



CITY OF HUNTINGTON BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Dec. 1, 2022

Angela Meyer
Brandywine Homes
16580 Aston Irvine,
CA 92606

**SUBJECT: TTM NO. 19174/CUP NO. 22-021 (BRANDYWINE TOWNHOMES) – 7225 EDINGER
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Angela,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance, Beach and Edinger Corridors Specific Plan, and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation. It should be noted that this requirement list is in addition to any “conditions of approval” adopted by the Planning Commission/City Council. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-536-5624 or rmos@surfcity-hb.org and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Ricky Ramos
Principal Planner

Enclosure

cc: Jacob Aube, Public Works Dept.
Steve Eros, Fire Dept.
Mehdi Taheri, Building Division



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCT. 21, 2022

PROJECT NAME: BRANDYWINE TOWNHOMES

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 22-0100

ENTITLEMENTS: TENTATIVE TRACT MAP NO. 19174/CONDITIONAL USE PERMIT NO. 22-021

DATE OF PLANS: SEPTEMBER 20, 2022

PROJECT LOCATION: 7225 EDINGER

PLAN REVIEWER: RICKY RAMOS, PRINCIPAL PLANNER

TELEPHONE/E-MAIL: (714) 536-5624 / RRAMOS@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TTM – TO SUBDIVIDE A 5.6 ACRE SITE FOR CONDOMINIUM PURPOSES; CUP – TO DEVELOP A 130-UNIT ATTACHED 3-STORY TOWNHOME PROJECT WITHOUT A COMMERCIAL COMPONENT. THE REQUEST INCLUDES A TRANSFER OF 130 DWELLING UNITS FROM THE BEACH CORRIDOR TO THE EDINGER CORRIDOR WITHIN THE SPECIFIC PLAN

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 and/or City Council 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.

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
 - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department (with the application fee) and approved by the City Attorney. The CC&Rs shall identify all the common areas and maintenance of all walls, common landscape areas, and common area improvements by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

- c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Community Development Department Fee Schedule*). **(HBZSO Section 254.16)**
2. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
3. Prior to issuance of a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
4. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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 7:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
5. Prior to final building permit approval, Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Chapter 254. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Community Development Department Fee Schedule*).
6. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval. The Community Development Director and Public Works Director shall be notified in writing if any changes to tract map are proposed during the final map review process. The final map shall not be approved 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 or City Council's action and the conditions of approval. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
7. The Tentative Tract Map No. 19174 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**
8. Tentative Tract No. 19174 and Conditional Use Permit No. 22-021 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
9. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 7:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50 for the posting of a 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 city within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 22-021:

1. The project plans approved by the Planning Commission/City Council shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping and parallel parking stall/back up dimensions (including parking space #1) shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. 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)**
 - c. 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)**
 - d. 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)**
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C and 210.06.T)**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
 - g. Buildings 14 and 15 shall comply with Sec. 2.3.5 (Primary Volume Proportions and Building Massing Elements) façade composition change. **(BECSP)**
 - h. Required public open space shall comply with Sec. 2.6 (Open Space) including minimum area and cannot include the required 12 ft. wide sidewalk or the landscaping within the Classic Boulevard parking area. **(BECSP)**

- i. Buildings 14 and 15 shall comply with Sec. 2.8.1 (Façade Height Articulation) by adding a new material to define a base around all sides of both buildings. **(BECSP)**
 - j. Buildings 14 and 15 shall comply with Sec. 2.8.2 (Architectural Elements) glazing percentage requirement. **(BECSP)**
 - k. In compliance with Sec. 2.5.1 (Streets), planning staff will determine what is allowed within the 12 foot wide sidewalk along the Edinger frontage (landscaping, bike racks, etc.). **(BECSP)**
 - l. All projections into the minimum 10 ft. side and rear setbacks for Buildings 5, 6, 9, and 10 must be dimensioned on the floor plans and elevations and must comply with code. **(HBZSO Section 230.68)**
 - m. Comply with required clear garage parking space interior dimension of 9 ft. by 19 ft. per space while providing the storage space for the number of carts required by Republic Services. Confirm this for Plans 5, 6, 9, and 10. **(HBZSO Chapter 231)**
 - n. Comply with vertical clearance for any encroachment into the required garage parking space such as stairs, etc. **(HBZSO Sec. 231.16.B)**
 - o. The landscape planter along the east side parking area must be 5 ft. clear plantable width (interior dimension not counting curbing or block wall). **(HBZSO Sec.232.08.C)**
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
3. Prior to issuance of grading permits, the following shall be completed:
- a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**

- c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - d. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
4. Prior to issuance of building permits, the following shall be completed:
- a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO and the California Density Bonus Law including replacement units. **(HBZSO Section 230.26)**
 - b. Submit postmaster approval of location of mailboxes or entry for postal carrier. **(HBZSO Section 231.18.D.8)**
 - c. Submit a parking management plan subject to review and approval by the Planning Division. **(BECSP Special Condition 18)**
5. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released for the first residential unit until the following have been completed:
- a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - b. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City. **(HBZSO Section 232.04.D)**
 - c. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
6. The Development Services Departments (Community Development, 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 Planning Commission's/City Council's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission/City Council may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
7. Conditional Use Permit No. 22-021 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
8. The project shall comply with all applicable requirements of the Municipal Code, Community 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)**

9. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 11, 2022
PROJECT NAME: THE ISLES BRANDYWINE TOWNHOMES
PLANNING APPLICATION NO.: PA-2022-0100
ENTITLEMENTS: CUP-2022-021; TTM-2022-001
PROJECT LOCATION: 7225 EDINGER AVENUE (NORTH SIDE OF EDINGER AVENUE, WEST OF GOTHARD STREET)
PROJECT PLANNER: RICKY RAMOS, SENIOR PLANNER
PLAN REVIEWER: STEVE EROS, DEPUTY FIRE MARSHAL
TELEPHONE/E-MAIL: (714) 536-5531/Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION:

Brandywine Homes proposes to develop a 130-unit attached townhomes development located at 7225 Edinger Ave and to be called The Isles. The proposed project consists of 3- story units that include a combination of 2-, 3-, and 4-bedrooms, a recreation area with a pool, a community room, and two landscaped public plazas on an approximately 5.62 acres site made up of one parcel (APN: 142-072-06). The subject site is zoned Beach Edinger Corridor Specific Plan - Town Center Boulevard Segment and has a general plan designation of Mixed-Use- Specific Plan Overlay. The site is currently developed with a commercial strip mall. The subject site is adjacent to commercial uses to the north and east, multi-family residential to the south across Edinger Ave, and Goldenwest College to the west.

PROJECT REQUEST

Anticipated Entitlements

1. Preliminary Application – This application for a housing development shall be considered a preliminary application filed under SB 330.
2. Conditional use permit (CUP) to permit residential attached development within the Town Center Boulevard Segment without a commercial component.
3. Transfer of 130 units from Beach Corridor to the Edinger Corridor within the Specific Plan.
4. Tentative Tract Map – To permit a 1-lot, 130-unit subdivision.
5. Density Bonus Parking Ratio and Development Standard Concession – To permit the reduced building to building setback from 20 ft. to a varied building to building setback of between 14 ft 9.5 in. and 17 ft 7 in.

The following is a list of code requirements deemed applicable to the proposed project based on review of the project narrative. 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer-Fire: Steve Eros, Deputy Fire Marshal.

The Huntington Beach Fire Department (HBFD) has reviewed the project narrative for the proposed project and the HBFD has the following conditions that need to be met during various times of the construction project.

1. Fire Master Plan Approval

The following items shall be completed prior to precise grading plan or building plan approval.

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

2. Environmental

The following environmental items shall be completed prior to rough or precise grading plan approval.

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements

found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

3. Fire Hydrants and Water Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Public Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. **(FD)**

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains, including fire department connections, shall meet NFPA 13 and 24, 2019 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

4. Fire Suppression Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code. Extinguishers are required to be serviced or replaced annually. **(FD)**

Fire Alarm Systems may be required if a NFPA 13 or NFPA 13R system is installed. Each building will require a dedicated function fire alarm system. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval by a licensed C10 fire alarm contractor. The plans must reference and demonstrate compliance with CFC Chap. 9 and NFPA 72. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Automatic Fire Sprinklers are required. Further information is required in order to determine the type of fire sprinkler system (NFPA13, 13R, or 13D) is required. Automatic fire sprinkler systems are required per the California Fire Code for new residential buildings. If design meets the requirements of a townhome, then the townhomes can be protected by a NFPA 13D fire sprinkler system. All buildings that do not meet the definition of a townhome are required to be protected with a NFPA 13R or 13 system.

HBFD Note: The following buildings are configured in a manner that does meet the definition of a townhome and would require a 13 or 13R fire sprinkler system.

- Plan 1
- Building B7U
- Building B12U

5. Fire Personnel Access

The following items shall be completed prior to issuance of a certificate of occupancy.

Main Secured Property Entry Gates shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information.

Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Vehicle Access Gates shall be equipped with Opticom sensors as required by City Specification #403. Opticom sensors and Knox key switches shall be installed at the three Emergency Vehicle Access gates shown on the site plan. This will allow for a quicker response as the vehicle access gate will open upon arrival.

Emergency Escape and Rescue openings shall be required per CBC and CFC Section 1029. Demonstrate compliance with these code sections on the plans. **(FD)**

6. Fire Apparatus Access

The following items shall be completed prior to rough or precise grading plan approval.

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

NOTE: The secondary emergency vehicle access lane uses a neighboring parcel to gain access off of Gothard St. Provide the HBFD with the emergency vehicle access easement between the two parcels showing that this fire lane will be accessible in perpetuity.

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lane Marking, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

7. Addressing and Street Names

The following items shall be completed prior to issuance of a certificate of occupancy.

Residential Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of ten inches (10") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door. All address numbers are to be in a contrasting color. 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)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th 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

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 10/07/2022

PROJECT NAME: 130-unit attached townhomes development

PLANNING APPLICATION NO.: PA-2022-0100

ENTITLEMENTS:

PROJECT LOCATION: 7225 Edinger Ave

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

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.

REQUIREMENT:

1. Development Impact Fees will be required for new construction.
2. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. All accessory and minor accessory structures including fencing, patio covers, and site MEP's will be on separate permits.
5. All site work for accessibility will be reviewed and inspected based on the approved architectural plans.

CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 California Green Building Standards Code, 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. The City of Huntington Beach noise standards shall be applicable to mechanical equipment. Show A/C equipment location on plans. Such equipment must be kept a minimum of 30 inches from the property line and shall not exceed maximum noise levels at Table 8.40.050. Roof top mechanical equipment shall be screened from view. Screening materials shall be approved by Planning Division. HBMC 8.40, 230.68, 230.76
4. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2019 CBC.
5. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
6. Fire-rated Construction: Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations.
7. Plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.
8. Energy calculations and structural calculations will be required.
9. 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.
10. 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 2019 CBC, Section 107.3.4.
11. In addition to all of the code requirements of the 2019 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5.
12. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction.
13. The City of Huntington Beach has adopted the 2019 California Energy Code including section 150.1.14 Photovoltaic Requirements.

COMMENTS:


1. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: 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, and swimming pools. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
2. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.
3. Project must comply with the requirements of 2019 CBC, Chapter 11A for disabled accessibility. A Certified Access Specialist (CAsp) report is recommended and shall be incorporated onto the plans.
4. Trash enclosures must be accessible and located on an accessible route.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 30, 2022
PROJECT NAME: THE ISLES – BRANDYWINE HOMES
ENTITLEMENTS: CUP-2022-021, TTM-2022-001
PLANNING NO. PA-2022-0100
DATE OF PLANS: AUGUST 11, 2022
PROJECT LOCATION: 7225 EDINGER AVENUE
PROJECT PLANNER RICKY RAMOS, PRINCIPAL PLANNER
PLAN REVIEWER: JACOB AUBE, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-375-5123 / JACOB.AUBE@SURFCITY-HB.ORG
PROJECT DESCRIPTION: 130-UNIT ATTACHED TOWNHOME SUBDIVISION (SP 14 – BECSP)

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 THE FINAL TRACT MAP UNLESS OTHERWISE STATED. BONDING MAY BE
SUBSTITUTED FOR CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF THE
SUBDIVISION MAP ACT:**

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 230.084A & 253.10K)
 - a. A 1-foot easement dedication for street purposes and public utilities along the Edinger Avenue frontage that provides a curb to property line width of 9 feet. (ZSO 230.84, BECSP)

- b. An easement dedication for pedestrian access and public utilities along the project's Access Lane Separator. (ZSO 230.84, BECSP)
 - c. The water system and appurtenances for the entire project shall be a private system.
 - d. The sewer system and appurtenances for the entire project shall be a private system.
 - e. The storm drain system and appurtenances for the entire project shall be a private system.
 - f. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
4. All necessary documentation, including closure calculations shall be submitted with the Final Tract Map for review and approval by the Public Works Department.
 5. A 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 analyses 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)

The report submitted needs to analyze the 25-year storm conditions. The report is also missing tables, detention routing, details on the chambers, plan and profile with hydraulic grade line, and the off-site connection to the 75-inch storm drain. The final report will need to address these items and be submitted. The proposed 100-year storm flow cannot exceed the existing 25-year storm flow.

The hydrology report submitted was prepared by a firm no longer associated with the project. The new civil engineer for the project will need to take over ownership of the previous firm's hydrology report or prepare a new hydrology report.

6. 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)

The sewer study submitted verified flows are above acceptable levels in the Gothard Street sewer. The report needs to be updated to provide recommendations on how the sewer will be improved to meet City standards. Sewer improvements identified in the study will be at the developer's expense and improvement plans prepared by a Licensed Civil Engineer shall be submitted to Public Works for review and approval.

It is unclear how much of the Gothard Street sewer is deficient and if the Edinger Avenue Sewer is deficient. There are several laterals that connect to the Gothard Street sewer between MH 2023 and MH 13023. If needed, additional manholes on Gothard Street and Edinger Avenue identified

by Public Works staff shall be monitored for a minimum of 14 days and included in the sewer study. Sewer improvements identified in the study will be at the developer's expense and improvement plans prepared by a Licensed Civil Engineer shall be submitted to Public Works for review and approval.

The sewer study submitted was prepared by a firm no longer associated with the project. The new civil engineer for the project will need to take over ownership of the previous firm's sewer study or conduct a new sewer study.

7. 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.
8. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling in areas not previously investigated and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
A Final Soils Report shall be submitted.
9. 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)
10. 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 water systems and appurtenances
 - c. On-site private storm drain system and appurtenances including all pumps
 - d. On-site private sewer systems and appurtenances including all pumps and lift stations.
 - e. Landscaping and irrigation improvements
 - f. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)

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

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 infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements including the 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. 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.
13. 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.
14. 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:
 - vii. 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
 - viii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
15. 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 map or obtain building permits before completion of the required improvements.
16. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
17. 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)
18. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
19. A drainage fee for the subject development shall be paid at the rate applicable at the time of Map recordation. The current rate of \$16,227 per gross acre is subject to periodic adjustments. This project consists of 6.05 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$98,173. 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 Developer shall execute and provide a Maintenance License Agreement to the Departments of Planning, Public Works and City Attorney's office for review and approval. The Maintenance License Agreement shall specifically state that the property owner shall be responsible for all activities and costs associated with maintenance, repair and replacement for the following:
 - a. All improvements which serve the emergency/public access areas including curb, gutter, sidewalk and pavement.
 - b. All common area landscaping, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service utilities. Maintenance shall include all weeding, fertilizing, pest and disease control and plant replacements, the removal of non-native and/or invasive species, replacement of the original approved plant materials as required, tree trimming, irrigation adjustments, and equipment replacements and trash clean-up. The standards for maintenance shall be per the City Arboricultural and Landscape Standards and Specifications and shall include the Arboricultural maintenance section for public property for tree trimming and care within the common areas.
21. The Final Tract Map shall be recorded with the County of Orange.
22. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
 - a. A 1-foot easement dedication for street purposes and public utilities along the Edinger Avenue frontage that provides a curb to property line width of 9 feet. (ZSO 230.84, BECSP)
 - b. An easement dedication for pedestrian access and public utilities along the project's Access Lane Separator. (ZSO 230.84, BECSP)
 - c. The water system and appurtenances for the entire project shall be a private system.
 - d. The sewer system and appurtenances for the entire project shall be a private system.
 - e. The storm drain system and appurtenances for the entire project shall be a private system.
 - f. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
23. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. Final grades and elevations on the grading plans shall not vary by more than 1-foot from the grades and elevations on the approved Tentative Tract Map, unless otherwise required by these development requirements and/or conditions of approval, and as directed by the Department of Public Works. (MC 17.05/ZSO 255.04)
24. 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. Median and signing/stripping improvements constructed on Edinger Avenue restricting westbound left-turns out of the main project driveway, and to channelize left turns into the site.
 - b. The west project driveway shall be constructed as an exit only driveway. The east project driveway shall be constructed as entrance only. Additionally, CAMUTCD compliant signs shall be installed to at all project related driveways to enforce the turn restrictions.

- c. New curb, gutter, sidewalk, driveways, and pavement to the centerline of Edinger Avenue Lane per City Standard Plan Nos. 102, 202, 207, and 211 along the project frontage. (ZSO 230.84)
- d. Curb ramps compliant with current ADA requirements per Caltrans Standard Plan A88A shall be installed at all intersection locations. (ADA)
- e. Sewer facilities, including any proposed lift station, shall be designed and constructed per the final approved sewer study and per City Standards.
- f. A new sewer lateral shall be installed connecting to the existing sewer main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main. (ZSO 230.84)
- g. Drainage facilities, including any proposed pump station, shall be designed per the final approved Hydrology and Hydraulics Report and current County and City Standards. Note that once the storm water from the proposed development is treated per the project WQMP, it shall be contained in an acceptable storm drain pipeline. (ZSO 255.04)
- h. The Edinger Avenue frontage improvements shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan, Town Center Boulevard Segment. The required frontage improvements include new curb, gutter, sidewalk, parkway landscaping and irrigation, median landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. (BECSP, ZSO 230-84.D)
- i. New street lights shall be constructed pursuant to City Standard codes and specifications, and the required street configuration and requirements of the Beach/Edinger Corridor Specific Plan, Classic Boulevard Specifications. (BECSP, ZSO 230-84.D)
- j. Median improvements along Edinger Avenue frontage and/or turn restrictions at the project access points shall be required as necessary to maintain the safe flow of traffic on the arterial streets adjacent to the site. (GP CE 2.3)
- k. The existing on-site public water pipelines (including water appurtenances) shall be abandoned per Water Division Standards. The two point of connections to the City's water main in Edinger Avenue and the other in Gothard Street shall be abandoned and replaced per Water Division Standards. The existing fire hydrant lateral served by the point of connection in Gothard Street shall be replaced per Water Division Standards. (State of California Administrative Code, Title 17)
- l. A new domestic water service(s) and master meter(s) shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 230.84) (MC 14.08.020)
- m. 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)
- n. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
- o. The existing domestic water service and meter shall be abandoned per Water Division Standards. (ZSO 230.84)

- p. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
 - q. Any on-site fire hydrant(s) that are required by the Fire Department to serve the proposed development shall become a private fire hydrant(s) that are served by private fire water service(s). These private fire water services shall be separated from the public water main(s) in Edinger by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618 and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant(s). The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)
25. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
 26. 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 will no longer be 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)
 27. A sewer study shall be prepared and submitted to the Public Works Dept. 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 test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)

The sewer study submitted verified flows are above acceptable levels in the Gothard Street sewer. The report needs to be updated to provide recommendations on how the sewer will be improved to meet City standards. Sewer improvements identified in the study will be at the developer's expense and improvement plans prepared by a Licensed Civil Engineer shall be submitted to Public Works for review and approval.

It is unclear how much of the Gothard Street sewer is deficient and if the Edinger Avenue Sewer is deficient. There are several laterals that connect to the Gothard Street sewer between MH 2023 and MH 13023. If needed, additional manholes on Gothard Street and Edinger Avenue identified by Public Works staff shall be monitored for a minimum of 14 days and included in the sewer study. Sewer improvements identified in the study will be at the developer's expense and improvement plans prepared by a Licensed Civil Engineer shall be submitted to Public Works for review and approval.

The sewer study submitted was prepared by a firm no longer associated with the project. The new civil engineer for the project will need to take over ownership of the previous firm's sewer study or conduct a new sewer study.

28. 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)

29. A 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.

The Preliminary WQMP submitted does not utilize a factor of safety of 2.0 for infiltration. Per the Orange County TGD, infiltration BMPs need to be designed with a minimum factor of safety of 2.0. Historical groundwater is less than ten feet from grade; the bottom of BMPs should be a minimum of ten feet from groundwater to ensure acceptable infiltration. The BMPs need to be re-designed to address these conditions or different treatment and detention BMPs utilized. It is not clear from the plans how deep the storm chambers would be. The geotechnical report submitted states saturated

soil and historical high groundwater would only allow for shallow (less than 5-feet) infiltration-type BMPs. It is not clear if the infiltration test conducted by the geotechnical engineer was at the same depth as the proposed infiltration BMP. A Final WQMP will need to be submitted.

The WQMP submitted was prepared by a firm no longer associated with the project. The new civil engineer for the project will need to take over ownership of the previous firm's WQMP or prepare a new WQMP.

30. 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.

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

A Final Soils Report shall be submitted.

32. 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)

33. 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.

34. 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:

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

36. 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)

37. 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)

38. 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)

39. 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)

40. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
41. 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)
42. 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)
43. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
44. Wind barriers shall be installed along the perimeter of the site. (DAMP)
45. 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:**

46. A Precise Grading Permit shall be issued. (MC 17.05)
47. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

48. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

49. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
50. Prior to the first occupancy of Phase 1 (excluding model homes), all associated onsite and offsite improvements 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)
51. All existing and new utilities shall be undergrounded. (MC 17.64)
52. Traffic Impact Fees (TIF) shall be paid prior to or at final occupancy. The current rate for the residential townhomes project is \$1,751.07/unit. The TIF is adjusted annually and credit is given for the previous site use. (MC 17.65)
53. 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. (ZSO 240.06/ZSO 250.16)
54. 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.