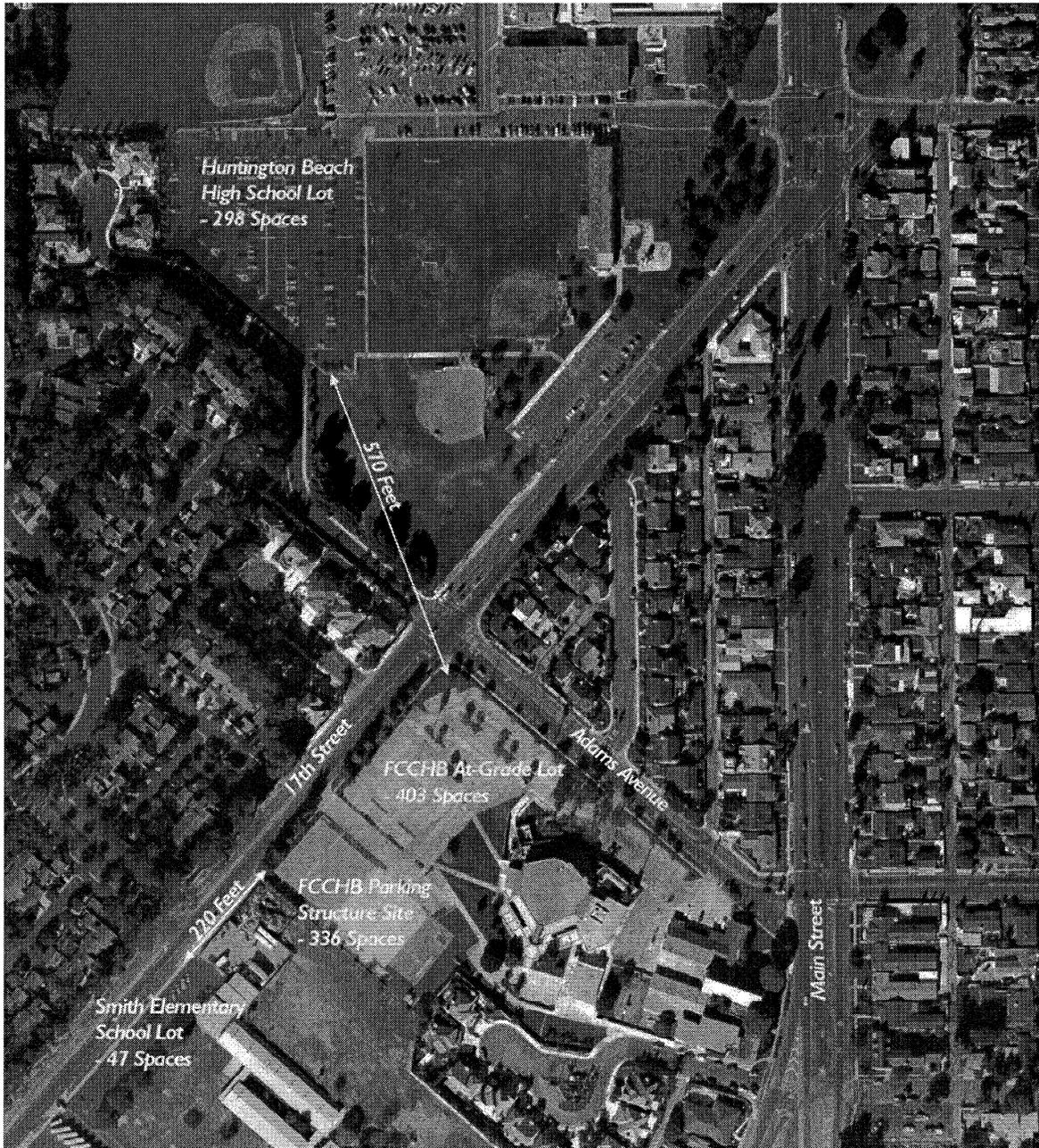




First Christian Church of Huntington Beach
Off-Site Parking Lot Locations
March 15, 2007



Attachment C

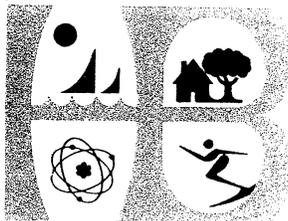


First Christian Church Huntington Beach
Worship Service Venue Occupancies
March 15, 2007

Worship Service	Existing		Maximum		Future		Reduced*
	Venue	Occupancy	Venue	Occupancy	Venue	Occupancy	
Traditional	Worship Center	975	Worship Center	975	Worship Center	975	975
Overdrive	A-Frame Chapel	415	Multipurpose	438	Multipurpose	400	400
Classic	Small Chapel	80	A-Frame Chapel	350	A-Frame Chapel	280	280
	TOTAL	1470		1763		1655	

Note:

* The total reduced occupancy is based on the existing number of Worship Center fixed seats and reduced Sunday morning peak period occupancies for both the future Multipurpose Building and renovated A-Frame Chapel. Reduced occupancies for the Multipurpose Building and Renovated Chapel are flexible provided that the total Reduced Occupancy does not exceed the 1655 limit.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

August 6, 2007

Art Cueto
Visioneering Studios
5 Peters Canyon Road
Irvine, CA 92606

**SUBJECT: CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001/ MITIGATED
NEGATIVE DECLARATION NO. 06-008 (FIRST CHRISTIAN CHURCH REMODEL/
EXPANSION)
1207 MAIN STREET, HUNTINGTON BEACH**

Dear Mr. Cueto:

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 (HBSO) 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.

The attached project implementation requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within 10 calendar days of the project approval pursuant to the HBZSO Sec. 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-536-5561 or at rsantos@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

RON SANTOS
Associate Planner

Enclosure

cc: First Christian Church, 1207 Main Street, Huntington Beach
Gerald Caraig, Building & Safety Dept. – 714-374-1575 (e-mail)
Lee Caldwell, Fire Dept. – 714-536-5564 (e-mail)

Herb Fauland, Principal Planner (e-mail)
Steve Bogart, Public Works – 714-536-5580 (e-mail)



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 6, 2007

PROJECT NAME: FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001/
MITIGATED NEGATIVE DECLARATION NO. 06-008

PROJECT LOCATION: 1207 MAIN STREET, HUNTINGTON BEACH

PLAN REVIEWER: RON SANTOS, ASSOCIATE PLANNER

TELEPHONE/ E-MAIL: (714) 536-5561/ rsantos@surfcity-hb.org

PROJECT DESCRIPTION: RECONSTRUCTION AND EXPANSION OF AN EXISTING CHURCH
COMPLEX, INCLUDING A NEW MULTI-LEVEL PARKING STRUCTURE.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated June 28, 2007. 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.

-
1. The site plan, floor plans, and elevations approved by the Planning Commission 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.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. 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. Back-flow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
 - 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).
 - d. Depict 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 on the site plan and elevations. 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.
 - 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))

- f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Pursuant to the requirements of the SCAQMD, an asbestos survey shall be completed.
 - c. The City of Huntington Beach shall receive written verification from the SCAQMD that the Notification procedures have been completed.
 - d. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.
 - e. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.
 3. Prior to issuance of grading permits, the following shall be completed:
 - a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street/alley from the project site. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
 - b. Blockwall/ fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
 4. Prior to submittal for building permits Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 5. Prior to issuance of building permits, the following shall be completed:

- a. Joint use parking shall require a Joint Use Parking Agreement between property owners to be recorded prior to issuance of permits or occupancy. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning Department. 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.
 - b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Public Works Department.
 - c. A Mitigation Monitoring Fee shall be paid to the Planning Department. *(This fee pertains to projects with a negative declaration or an EIR. The current fee is \$285 for negative declarations and mitigated negative declarations).*
 - d. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Clearly visible signs shall be posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. 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.
7. New structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. All improvements shall be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - c. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

8. Only the uses described in the project narrative received and dated July 10, 2007 shall be permitted, except as modified pursuant to Conditional Use Permit No. 06-035. Special/temporary/parking lot events shall be subject to approval of a Temporary Activity Permit or Temporary Use Permit.
9. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning 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 action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
11. Conditional Use Permit No. 06-035/ Variance No. 07-001 shall not become effective until the ten calendar day appeal period from the final approval of the entitlements has elapsed.
12. Conditional Use Permit No. 06-035/ Variance No. 07-001 shall become null and void unless exercised (by commencement of construction) within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
13. The Planning Commission reserves the right to revoke Conditional Use Permit No. 06-035/ Variance No. 07-001 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.
14. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
15. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
16. 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 Department of Planning within two (2) days of the Planning Commission's approval of entitlement(s).
17. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO and approved plans. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for applicable Code requirements. Substantial changes may require approval by the Planning Commission.
18. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



HUNTINGTON BEACH FIRE DEPT. PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 23, 2007
PROJECT NAME: FIRST CHRISTIAN CHURCH
ENTITLEMENTS: PLANNING APPLICATION NO. 06-035
PROJECT LOCATION: 1207 MAIN STREET, HUNTINGTON BEACH, CA
PLANNER: RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 536-5271/ rsantos@surfcity-hb.org
PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org
PROJECT DESCRIPTION: REVIEW OF PHASE I REPORT FOR PROPOSED CONSTRUCTION.

The following is a partial list of code requirements deemed applicable to the proposed project based on the Phase 1 document received by the Fire Department and dated May 18, 2006. 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- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

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

1. The submitted Phase I Report confirms that oil production historically occurred on this site and that abandoned oil wells are located within 100 feet of the footprint of the proposed structure.

The project shall comply will all provisions of City Specification No. 422 – *OIL WELL ABANDONMENT PROCESS*, City Specification No. 429 - *METHANE SAFETY MEASURES* for new construction within the methane gas overlay districts, and City Specification No. 431-92 *SOIL CLEAN-UP STANDARDS* . (FD)

Following are the Huntington Beach Fire Department Methane District Requirements based off of the Phase I findings:

- a. *California Division of Oil, Gas & Geothermal Resources "Construction Site Plan Review"* is required for this project. The applicant must submit a request for a construction site review to the California Division of Oil, Gas & Geothermal Resources (DOGGR - 714-816-6847) Submitted requests shall identify the well name(s), well API number(s), and the location of the abandoned oil well(s) in question.

The Fire Department must receive a completed Construction *Site Plan Review* from DOGGR as a condition of approval. Grading and building plans shall reference submittal of a request for a DOGGR *Site Plan Review* in the plan notes.

DOGGR will require that you submit the following information:

- Three (3) copies of your construction site plan including your street location and the nearest cross street.
- One copy of the County Assessor's Parcel map, with the Assessor Parcel number illustrating your lot.
- A completed "Construction Site Plan Review Application" form. Make sure to include your city or county plan checker's name, phone number and email address. Applications may be submitted by fax or email; however, in some cases, fax or email may not be acceptable. Contact the Project Engineer to determine if fax or email applications can be accepted.

NOTE:

Wells identified in the Construction Site Review not meeting current DOGGR requirements may require re-abandonment:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.
 - Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification # 422, Oil Well Abandonment Permit Process. (FD)*
- b. **"OIL WELL HISTORY DISPOSITION REPORT" is required.** The applicant must submit an "OIL WELL HISTORY DISPOSITION REPORT", compiled by a California licensed third-party petroleum engineer or geologist, to the Fire Department – Development Section per *City Specification # 429, section 3.2*. Current Well History Review fee is \$395.00 per well, due at the time of submittal. **(FD)**
- c. **"CITY CONSULTANT - OIL WELL HISTORY REVIEW" is required.** The city consultant reviews the submitted OIL WELL HISTORY DISPOSITION REPORT for completeness, well integrity, and makes safety measure recommendations to the Fire Department. (see *City Specification # 429, section 3.3*) **(FD)**
- d. **"SOIL CONTAMINATION 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 is required. Soil testing plan must be approved by the Fire Department. (See *City Specification # 429, section 3.4* and *City Specification #431-92 Soil Clean-Up Standards*).

Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.

For Fire Department approval, all grading plans and building plans must reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards*, in the plan notes. **(FD)**

- e. **"REMEDIATION ACTION PLAN"** If soil 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*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

- f. **"METHANE SAFETY MEASURES" are required** per *City Specification # 429, Methane District Building Permit Requirements*. For Fire Department approval of grading and building plans, reference that project will be in compliance with *City Specification # 429* in the plan notes. See *section 2a below*. **(FD)**

- g. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(FD)**

OTHER:

- a. **"Asbestos Survey and Remediation Action Plan (RAP) is required"**. Prior to any building demolition, a comprehensive survey and appropriate asbestos remediation action plan (RAP) shall be developed and submitted to the Fire Department for review and approval. All clean-up will be completed prior to building demolition plan approval.

Excerpt from the Phase I, page 17:

"Based on the date of construction (1957 and 1982) there is the potential that asbestos-containing materials (ACM) was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing materials." **(FD)**

- b. The Fire Department review of this project and subsequent plans 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)**

2. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. **"METHANE SAFETY MEASURES" are required.** *City Specification # 429, Methane District Building Permit Requirements.*

Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes.

Requirements include:

- **Abandoned Well Gas Test.**
- **Well Vent System.**
- **Methane Barrier and Sub-Slab Collection System.**
- **Methane Detection/Alarm System**

For Fire Department approval of building plans, reference compliance with *City Specification #429* in the plan notes. **(FD)**

- b. **"Asbestos Survey and Remediation Action Plan (RAP) required"**. Prior to any building demolition, a comprehensive survey and appropriate asbestos remediation action plan (RAP) shall be developed and submitted to the Fire Department for review and approval.
- c. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(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.

S:\Prevention\1-Development\CUP's\Main 1207 Phase I for First Christian Church CUP# 06-035.doc

HUNTINGTON BEACH FIRE DEPARTMENT DEVELOPMENT PLAN REVIEW

DESCRIPTION: First Christian Church
ADDRESS: 1207 Main
PLAN CHECK #: Planning Application # 2006-0150 – Second Submittal
DATE: 7-13-2006, 9-19-2006
PLANNER: Ron Santos
REVIEWER: Lee Caldwell

GRID #: 431/3814
EXT #: 5561
EXT #: 5531

The items listed below indicate Huntington Beach Fire Department (HBFD) development condition of approval requirements. Compliance is required prior to building permit issuance and all applicable items must meet Huntington Beach Municipal Code (HBMC), Huntington Beach Fire Code (HBFC), and/or Uniform Building Code (UBC) standards.

5. PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

1. Three abandoned oil wells are located on the project property, within 100 feet of the footprint of the proposed structures. The project shall comply will all provisions of City Specification No. 422 – Oil Well Abandonment Process and City Specification No. 429 - METHANE SAFETY MEASURES for new construction within the methane gas overlay districts. A methane barrier and sub-slab collection system is required. Reference compliance with *City Specifications # 422 and # 429* in the grading and building plan notes. **(FD)**
2. "Soil 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 is required. Soil testing plan must be approved by the Fire Department. (See City Specification # 429, section 3.4 and City Specification # 431-92 Soil Clean-Up Standards). **(FD)**
3. Soil "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. **(FD)**
4. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**
5. Discovery of additional contamination/pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(FD)**

6. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. A Methane Barrier and Sub-Slab Collection System is required per City Specification No. 429 - METHANE SAFETY MEASURES. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes. (FD)
2. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. (FD)
3. An automatic fire sprinkler system, in compliance with *City Specification #420 Automatic Fire Sprinklers and #430 Fire Alarm Systems*, shall be installed throughout. For Fire Department approval, plans (three sets) shall be submitted to the Building Department as separate plans for permits. (FD)
4. Fire Department Connection (FDC) to the automatic fire sprinkler system shall be located to the front of the building within 150 feet of a properly rated fire hydrant. Portray FDC location on the site plan. (FD)
5. Fire Hydrants must be portrayed on the site plan, and be installed/ in service before combustible construction begins. Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department when additional hydrants are required. Indicate Fire Department sprinkler connections. Reference compliance in the plan notes. (FD)
6. 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. Reference compliance in the plan notes. (FD)
7. Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. Reference compliance with City Specification # 401 Minimum Standards for Fire Apparatus Access in the plan notes. (FD)
8. 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. Reference compliance with City Specification # 415 - Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties in the plan notes. (FD)
9. 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 plan notes. (FD)

10. Secured Vehicle Entries shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance in the plan notes. (FD)
11. 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)
12. Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. (FD)
13. 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 HBFC sec. 2501.16.1. (FD)
14. Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)
15. Gates and barriers shall be openable 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 unopenable 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)
16. Food Preparation Fire Protection System required for this project. Plans (three sets) shall be submitted to the Building Department as separate plans for permits and Fire Department approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)
17. Cold storage rooms or walk-in freezers doors shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted; barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. (FD)
18. Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 6 feet 8 inches (80") 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. Reference compliance to these dimensions in the plan notes. (FD)
19. Address numbers shall be installed to comply with *City Specification #428, Premise Identification*. Number sets required on front the structure. (FD)
20. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. For specific requirements, contact the Huntington Beach Fire Department at (714) 536-5531. (FD)
21. All Fire Department requirements shall be noted on the Building Department plans. (FD)

7. THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

1. Automatic Fire Sprinkler System in-service per City Specification # 420 - Automatic Fire Sprinkler Systems. **(FD)**
2. Fire Access Roads shall be installed and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**
3. Fire Lanes posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. **(FD)**
4. Fire Sprinkler System Controls access provided, utilizing a KNOX® Fire Department Access Key Box. **(FD)**
5. Food Preparation Fire Protection System provided. **(FD)**
6. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. **(FD)**
7. Address Numbers installed to comply with City Specification #428, Premise Identification. Number sets are required on front and rear of the structure. **(FD)**
8. Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(FD)**
9. Egress Illumination/Emergency Exit Lighting with emergency back-up power provide per HBFC 1211.1 and UBC 1003.2.9. **(FD)**
10. Exit Signs And Exit Path Markings provided in compliance with the Huntington Beach Fire Code section 1212.2 and Title 24 of the California Administrative Code. **(FD)**
11. Gates and barriers openable 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 unopenable 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)**
12. Cold storage rooms or walk-in freezers doors openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. **(FD)**

13. Elevators sized to accommodate an ambulance gurney per minimum interior dimension requirements. (FD)
14. GIS Mapping Information provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. (FD)
15. Discovery of soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and an approved work plan developed accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

1. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

1. 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)
2. 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)

S:\Prevention\1-Development\CUP's\Main 1207 First Christian Church PA# 2006-0150.doc



CITY OF HUNTINGTON BEACH BUILDING & SAFETY DEPT.

INTER-DEPARTMENT COMMUNICATION

From: Daniel Lee

Ext.: 5679

Date: 7/19/06

To: Ron Santos

Project Location: 1207 Main Street

Re: 1st Christian Church of Huntington Beach

PETITION: _____

File No.: 2006-0150

The following are comments to the file (petition) identified above. This list is not a plan check correction list. General information is provided to help facilitate the development by giving you up front information on building code issues, City policies, and other codes or laws as they apply to your project. Please review the comments below before you submit for plan check. Allow 20 working days for first corrections.

If you incorporated the information below, you must next submit for plan check of structural and building code requirements. You may obtain all required forms and information for plan check review and permit applications on the 3rd floor of City Hall.

M/E/P plan checking is a separate plan check process.

Please include the following issues in the design of your project to reduce plan check corrections and improve turn around time.

Note to Planner: Please remind applicant to attach a copy of this list to the Plan Check Submittal Documents to help expedite plan check response and reduce corrections.

Special Conditions:

*The following items need to be made apart of the **Conditions of Approval** for this project for plan check submittal documents:*

- *A corrosion report must be prepared by a qualified person who will determine the suitability of buried pipe and recommend a method to protect buried pipe when corrosive soil is encountered. Reproduce the recommendations of the report on the plans.*
- *A copy of the approved "Grading Plan" by Planning and Public Works must be attached to the approved sets of construction plans prior to issuance of building permits.*

Code Issues:

General:

1. Plan submittal documents must include "Conditions of Approval".

2. Although the local Building Department has neither the responsibility nor the authority to enforce ADA regulations, the Architect or Designer is strongly advised to include such requirements in the building design.
3. Contact Fire Department for possible Methane Barrier requirements.
4. Plans must be prepared and stamped and wet signed by a California licensed Architect and Engineer.
5. The engineer of record shall make "Structural Observation" visits to the jobsite at significant construction stages and as specified per C.B.C. Section 1702. Include the stages on the plans.
6. All new areas must meet the energy standards of the State of California Building Code 2005 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.
7. Electrical permit and inspections will be required for electrical work and generator or temporary power pole installations.
8. Plumbing shall be per 2001 CPC. *Use Table 4-1 for minimum number of fixtures.*
9. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review.

Information on Plans:

10. Provide Building Code analysis on the plans (Title Sheet) to show compliance with California Building Code ©, 2001 edition for:
 - 10.1. Occupancy requirements (Chapter 3).
 - 10.2. Allowable Area (Chapter 5).
 - 10.3. Type of Construction.
11. Occupancy classification and occupant loads of all areas need to be stated on the plans.
12. Provide on the plans required wall and opening protection and fire resistance of wall and parapet due to location on property. See California Building Code © Section 503 and Table 5-A.
13. Clearly show distance to all property lines and centerline of streets.
14. Show clear distance to other buildings on the same property and overhangs.
15. Site plans must show final surface drainage elevations and finish floor elevation, building address, distance between buildings on the same property, easements, all required disabled access features and signage, etc.
16. Separate permits are required for signs, fences, retaining walls, trash enclosures, pole mounted yard lighting foundations, as applicable.
17. Direction of door swing shall be per 1003.3.1.5.

Note on the Plans:

18. Provide the following note on the plans:
 - 18.1. "This project must comply with Huntington Beach Security Ordinance Code."
19. All newly constructed buildings and facilities shall be made accessible to persons with disabilities as required. California Building Code © T24 Sec. 1101B.1 4.1.1(1)
20. Show on the plans access for the disabled is provided and meets current code. Required access features or facilities not meeting the current requirements must be upgraded. Provide a complete disabled access plan and list all required items and status of meeting current compliance standards.

Structural (General):

21. Structural calculations shall be prepared to comply with the California Building Code ©, 2001 edition.
22. Roof or floor mounted equipment weighing 400 pounds or more must be shown on the structural framing plans and must be include in the structural analysis and provide a design for anchorage to the building frame.
23. Submitted documents must be complete and deferred submittals are not acceptable. To avoid delay in plan check, submit calculations and drawings at first submittal.
 - 23.1. "Roof Truss" drawings and calculations when used must be submitted with plan check documents and must not be a deferred item.
 - 23.2. Stair and landing structural framing and design of railings and handrails must be included in the design drawings of the plans and must not be a deferred item.
 - 23.3. Storefront style framing or window walls must be included with the structural drawings at plan check submittal and must not be a deferred item.

Soils Report Requirements:

24. Reproduce the recommendations of the report on the plans.
25. Soils report required for this site and must include:
 - 25.1. Liquefaction analysis and recommendations
 - 25.2. Show distance to fault(s) and classify fault type and soil type used by the California Building Code © for seismic design
 - 25.3. Report for protection of buried pipe due to corrosion. Recommendations must provide specific method to install protective materials or devices
 - 25.4. Seismic parameters and allowable soil bearing



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 7, 2007

PROJECT NAME: FIRST CHRISTIAN CHURCH

ENTITLEMENTS: CUP 06-35 / EPA 06-03 / DRB 06-25
PLANNING APPLICATION NO. 2006-0150

DATE OF PLANS: JUNE 28, 2007

PROJECT LOCATION: 1207 MAIN STREET, HUNTINGTON BEACH

PLANNER RON SANTOS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-536-5561 / RSANTOS@SURFCITY-HB.ORG

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

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

PROJECT DESCRIPTION: TO PERMIT CONSTRUCTION OF NEW BUILDINGS IN CONJUNCTION WITH AN EXISTING CHURCH. THE PROJECT INCLUDES A NEW PARKING STRUCTURE, EXPANSION/ RENOVATION OF EXISTING CHURCH BUILDINGS, DEMOLITION OF EXISTING CHURCH BUILDINGS, AND REMOVAL OF EXISTING MODULAR BLDGS AND A REQUEST FOR JOINT USE PARKING PURSUANT TO HBZSO 231.06.

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.

ATTACHMENT NO. 4.18

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

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

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

1. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan (ZSO 230.084A):
 - a. A 13-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Adams Avenue, Main Street and 14th Street per City of Huntington Beach Standard Plan 207.
2. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval.
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. Existing curb returns at the southwest corner of Main Street and Adams Avenue and at the northwest corner of Main Street and Loma Avenue and shall be removed and replaced with ADA compliant access ramps per the latest edition of Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - b. The existing ADA access ramp at the southeast corner of 17th Street and Adams Avenue shall be removed and replaced with an ADA compliant access ramp per the latest edition of Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - c. A new sewer lateral shall be installed connecting to the main in Adams Avenue or Loma Avenue. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - d. All existing non-conforming water appurtenances (including meter boxes and backflow protection devices) serving the development shall be upgraded to conform to the current Water Division Standards. (ZSO 255.04E)
 - e. The existing domestic water services 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 Water Inspector.
 - f. Alternately, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inch in size. (ZSO 230.84)

ATTACHMENT NO. 4.19

- g. 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. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 232)
 - h. A separate irrigation water service and meter shall be installed per Water Division Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)
 - i. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services serving the new building(s). (Resolution 5921 and Title 17)
 - j. All existing domestic water facilities (including water services, meters, backflow protection devices, etc.) that are not utilized shall be abandoned and removed per Water Division Standards. (ZSO 255.04E)
 - k. If fire sprinklers are required by the Fire Department for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
 - l. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
4. A water utility easement 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 be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. 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, parking lot re-striping, and parking lot reconfiguration. Utilities Division personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
 5. 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)
 6. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 7. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)

ATTACHMENT NO. 4.20

8. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
9. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
10. A final hydrology and hydraulic study for the runoff from this project and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval. This project shall be responsible for mitigating the increased storm water runoff from this property based on the net difference between a pre-project condition and the proposed developed condition for 10, 25 and 100-year storms under current County and City criteria. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements per the adopted Public Works Department 2005 Drainage Study. The study and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. (ZSO 230.84)
11. Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. (Drainage Area Management Plan DAMP)
 - a. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all de-watering operation flows, and for nuisance flows during construction. (DAMP)
 - b. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. (DAMP)
12. A Project WQMP shall be submitted to the Public Works Department for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable)
 - b. 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
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs

ATTACHMENT NO. 4.21

- f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. 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.
 - j. The applicant shall return one CD media to Public Works for the project record file.
13. The locations of Water Quality Treatment Control Best Management Practices (BMPs) shall be indicated on the Grading Plan consistent with the Project WQMP. The WQMP shall conform to 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.
 14. 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. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
 15. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, overexcavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
 16. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
 17. 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)
 18. 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.

19. 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:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)
3. 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)
4. 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)
5. 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)
6. 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)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. 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)
9. 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)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
13. 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)

ATTACHMENT NO. 4.23

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

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$151 per net new added daily trip is adjusted annually. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

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

1. 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:

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. 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 Landscape Architect. (ZSO 232.04D)
3. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
4. 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.
5. All new utilities shall be undergrounded. (MC 17.64)
6. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
7. 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 Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

ATTACHMENT NO. 4.24