



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division  
714/536-5271

Code Enforcement Division  
714/375-5155

Building Division  
714/536-5241

February 15, 2018

Rick Wood  
TriPointe Homes  
5 Peters Canyon, Suite 100  
Irvine, CA 92606

SUBJECT: PLANNING APPLICATION NO. 2016-0155 (SEA DANCE HOUSING DEVELOPMENT) – 14422 HAMMON LANE  
PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Wood,

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. 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 [chris.wong@surfcity-hb.org](mailto:chris.wong@surfcity-hb.org) or (714) 374-5357 and/or the respective source department (contact person below).

Sincerely,

Christopher Wong  
Associate Planner

Enclosure

cc: Mark Carnahan, Building Division – (714) 374-1792  
Steve Eros, Fire Department – (714) 536-5531  
Steve Bogart, Public Works Department – (714) 374-1735  
Kellee Fritzal, Business Development – (714) 374-1519  
Jan Thomas, Police Department – (949) 290-1604

David Dominguez, Community Services Department – (714) 374-5309  
Jane James, Planning Manager  
Jason Kelly, Planning Division  
Westminster School District, Property Owner  
Project File



## CITY OF HUNTINGTON BEACH

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### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

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### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 14, 2018

**PROJECT NAME:** SEA DANCE RESIDENTIAL SUBDIVISION


**ENTITLEMENTS:** CUP 16-31, GPA 16-01, ZMA 16-02, EA 16-02, TTM 18057

**PLNG APPLICATION NO:** 2016-0155

**DATE OF PLANS:** JANUARY 18, 2018

**PROJECT LOCATION:** 14422 HAMMON LANE

**PROJECT PLANNER:** CHRISTOPHER WONG, ASSOCIATE PLANNER

**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER 

**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** THE PROPOSED PROJECT INVOLVES THE FOLLOWING REQUESTS:

1. GENERAL PLAN AMENDMENT: TO AMEND THE EXISTING LAND USE DESIGNATION FROM PUBLIC WITH AN UNDERLYING DESIGNATION OF RESIDENTIAL LOW DENSITY [P(RL)] TO RESIDENTIAL LOW DENSITY (RL).
2. ZONING MAP AMENDMENT: TO AMEND THE EXISTING ZONING DESIGNATION FROM PUBLIC-SEMI-PUBLIC (PS) TO LOW DENSITY RESIDENTIAL WITH PLANNED AREA DEVELOPMENT OVERLAY (RL-PAD).
3. TENTATIVE TRACT MAP: TO SUBDIVIDE THE LOT INTO 53 RESIDENTIAL LOTS WITH A PRIVATE STREET, AND DEDICATE LOT AREA FOR PARK PURPOSES.
4. CONDITIONAL USE PERMIT: TO DEVELOP 53 NEW SINGLE-FAMILY RESIDENCES ON A SITE FORMERLY OCCUPIED BY FRANKLIN ELEMENTARY SCHOOL.
5. ENVIRONMENTAL ASSESSMENT: TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT AND LEGISLATIVE AMENDMENTS.

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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.

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**TENTATIVE TRACT MAP**

**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 following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
  - a. 30 feet of right-of-way dedication for street purposes and public utilities along the project frontage on Hammon Lane.
  - b. 30 feet of right-of-way dedication for street purposes and public utilities along the project frontage on Sands Drive.
  - c. The water system and appurtenances for the entire project shall be a public system.
  - d. The sewer system and appurtenances for the entire project shall be a public system.
  - e. A blanket easements over the private streets, sidewalk, and access ways for Police Department, Fire Department, and public access purposes including on-street parking for park access.
  - f. A blanket easement over the private streets and access ways for access to water and/or sewer facilities for maintenance purposes.
  - g. A utility easement(s) shall be dedicated to and accepted by the City of Huntington Beach, covering the public water and/or sewer facilities and appurtenances located within the project site. The easement shall overlay the private street easement, with an unobstructed paved or landscaped surface, pursuant to City water/sewer Standards. No modifications to the water/sewer facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Utilities Division personnel shall have access to public utility facilities and appurtenances at all times. (ZSO 255.04)
2. 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)
3. 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)

4. 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.
5. 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)
6. A Traffic Impact Analysis shall be prepared and submitted to Public Works for review and approval. (GP CE)
7. The grading 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)
8. 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, landscaped parkways and sidewalks.
  - b. 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.

9. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water and/or sewer pipeline easement(s), which shall address repair to any enhanced pavement, etc., if the said public pipeline(s) and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water and/or sewer pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
10. 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)
11. 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.
12. 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.
13. 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

14. 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.
15. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
16. 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)
17. 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)
18. 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 \$14,497 per gross acre is subject to periodic adjustments. This project consists of 9.57 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$138,736. 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:**

19. The Final Tract Map shall be recorded with the County of Orange.
20. 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)

21. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan:
  - a. 30 feet of right-of-way dedication for street purposes and public utilities along the project frontage on Hammon Lane.
  - b. 30 feet of right-of-way dedication for street purposes and public utilities along the project frontage on Sands Drive.
22. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04). The following improvements shall be shown on the plan:
  - a. New curb, gutter, sidewalk, and new pavement to the centerline of Hammon Lane per City Standard Plan Nos. 102, 202, 207, along the Hammon Lane frontage within a 30-foot half-street right-of-way. (ZSO 230.84)
  - b. New curb, gutter, sidewalk, and new pavement to the centerline of Sands Drive per City Standard Plan Nos. 102, 202, 207, along the Sands Drive frontage within a 30-foot half-street right-of-way. (ZSO 230.84)
  - c. Twenty-five foot radius curb returns shall be constructed at all Hammon Lane intersections.
  - d. Curb ramps compliant with current ADA requirements shall be installed at all project frontage intersection locations. (ADA)
  - e. Street lights shall be installed along the frontages of Hammon Lane and Sands Drive. Street lighting plans shall be provided consistent with Public Works Standards. A photometric exhibit, with calculations of the new lighting levels along Hammon Lane and Sands Drive shall be provided to Public Works for review and approval. (ZSO 230.84)
  - f. A privately maintained street lighting system, consistent with City standards, shall be constructed along the private streets in this subdivision. A photometric analysis shall be provided which demonstrates that such lighting will not negatively impact the existing residences to the surrounding the project. (ZSO 230.84)
  - g. A hydraulic analysis shall be prepared to determine the water system improvements required to serve the proposed development. The developer shall coordinate with the Public Works to prepare the analysis to ensure that adequate water infrastructure improvement is incorporated in the improvement plan. The City will perform the hydraulic analysis using the City's hydraulic water modeling software and the City's calibrated system database. The analysis shall include, but not be limited to pipeline sizes, fire flow and domestic demand requirements. Any infrastructure improvements required to satisfy the water demands to proposed development shall be at the sole cost of the developer. All applicable fees to prepare the hydraulic analysis shall be paid by the developer.
  - h. All water facilities shall be designed per the final approved hydraulics study and City Standards. (ZSO 255.04A)
  - i. Any existing on-site public water pipeline (including removal of water appurtenances) impacted by the proposed structures, curbs, planters, parking facilities, trees, walls, etc. shall be abandoned per Water Division Standards. (State of California Administrative Code, Title 17)

- j. The existing water meters, appurtenances, service lines and laterals shall be removed. The new domestic water meters, fire hydrants, and other appurtenances shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
  - k. New separate domestic water service(s), meter(s) and backflow protection device(s) shall be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)
  - l. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
  - m. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
  - n. The existing domestic water services and meters shall be abandoned and removed per Water Division Standards. (ZSO 230.84)
  - o. 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)
  - p. A water utility easement overlaying the private street easements and shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall overlay the private street easements and have an unobstructed paved or landscaped surface, pursuant to Water Division Standards. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay and parking reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
  - q. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
22. 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)

23. 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.
24. 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.
25. 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.
26. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
27. 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)

28. 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.
29. 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:**

30. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
31. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 500 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
32. 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)
33. 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)
34. 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)
35. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
36. 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)
37. 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)
38. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
39. Wind barriers shall be installed along the perimeter of the site. (DAMP)
40. 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:**

41. A Precise Grading Permit shall be issued. (MC 17.05)
42. 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:**

43. 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:**

44. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
45. All existing and new utilities shall be undergrounded. (MC 17.64)
46. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
47. Traffic Impact Fees (TIF) shall be paid for the residential development at the rate applicable at occupancy. The current rate for a detached dwelling unit is \$2,226.16/unit. (MC 17.65)
48. 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.

**ADDITIONAL COMMENTS ON THE TENTATIVE TRACT MAP:**

49. Lot B shall be identified as, "For private access, public utility and emergency vehicle access purposes."
50. Eliminate the public water line and water service as shown in Lot B. The water services should come off the water line in Lot A; therefore, Lot B will not be required to have a water easement over it.

51. Revise the water line in Lot A near Lots 10 and 13 so the mainline is in the street, not in the parkway.
52. Show backflows on all service connections beyond the water meters.
53. The Private Street and Utility Plan Sections and lot descriptions should label what is a private versus public improvements.
54. Add HOA meters and park meter on the plan.
55. Show the location of water valves per City Standards; add a valve on east side of hydrant tee in front of Lot 10.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### **SUGGESTED CONDITIONS OF APPROVAL**

**DATE:** FEBRUARY 14, 2018  
**PROJECT NAME:** SEA DANCE RESIDENTIAL SUBDIVISION  
**ENTITLEMENTS:** CUP 16-31, GPA 16-01, ZMA 16-02, EA 16-02, TTM 18057  
**PLNG APPLICATION NO:** 2016-0155  
**DATE OF PLANS:** JANUARY 18, 2018  
**PROJECT LOCATION:** 14422 HAMMON LANE  
**PROJECT PLANNER:** CHRISTOPHER WONG, ASSOCIATE PLANNER  
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *MB*  
**TELEPHONE/E-MAIL:** 714-374-1735 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** THE PROPOSED PROJECT INVOLVES THE FOLLOWING REQUESTS:

1. GENERAL PLAN AMENDMENT: TO AMEND THE EXISTING LAND USE DESIGNATION FROM PUBLIC WITH AN UNDERLYING DESIGNATION OF RESIDENTIAL LOW DENSITY [P(RL)] TO RESIDENTIAL LOW DENSITY (RL).
2. ZONING MAP AMENDMENT: TO AMEND THE EXISTING ZONING DESIGNATION FROM PUBLIC-SEMIPUBLIC (PS) TO LOW DENSITY RESIDENTIAL WITH PLANNED AREA DEVELOPMENT OVERLAY (RL-PAD).
3. TENTATIVE TRACT MAP: TO SUBDIVIDE THE LOT INTO 53 RESIDENTIAL LOTS WITH A PRIVATE STREET, AND DEDICATE LOT AREA FOR PARK PURPOSES.
4. CONDITIONAL USE PERMIT: TO DEVELOP 53 NEW SINGLE-FAMILY RESIDENCES ON A SITE FORMERLY OCCUPIED BY FRANKLIN ELEMENTARY SCHOOL.
5. ENVIRONMENTAL ASSESSMENT: TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT AND LEGISLATIVE AMENDMENTS.

#### **THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP:**

1. The existing pedestrian access easement (shown as "Lot A" on Tract Map 4364) southeast of the subject site, that occurs between Lots 11, 12 and 13 of said Tract Map, shall be addressed by the developer of this project. If it is to be vacated, a complete General Street Vacation shall be processed by the developer through the Department of Public Works.



## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 09, 2018

**PROJECT NAME:** SEA DANCE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 16-0155

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 16-001  
ZONING MAP AMENDMENT NO. 16-002  
ENVIRONMENTAL ASSESSMENT NO. 16-002  
TENTATIVE TRACT MAP NO. 18147  
CONDITIONAL USE PERMIT NO. 16-031

**DATE OF PLANS:** JANUARY 18, 2018

**PROJECT LOCATION:** 14422 HAMMON LANE

**PROJECT PLANNER:** CHRISTOPHER WONG, ASSOCIATE PLANNER

**PLAN REVIEWER:** STEVE EROS, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 536-5531/ [Steve.Eros@surfcity-hb.org](mailto:Steve.Eros@surfcity-hb.org)

**PROJECT DESCRIPTION:** THE PROPOSED PROJECT INVOLVES THE FOLLOWING REQUESTS:

1. GENERAL PLAN AMENDMENT: TO AMEND THE EXISTING LAND USE DESIGNATION FROM PUBLIC-SEMI-PUBLIC WITH AN UNDERLYING DESIGNATION OF RESIDENTIAL LOW DENSITY [PS(RL)] TO RESIDENTIAL LOW DENSITY (RL) AND OPEN SPACE PARK (OS-P).
2. ZONING MAP AMENDMENT: TO AMEND THE EXISTING ZONING DESIGNATION FROM PUBLIC-SEMI-PUBLIC (PS) TO LOW DENSITY RESIDENTIAL (RL) AND OPEN SPACE-PARKS AND RECREATION SUBDISTRICT (OS-PR).
3. TENTATIVE TRACT MAP: TO SUBDIVIDE THE LOT INTO 53 RESIDENTIAL LOTS WITH A PUBLICLY ACCESSIBLE PARK (WHICH WILL BE DEDICATED TO THE CITY) AND PRIVATE STREET.
4. CONDITIONAL USE PERMIT: TO PERMIT THE DEVELOPMENT OF 53 SINGLE-FAMILY RESIDENCES AS A PLANNED UNIT DEVELOPMENT WITH MUTUAL BENEFITS FOR RESIDENTS AND GENERAL PUBLIC, REDUCED LOTS SIZES (IN LIEU OF THE MINIMUM REQUIRED SIZE OF 6,000 SQUARE FEET), AND REDUCED LOT WIDTHS (IN LIEU OF THE MINIMUM REQUIRED WIDTH OF 60 FEET); TO REVIEW FOR COMPLIANCE WITH THE RESIDENTIAL INFILL LOT DEVELOPMENTS ORDINANCE; AND TO PERMIT THE DEVELOPMENT OF AN 1.07-ACRE PARK AND RECREATION FACILITY.
5. ENVIRONMENTAL ASSESSMENT: TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT AND LEGISLATIVE AMENDMENTS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 18, 2018. 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.

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

**1. Fire Master Plan**

**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 and circles/cul-de-sacs.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.

- Building addresses and suite addresses. **(FD)**

**NOTE:** *The Fire Master Plan included with the concept plans was not reviewed at this time. Locations of red curb, hydrants, etc. is not part of this concept plan review. The FMP will be reviewed in concurrence with the building plan and precise grade plan submittals.*

## 2. Environmental

The following 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

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. For Fire Department approval, there will need to be at least three new hydrants spaced a maximum 500 feet apart for this new development. **(FD)**



## 4. Fire Suppression Systems

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

### Fire Protection Systems

**Automatic Fire Sprinklers** are required. NFPA 13D Automatic fire sprinkler systems are required per the California Fire Code for new buildings of single family construction (R-3). Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

## 5. 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:** *The proposed plans show that the street widths as 36' wide with parking on both sides of the street. City Specification #401 a minimum street width of 40' for parallel parking on both sides of the street. The HBFD met with the project proponent to discuss the width of fire lanes for this development. After the meeting it was determined that the HBFD would accept a 38' wide street width with the following Alternate Materials and Methods proposal:*

- *Reduced fire hydrant spacing from the 500' standard to a maximum of 300'.*
- *Restriction of RV parking throughout the community.*

**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)**

**NOTE:** *Minimum width of private streets is 28 feet at the corners, with the inner radius at 17 feet and the outer radius at 45 feet. If the corners meet those*

***requirements, but do not allow 8 feet on either side for parking, then no parking will be allowed on either side at the corners.***

***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)**

## 6. Addressing and Street Names

**The following items shall be completed prior to building plan approval.**

***Street Naming – Public or Private*** The Fire Department shall review and make street name assignments in coordination with the police department and planning division. Submit document proposal for new street name (s) at the HBFD front counter, and pay the appropriate fee for the submittal. We also require an electronic submittal after the initial paper copy is received. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

***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 Building Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on the front of the structure and shall be a minimum of ten inches (4") high with one and one half inch (½") brush stroke. 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)**

## 7. GIS Mapping Information

***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)**

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

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

**OTHER:**

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

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648

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or through the City's website at

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

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



## HUNTINGTON BEACH BUILDING DIVISION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** FEBRUARY 12, 2018

**PROJECT NAME:** SEA DANCE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 16-0155

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 16-001  
ZONING MAP AMENDMENT NO. 16-002  
ENVIRONMENTAL ASSESSMENT NO. 16-002  
TENTATIVE TRACT MAP NO. 18147  
CONDITIONAL USE PERMIT NO. 16-031

**DATE OF PLANS:** JANUARY 18, 2018

**PROJECT LOCATION:** 14422 HAMMON LANE

**PROJECT PLANNER:** CHRISTOPHER WONG, ASSOCIATE PLANNER

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 989-0213 / KHOA@CSGENGR.COM

**PROJECT DESCRIPTION:** THE PROPOSED PROJECT INVOLVES THE FOLLOWING REQUESTS:

1. GENERAL PLAN AMENDMENT: TO AMEND THE EXISTING LAND USE DESIGNATION FROM PUBLIC-SEMI-PUBLIC WITH AN UNDERLYING DESIGNATION OF RESIDENTIAL LOW DENSITY [PS(RL)] TO RESIDENTIAL LOW DENSITY (RL) AND OPEN SPACE PARK (OS-P).
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3. TENTATIVE TRACT MAP: TO SUBDIVIDE THE LOT INTO 53 RESIDENTIAL LOTS WITH A PUBLICLY ACCESSIBLE PARK (WHICH WILL BE DEDICATED TO THE CITY) AND PRIVATE STREET.
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**5. ENVIRONMENTAL ASSESSMENT: TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT AND LEGISLATIVE AMENDMENTS.**

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

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**I. 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 site work for accessibility will be reviewed and inspected based on the approved architectural plans.
5. All accessory and minor accessory structures including site MEP will be on separate permits.

**II. 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 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.
2. Provide Project Data to show –
  - Type of building construction (V-B)
  - Occupancy groups (R-3/U)
  - Fire sprinkler system is required
3. Provide complete Roof plan showing:
  - Show the setback distances between roof projection and property line.
  - Length of eave projections.
  - Elevation plans - Show the setback distances between roof projection/projection and property line.
4. Eave projections must comply with Table R302.1.
5. Exterior walls must comply with Table R302.1.
6. Check the required light, ventilation and egress window.

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 are required.
9. Soil report is required.
10. 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.
11. 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.
12. 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. 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.
13. 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.
14. Provide approved building plans for Lot B, 1.05 acre park. The park is to comply with all state (as mentioned above) and Federal laws for accessibility.

### **III. COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Provide on plans Universal Design checklist offered by builder to buyers who request accessible features. AB 1400, HSC 17959.6
3. 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.
4. 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.

# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** February 8, 2018  
**PROJECT NAME:** Sea Dance  
**PLANNING APP #:** 16-0155  
**ENTITLEMENTS:** CUP #16-031  
**DATE OF PLANS:** Jan. 18, 2018  
**PROJECT LOCATION:** 14422 Hammon Lane  
**ASSIGNED PLANNER:** Christopher Wong, Associate Planner  
**PLAN REVIEWER:** Jan Thomas, CPTED Consultant - HBPD  
**TELEPHONE/E-MAIL:** (949) [290-1604/jckthomas@cox.net](mailto:290-1604/jckthomas@cox.net)

**PROJECT DESCRIPTION:** To develop 53 Single Family Residences on a site formally occupied by Franklin Elementary School.

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

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No additional concerns.