



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

April 12, 2018

Amanda Locke
AMG & Associates LLC
16633 Ventura Blvd., Suite 1014
Encino, CA 91436

**SUBJECT: GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/DESIGN REVIEW NO. 17-006 (AUTUMN CARE ASSISTED LIVING) – 9960 GARFIELD AVE.
PROJECT IMPLEMENTATION CODE REQUIREMENTS**


Dear Amanda,

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 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 or 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 rmos@surfcity-hb.org or (714) 536-5624 or the respective source department (contact person below).

Sincerely,


Ricky Ramos
Senior Planner

Enclosure

cc: Mark Carnahan, Building Division – 374-1792
Bob Milani, Public Works Department – 374-1735
Steve Eros, Fire Department – 536-5531
Jane James, Planning Manager
Jason Kelley, Senior Planner
Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 12, 2018

PROJECT NAME: AUTUMN CARE ASSISTED LIVING

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 13-037

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/DESIGN REVIEW NO. 17-006 (AUTUMN CARE ASSISTED LIVING)

DATE OF PLANS: JANUARY 30, 2018

PROJECT LOCATION: 9960 GARFIELD

PLAN REVIEWER: RICKY RAMOS, SENIOR PLANNER

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

PROJECT DESCRIPTION: GPA - TO AMEND THE MAXIMUM FLOOR AREA RATIO FOR THE SITE FROM 0.35 TO 1.0; CUP - TO PERMIT AN APPROXIMATELY 28,000 SQ. FT. ASSISTED LIVING FACILITY ON A VACANT LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND MAXIMUM COMBINED RETAINING WALL AND FENCING HEIGHT ALONG THE PROPERTY LINES OF 9.5 TO 14 FEET; VAR - TO ALLOW: 1) A BUILDING HEIGHT OF 33.5 FT. TO 38.5 FT. IN LIEU OF A MA OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT; 2) EXTERIOR STAIRS AT A 1 FT. SIDE SETBACK IN LIEU OF 8 FT.; 3) DECK AT A 5 FT. SIDE SETBACK IN LIEU OF 10 FT.; 4) BASEMENT LAUNDRY/VESTIBULE AT AN 8.5 FT. SIDE SETBACK IN LIEU OF 10 FT.; AND 5) AN 8 FT.-8 IN. PARKING STRUCTURE PERIMETER PLANTER IN LIEU OF 10 FT. ALONG THE WEST PROPERTY LINE ADJACENT TO THE MOBILE HOME PARK; AND DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT.

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 or City Council in conjunction with the requested entitlements, 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.

CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005:

1. The site plan, floor plans, elevations, and other project plans approved by the Planning Commission or City Council shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping 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 residential 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)**
2. 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)**
3. Prior to submittal for building permits, the following shall be completed: Residential type structures on the subject property shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall

consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit. **(General Plan Goal N-1)**

4. Prior to issuance of building permits, the following shall be completed:
 - a. The subject property shall provide an irrevocable offer to dedicate a reciprocal driveway easement, between the subject site and adjacent easterly commercial property. The location and width of the accessway shall be reviewed and approved by the Community Development Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Division a minimum of 60 days prior to building permit issuance. The document shall be approved by the Community Development Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. **(HBZSO Section 231.18.E.4)**
 - b. A Mitigation Monitoring Fee for mitigated negative declarations (currently \$3,367), shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department Fee Schedule)**
5. 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 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure cannot be occupied, the final building permit cannot be approved, and a Certificate of Occupancy cannot be issued 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 trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - c. 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)**
 - d. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
7. 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 or City Council's action. 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 provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

8. The Planning Commission or City Council reserves the right to revoke CUP No. 13-010 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
9. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. 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)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the City Council's approval of entitlements. **(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 the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission or City Council. **(HBZSO Section 232.04)**



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 10, 2017

PROJECT NAME: AUTUMN CARE ASSISTED LIVING

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2013-37

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 13-005
GENERAL PLAN AMENDMENT NO. 13-001
CONDITIONAL USE PERMIT NO. 13-010
VARIANCE NO. 13-005
DESIGN REVIEW BOARD NO. 17-006

DATE OF PLANS: April 4, 2017

PROJECT LOCATION: 19101 GARFIELD (APN 153-201-27 NEAR SOUTHWEST CORNER OF GARFIELD AND BROOKHURST)

PLAN REVIEWER: MARK CARNAHAN

TELEPHONE/E-MAIL: (714) 374-1792/ mcarnahan@surfcity-hb.org

PROJECT DESCRIPTION: EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A ±30,000 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND RETAINING WALLS WITH FILL OF MORE THAN 2 FEET. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT, TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%, TO ALLOW EXTERIOR STAIRS WITHIN THE SIDE SETBACK. DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS.

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 in conjunction with the requested entitlement, if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

➤ **REQUIREMENT:**

- Development Impact Fees will be required for new construction and commercial/industrial additions.

- Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans. All site work for accessibility will be reviewed and inspected based on the approved architectural plans. All accessory and minor accessory structures including site MEP will be on separate permits.
- The approved building plans will be the plans used for construction and inspection of the exterior site> The licensed architect is responsible for the areas and the coordination of all other plans (i.e. MEP, Precise Grading, Landscape).
- **CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**
 - Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 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.
 - Provide Building Data show:
 - Type of building construction
 - Occupancy groups
 - Building with fire sprinkler system
 - Define type of care facility and licensure to determine residential unit or resident sleeping room for purposes of determining applicable accessibility requirements. See 11B-223.3, and 11B-805
 - Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per chapters 5 and 7 of 2016 CBC.
 - For openings in exterior walls, please comply with Table 705.8 of CBC.
 - For mixed use and occupancy, please see Sections 508 and 509 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
 - Each Floor level, please show the set back between exterior walls (both above ground and underground structures) and property line.
 - Provide complete Site plan –
 - a. Show set back distances between exterior walls/projections and property lines.
 - b. All required exterior exit doors serving Ground Floor must be accessible to disabled persons.
 - c. Please show the accessible routes from exit doors to the public way along Garfield with maximum slope of 5%; and cross slope of 2%.
 - To verify the occupancy groups (I-2 vs. R2.1), please specify on plans the proposed used of all spaces and areas.
 - For parking garage, please comply with Section 406, and 11B-502.5
 - For passenger drop off and loading zones, please comply with 11B-503
 - For residential care, please comply with Section 425.
 - For group I please comply with Section 308. (If applicable)
 - Please check required light and ventilation for all residential units to comply with Section 1203 and 1205 of 2016 CBC
 - Emergency escape and rescue must comply with Section 1029 of 2016 CBC.

- For elevators please see Section 708.14 and Chapter 30 of CBC.
- Provide egress plans – Chapter 10 of 2016 CBC
 - a. Show the occupant loads in each room/area along with their occupant load factor.
 - b. Show the exit path of travel along with distance of travel.
 - c. Stairway shafts shall comply with Chapter 10 of 2016 CBC.
 - d. Exterior stairways must comply with Chapter 10 of 2016 CBC.
 - e. The number of required exits must comply with Chapter 10 of 2016 CBC.
- Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC.
 - Site must be accessible to disabled persons.
 - All entrances and exterior ground floor exit doors must be accessible to disabled persons.
 - Accessible parking stalls.
 - All restrooms in common area.
 - For group B occupancy.
 - For group I occupancy. (If applicable)
 - For group R occupancy.
 - Stairways must comply.
 - Elevators must comply.
- Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2016 CBC. Including an accessible routes to the public way.
 - Include compliance with disabled accessibility requirements of Notes 1 and 2 found directly below Chapter 11A Housing Accessibility.
- Provide ramp for parking garage to comply with the City of Huntington Beach Zoning Code Chapter 231.18 Design Standards G.
- 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.
- 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 2016 CBC, Section 107.3.4.
- In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. 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 and 5.408.1.4.
- The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
- Trash enclosure will require a drain, vent and trap primer connected to the building sewer system. Rain water is not permitted in the building sewer so a cover will be required.
- **COMMENTS:**

- Planning and Building Department encourage the use of pre-submittal building plan check meetings.
- Complete and provide on the Building Plans; the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.
- 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, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
- 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.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 19, 2017

PROJECT NAME: AUTUMN CARE ASSISTED LIVING

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2013-37

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 13-005
GENERAL PLAN AMENDMENT NO. 13-001
CONDITIONAL USE PERMIT NO. 13-010
VARIANCE NO. 13-005
DESIGN REVIEW BOARD NO. 17-006

DATE OF PLANS: April 4, 2017

PROJECT LOCATION: 19101 GARFIELD (APN 153-201-27 NEAR SOUTHWEST CORNER OF GARFIELD AND BROOKHURST)

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5531, Steve.Eros@surfcity-hb.org

PROJECT DESCRIPTION: EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A ±30,000 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND RETAINING WALLS WITH FILL OF MORE THAN 2 FEET. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT, TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%, TO ALLOW EXTERIOR STAIRS WITHIN THE SIDE SETBACK. DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April 4, 2017. 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, Fire Protection Analyst.

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

Fire Master Plan

The Fire Master Plan shall be completed and approved 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 and circles/cul-de-sacs.
- Fire Department Hose Pull Analysis throughout the building.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

NOTE: A separate submittal is required for the Fire Master Plan. A master plan will need to be submitted to the HBFD for review and approval. No approvals will be granted for building permits or site grading until it has been approved. It will need to be a component of the submittal for the building plan review as well as all fire department plans.

Environmental

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

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to abandoned oil wells located within 100 feet of the footprint of the structure / facility, any new structure is required to be equipped with a methane barrier in accordance with City Specification 429. In addition to a methane barrier, other mitigation measures may also be required.

(FD)

City Specification # 431-92 Soil Clean-Up Standards testing is required. Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Prior to the issuance of Grading or Building Permits, the following is required to demonstrate compliance with City Specifications # 429 and # 431-92:

- 1) ***Soil Sampling Work Plan:*** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence.
Note: Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification # 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification # 431-92.
- 2) ***Soil Sampling Lab Results:*** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and # 431-92 testing shall be submitted to the HBFD for review.
- 3) ***Remediation Action Plan:*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. **All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. (FD)**

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)**

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. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') 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: Currently, the Fire Apparatus access road (as proposed) does not meet the requirements of City Specification 401. The fire department access road is required to extend to within 150 feet of all portions of the perimeter of the ground floor of the building.

However, the HBFD has tentatively approved an Alternative Materials and Methods (AM&M) proposal to enhance the site to provide equivalency to the fire department access requirement. The AM&M will be approved once the project has been entitled.

Maximum Grade For Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

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 # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, 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)**

Hose Pull Lengths – The fire apparatus access road shall comply with the requirements of Section 503.1.1 of the Huntington Beach Fire Code. All access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

NOTE: The HBFD has tentatively agreed to an Alternative Materials and Methods (AM&M) proposal for this project to provide equivalency to the 150 foot hose pull requirement. The AM&M will be approved once the project has been entitled.

Fire Protection Systems

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

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Fire Alarm System is required. A building fire alarm system is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with CFC Chapter 9 and NFPA 72 on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with “fire areas” 5,000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

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

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

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

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 100 feet of a properly rated fire hydrant. **(FD)**

Class 1 Standpipes (2 ½" NFH connections) are provided at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the CBC "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**

Note: A standpipe system is not required for this project, but it will be installed as part of a tentative AM&M proposal for the site.

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. **(FD)**

Open-Flame Cooking Device or barbeque shall be fueled by domestic gas only and conform to Huntington Beach Fire, Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines. (See attachment). HBFC 308.3.1 **(FD)**

Emergency Responder Radio Coverage is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the HBFD for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

Fire Hydrants and Water Systems

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

Private Fire Hydrant: *Onsite private fire hydrants are required per City Specification 407 Fire Hydrant Installation Standards.* The hydrant must be portrayed on the site plan, and shall be installed and in service **before** combustible construction begins. Installation of hydrant and service main shall meet NFPA 13 and 24, 2013 Edition, Huntington Beach 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. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2010 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrant 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.

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)

Fire Personnel Access

Main Secured Building Entries 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)

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

Note: A plan will need to be developed to show that each egress window up to the third floor is accessible from the ground floor using a 30 foot ground ladder. The maximum angle of the ladder shall not exceed 25 degrees from vertical or 65 degrees from the floor and cannot crossover to another parcel.

Roof Access is provided. At least one stair shall extend to the roof from grade level and have an exterior door available for fire fighter access. (FD)

Note: Although roof access is not required for this site, roof access has been provided by the applicant as part of a tentative AM&M proposal for the project.

Exterior doors and openings required by the CBC or CFC (see CFC Section 504.1 and 504.2) shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. (FD)

Addressing and Street Names

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

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. (FD)

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)

GIS Mapping Information

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

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
 - Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Fire Sprinkler Connections (FDC) if any.
 - Knox Access locations for doors, gates, and vehicle access.
 - Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

Building Construction

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

Stairwell Required Minimum Widths. Standpipe systems in stairwell areas shall not impede code required minimum widths. **(FD)**

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

Gates and Barriers shall be able to open without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unable to open at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC Chapter 10. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

Exit Ways and Aisles Plan is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

Recreational or Decorative Fire Pits shall be fueled by domestic gas only and shall comply with the Huntington Beach Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines for Recreational Fire Pits. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

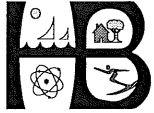
- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**

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 **www.surfcity-hb.org**

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: APRIL 26, 2017

PROJECT NAME: AUTUMN RESIDENTIAL CARE FACILITY

ENTITLEMENTS: CUP 13-10, GPA 13-01, EA 13-05, VAR 13-05

PLNG APPLICATION NO: 2013-0037

DATE OF PLANS: APRIL 4, 2017

PROJECT LOCATION: 19101 GARFIELD AVENUE

PROJECT PLANNER: RICKY RAMOS, SENIOR PLANNER

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *Bob*

TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG

PROJECT DESCRIPTION: EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A +28,369 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD SITE WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT AND TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%.

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), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. 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. The existing 25' wide ingress and egress easement across the Walgreen's property does not properly align with the proposed drive entry access and utilities to the Autumn Care Facility. The applicant shall provide evidence of an existing easement or an offer of new easement from Walgreens across their property at 19001 Brookhurst Street to this project site, for ingress, egress, utilities and drainage purposes.
 - b. A new sewer lateral was previously proposed to be constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. However, the lateral was only partially installed and was never connected to a sewer main. The existing partially built sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition. The developer shall extend and connect the on-site lateral to an approved sewer main in the street. (ZSO 230.84)
 - c. The existing domestic water service that is serving this property was previously constructed for this project site by the Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing domestic water service may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 254.04)
 - d. The existing irrigation water service that is serving this property was previously constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing irrigation water service may potentially be utilized if it is of adequate size, conforms to current standards and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service, all non-conforming water service, meter and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service, meter and backflow protection device may be installed per Water Division Standards. (ZSO 232)
 - e. The existing fire service and backflow protection device that is serving this property was previously constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing fire service may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing fire service, any non-conforming service and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate fire service and backflow protection device

- may be installed per Water Division Standards. (ZSO 230.84, Resolution 5921 and State of California Administrative Code, Title 17.)
- f. Any existing water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
 2. 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.
 3. The existing storm drain system serving this property and Walgreens was previously constructed by the Walgreens Pharmacy's development located at 19001 Brookhurst Street. The system entails a series of on-site laterals draining into a sump pump and pumped to Garfield Avenue. A lateral proposed to serve this site is capped at the property line and is also connected to the sump pumps. The new developer shall verify the adequacy of the system to serve the proposed development.
 4. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). 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. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. Additionally, the Hydrology Report shall verify that the existing pumps on the Walgreens property can handle the design flows. (ZSO 230.84)
 5. 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)
 6. 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.
 7. 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.
8. 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.
 9. A Traffic Impact Analysis (TIA) shall be prepared to Public Works for review and approval.
 10. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 11. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 12. 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)
 13. 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. He/She 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.

14. 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:

15. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
16. 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)
17. 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)
18. 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)
19. 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)
20. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
21. 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)
22. 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)
23. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
24. Wind barriers shall be installed along the perimeter of the site. (DAMP)
25. 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:

26. A Precise Grading Permit shall be issued. (MC 17.05)
27. Traffic Impact Fees (TIF) shall be paid prior to building permit issuance. (MC 17.65)
28. 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 \$13,880 per gross acre is subject to

periodic adjustments. This project consists of 0.69 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$9,577. City records indicate that 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)

29. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

30. 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:**

31. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
32. All existing and new utilities shall be undergrounded. (MC 17.64)
33. 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)
34. 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. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.