

CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

September 10, 2018

Tamara Zeier
Project Navigator
One Pointe Drive, Suite 320
Brea, CA 92821

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT
NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON FINAL REMEDIATION) –
21641 MAGNOLIA STREET
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Tamara,

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
Steve Bogart, Public Works Department – 374-1692
Steve Eros, Fire Department – 536-5531
Jan Thomas, Police Department
Jane James, Planning Manager
Jason Kelley, Senior Planner
Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 10, 2018

PROJECT NAME: ASCON

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2016-167

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON)

DATE OF PLANS: JUNE 18, 2018

PROJECT LOCATION: 21641 MAGNOLIA (SOUTHWEST CORNER AT HAMILTON)

PLAN REVIEWER: RICKY RAMOS, SENIOR PLANNER

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

PROJECT DESCRIPTION: CDP: TO IMPLEMENT FINAL REMEDIAL ACTION PLAN WITH GRADING INVOLVING MORE THAN 25,000 CUBIC YARDS OF IMPORT/EXPORT. CUP: TO PERMIT: 1. A 6 FT. TALL FENCE WITH 6.5 FT. TALL PILASTERS WITHIN THE 15 FT. FRONT SETBACK ALONG HAMILTON AND MAGNOLIA; 2. GATED ACCESS. DRB: TO REVIEW FENCE 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 by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

COASTAL DEVELOPMENT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011:

1. The project plans approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Revise the proposed site plan to show the aluminum fence in compliance with the 25 foot visibility triangle at Magnolia Street and Hamilton Avenue. **(HBZSO Section 230.88)**
 - 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)**

2. Prior to issuance of building permits, a Mitigation Monitoring Fee for EIRs, 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)**
3. CDP No. 16-016, CUP No. 16-034, DRB No. 16-011 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
4. The Planning Commission reserves the right to revoke CDP No. 16-016 and CUP No. 16-034 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)**
5. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department, Public Works Department, and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
6. 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 Planning Commission's approval of entitlements. **(California Code Section 15094)**



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 26, 2018

PROJECT NAME: ASCON

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2016-167

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON)

DATE OF PLANS: JUNE 18, 2018

PROJECT LOCATION: 21641 MAGNOLIA (SOUTHWEST CORNER AT HAMILTON)

PLAN REVIEWER: MARK CARNAHAN

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

PROJECT DESCRIPTION: CDP: TO IMPLEMENT FINAL REMEDIAL ACTION PLAN. THE PROPOSED GRADING INVOLVES MORE THAN 25,000 CUBIC YARDS OF IMPORT/EXPORT. CUP: TO PERMIT: 1. A 6 FT. TALL FENCE WITH 6.5 FT. TALL PILASTERS WITHIN THE 15 FT. FRONT SETBACK ALONG HAMILTON AND MAGNOLIA; 2. GATED ACCESS. DRB: TO REVIEW FENCE 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.

COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034:

➤ **REQUIREMENT:**

- Provide building permits, plans and inspections for all permanent fencing and block walls.

➤ **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 compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC.
- 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.

➤ **COMMENTS:**

- Planning and Building Department encourage the use of pre-submittal building plan check meetings.
- 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.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 10, 2018

PROJECT NAME: ASCON


PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2016-167

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON)

DATE OF PLANS: JUNE 18, 2018

PROJECT LOCATION: 21641 MAGNOLIA (SOUTHWEST CORNER AT HAMILTON)

PROJECT PLANNER: PLANNER, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: CDP: TO IMPLEMENT FINAL REMEDIAL ACTION PLAN. THE PROPOSED GRADING INVOLVES MORE THAN 25,000 CUBIC YARDS OF IMPORT/EXPORT. CUP: TO PERMIT: 1. A 6 FT. TALL FENCE WITH 6.5 FT. TALL PILASTERS WITHIN THE 15 FT. FRONT SETBACK ALONG HAMILTON AND MAGNOLIA; 2. GATED ACCESS. DRB: TO REVIEW FENCE DESIGN, COLORS, AND MATERIALS.

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 THE START OF ANY CLEARING, GRUBBING OR ROUGH GRADING AT THE SITE:

1. A Rough Grading/Stockpile 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. Any proposed stockpiles (locations and heights) of soil, crushed rock or material.

- b. Any proposed rough grading and/or excavations.
 - c. Erosion Control BMPs for the whole site during the proposed demo.
2. A Rough Grading/Stockpile Permit shall be obtained from Public Works.

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

- 3. 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 curb along Hamilton Avenue shall be reconstructed per Public Works Standards at the current location if removed or damaged during remediation activities. (ZSO 230.84)
 - b. The existing irrigation water service(s) currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service(s), all non-conforming water meters and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards. (ZSO 232)
 - c. Separate backflow protection devices shall be installed per Water Division Standards for irrigation services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - d. Any existing water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
- 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. 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 water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
- 5. 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)

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 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.
9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
10. 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)

11. The name and phone number of an on-site field supervisor hired by the Project Applicant shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the visible perimeters of the site every 250 feet indicating the telephone hotline number who shall be contacted for information regarding this project and any construction/grading-related concerns. This hotline shall be available to immediately address any concerns or issues raised by adjacent property owners during the construction activity and dispatch to the project team. The Applicant's Construction Manager shall be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the hotline 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.
12. 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:**

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. 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)
15. 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)
16. All haul trucks shall arrive at the site no earlier than 6:00 a.m. or leave the site no later than 6:00 p.m., and shall be limited to Monday through Saturday, excluding Federal Holidays. (MC 17.05)
17. 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)
18. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
19. 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)
20. Prior to leaving the site, all haul trucks shall be decontaminated on-site (via dry decontamination methods or washed off) on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
21. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
22. Wind barriers shall be installed along the perimeter of the site. (DAMP)
23. 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:**

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

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

25. 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:**

26. Complete all improvements as shown on the approved grading improvement plans. (MC 17.05)
27. All new utilities shall be undergrounded. (MC 17.64)
28. 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)
29. 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.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 23, 2018

PROJECT NAME: ASCON

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2016-167

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON)

DATE OF PLANS: JUNE 18, 2018

PROJECT LOCATION: 21641 MAGNOLIA (SOUTHWEST CORNER AT HAMILTON)

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

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

PROJECT DESCRIPTION: CDP: TO IMPLEMENT FINAL REMEDIAL ACTION PLAN. THE PROPOSED GRADING INVOLVES MORE THAN 25,000 CUBIC YARDS OF IMPORT/EXPORT. CUP: TO PERMIT: 1. A 6 FT. TALL FENCE WITH 6.5 FT. TALL PILASTERS WITHIN THE 15 FT. FRONT SETBACK ALONG HAMILTON AND MAGNOLIA; 2. GATED ACCESS. DRB: TO REVIEW FENCE DESIGN, COLORS, AND MATERIALS.

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

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

1. Environmental

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. The ASCON site has stated that the import soil will meet the soil quality requirements specified by DTSC which exceeds the requirements of City Specification

#431-92. ASCON can import soil and document in their final closure report showing how the soil meets the HBFD's soil quality specification. **(FD)**

2. Oil Wells

The vent cones serving the abandoned oil well on site need to be maintained and protected. The HBFD shall be notified if the vent cone assemblies are altered in any way.

3. Fire Apparatus Access

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

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

Electrically Operated or Manual Entry Gates shall comply with the requirements stated in City Specification #403. The manual gate may be locked with chains and padlocks. Review City Specifications #403 for approved HBFD methods for locking manual gates.

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: JULY 13, 2018

PROJECT NAME: ASCON

PLANNING

APPLICATION NO. PLANNING APPLICATION NO. 2016-167

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 16-016/CONDITIONAL
USE PERMIT NO. 16-034/DESIGN REVIEW NO. 16-011 (ASCON)

DATE OF PLANS: JUNE 18, 2018

PROJECT LOCATION: 21641 MAGNOLIA (SOUTHWEST CORNER AT HAMILTON)

PLAN REVIEWER: JAN THOMAS

TELEPHONE/E-MAIL: (949) 290-1604

PROJECT DESCRIPTION: CPD: TO IMPLEMENT FINAL REMEDIAL ACTION PLAN.
THE PROPOSED GRADING INVOLVES MORE THAN 25,000
CUBIC YARDS OF IMPORT/EXPORT. CUP: TO PERMIT 1. A
6 FT. TALL FENCE WITH 6.5 FOOT TALL PILASTERS
WITHIN THE 15 FT. FRONT SETBACK ALONG HAMILTON
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No concerns.