the applicable Residential Treatment Control Best Management Practices (BMP’s) such as a perforated pipe rock filter and rock-filled drop structure catch basin. (For properties adjacent to the water)
    - f. Use existing bulkhead drain holes for any WQMP approved drainage lines. No new bulkhead drains are to be installed. (WQMP) (For properties adjacent to the water)
    - g. Grading Design shall maximize pervious areas and ground infiltration for rainwater infiltration including routing roof drainage and localized runoff through landscape areas, French drains and rock lined catch drains before leaving the property, and using porous pavers. (DAMP)
    - h. Generally describes the long-term operation and maintenance requirements for the project’s BMPs.
    - i. Identifies the entity that will be responsible for long-term operation and maintenance of the project’s BMPs.
    - j. After incorporating plan check comments of Public Works, three final NPPs (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.
  4. Indicate the type and location of BMPs on the Grading Plan consistent with the project NPP.
  5. 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)

6. 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.
7. 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:**

8. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
9. 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 5000 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. (MC 17.05.210)
10. 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)
11. 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)
12. 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)
13. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
14. 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)
15. 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)
16. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
17. Wind barriers shall be installed along the perimeter of the site. (DAMP)
18. 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 A BUILDING PERMIT:**

19. A Precise Grading Permit shall be issued. (MC 17.05)

20. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,227 per gross acre is subject to periodic adjustments. This project consists of 0.2 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$3,245. 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)
21. 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 FINAL INSPECTION OR OCCUPANCY:**

22. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
23. All new utilities shall be undergrounded. (MC 17.64)
24. 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, and recorded.
25. 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\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
26. Traffic Impact Fees (TIF) for residential developments shall be paid at final occupancy. Credit is applied for the prior use of the site. The TIF rates are subject to an annual adjustment. (MC 17.65)