CITY POLICIES, STANDARD PLANS, AND CODE REQUIREMENTS OF THE HUNTINGTON BEACH ZONING & SUBDIVISION ORDINANCE AND MUNICIPAL CODE

HOME DEPOT – 19101 MAGNOLIA STREET

CONDITIONAL USE PERMIT NO. 04-56:

1. The site plan, floor plans, and elevations approved by the City Council, Planning Commission and/or Zoning Administrator 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. Backflow 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 of15 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. Energy saving lamps shall be used for all outdoor lighting. All outside lighting shall be directed to prevent "spillage" onto adjacent properties. The type and location of all exterior lighting shall be on the site plan and elevations.

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 South Coast Air Quality Management District, an asbestos survey shall be completed.
   c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.
   d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.
   e. Asbestos "Remediation Action Plan" and Abatement is required. Existing former K-Mart building is known to have contained asbestos. Provide a Fire Department approved Remediation Action

Plan (RAP) based on clean-up requirements. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

f. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.

g. A truck hauling and routing plan for all trucks involved in asbestos removal and demolition of the existing structures shall be submitted to the Department of Public Works and approved by the Director of Public Works. **(PW)**

h. The applicant shall disclose the method of demolition on the demolition permit application for review and approval by the Director of Building and Safety. **(B&S)**

i. "Phase 1 Environmental Study" is required per *City Specification #431-92 Soil Clean-Up Standards.* Records indicate that an underground waste oil tank was removed from the former Auto Center Repair Garage in 1990, an abandoned oil well is located on the proposed construction property, asbestos is present in the building, and a former gas station was located on the north/east corner of the site. **(FD)**

3. Prior to submittal of a grading plan for permits, the following shall be completed:

   a. A truck tracking exhibit that illustrates a WB-50 delivery truck entering the site, maneuvering into and away from all loading areas and loading docks, and egressing the site must be provided. The trucks may not encroach into the opposing lanes of on-site traffic and must remain within the turning lanes. (ZSO 231.04) **(PW)**

   b. 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-1986 previously developed condition and the proposed developed condition for 10, 25 and 100-year storms under current County and City criteria. In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. 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. The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements. (ZSO 255.04) **(PW)**

4. Prior to issuance of grading permits, the following shall be completed:

   a. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. Final grades and elevations on the grading plans shall not vary by more than 1-foot from the grades and elevations on the approved site plan, unless otherwise required by these development requirements and/or conditions of approval, and as directed by the Department of Public Works. (MC 17.05/ZSO 255.04A) The following improvements shall be shown on the plan: **(PW)**

      i. A new sewer lateral, serving the subject project, shall be installed connecting to the main sewer line in Garfield Avenue. (ZSO 255.04D)

      ii. The existing, onsite sanitary sewer pipeline, serving 19101 and 19131 Magnolia Street shall be abandoned and terminated at the south project property line, upstream of the sewer lateral connection for 19171 Magnolia Street. At the point of aforementioned termination, a sewer cleanout shall be installed, per Public Works Standard No. 508, to allow service on the remaining sewer pipeline serving 19171 Magnolia Street. (ZSO 255.04D)

iii. Drainage from the proposed truck loading wells shall be directed through a clarifier (or other BMP) and into the project's sanitary sewer rather than the storm drain system.

iv. The existing on-site public water pipeline shall be abandoned and removed per Water Standards (including removal of existing water services, meters, backflow protection devices and water appurtenances).

v. A new domestic water service and meter shall be installed per Water standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 255.04E)

vi. A separate irrigation water service and meter shall be installed per Water standards. The irrigation water service shall be a minimum of 1-inch in size. (ZSO 255.04E)

vii. Separate backflow protection devices shall be installed per Water standards for domestic, irrigation, and fire water services. (ZSO 255.04E, Resolution 5921 and Title 17)

viii. The on-site fire water system, including fire hydrants and fire sprinklers, required by the Fire Department shall be served from a separate, dedicated, private fire service pipeline, with an appropriate backflow protection device required at each point of connection to the City's water system. (ZSO 255.12A)

ix. Provide 3 section views (drawn to scale) between the subject property and the adjoining residential properties to the west.

b. In accordance with NPDES requirements, a "Water Quality Management Plan" shall be prepared by a Civil or Environmental Engineer. "Best Management Practices" shall be identified and incorporated into the design. *Pollution control facilities shall be designed to handle runoff from an 85th percentile storm event.* **(PW)**

c. The Property Owner shall quitclaim the existing water line easement dedicated to the City of Huntington Beach. **(PW)**

d. 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. 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). Total existing mature trees 55; Total replacement trees @ 36" box required 110 (ZSO 232.04) All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP) (ZSO 232.04B) The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52) **(PW)**

e. Applicant shall provide the City with Microfilm copies (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. **(PW)**

f. 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) **(PW)**

g. Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with 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. Catch basins shall be grated and not have side openings. (DAMP) **(PW)**

h. 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) **(PW)**

i. 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) **(PW)**

j. A Project WQMP shall be submitted to the Public Works Department for review and approval and shall include the following: **(PW)**

   i. Discusses regional or watershed programs (if applicable)

   ii. 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

   iii. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP

   iv. Incorporates Treatment Control BMPs as defined in the DAMP

   v. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs

   vi. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs

   vii. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs

   viii. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs

   ix. Upon approval of the WQMP, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department.

k. All public improvement securities (Faithful Performance, Labor and Material and Monument Bonds) shall be posted with the Public Works Department and approved as to form by the City Attorney. The securities shall not be released until all required improvements as shown on the approved plans are completed and approved by the Public Works Department. The engineer shall submit cost estimates for determining the aforementioned bond amounts. **(PW)**

l. Proof of a private storm drain easement, to allow the subject property's proposed 18-inch storm drain pipeline to cross the property at 19171 Magnolia Street and access the public storm drain pipeline at the southerly border of this property, shall be provided to Public Works. **(PW)**

m. A Street Improvement Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04A) The following improvements shall be shown on the plan: **(PW)**

i) Existing curb, gutter and sidewalk along the Magnolia Street and Garfield Avenue frontages shall be removed and replaced with new curb, gutter and sidewalk, per City Standard Plan Nos. 202 and 207. (ZSO 255.04A)

ii) The existing driveway approaches on Magnolia Street and Garfield Avenue shall be removed and replaced with ADA compliant driveway approaches per City Standard Plan No. 211. The street lights, fire hydrants, above ground utility facilities and other appurtenances that are relocated due to the reconstructed driveways shall be a minimum of five feet from the driveways per the City of Huntington Beach Standard Plan 211. The widths and radii of the revised driveways will be dependent on the truck tracking exhibit. (ZSO 255.04A)

iii) Raised, landscaped medians shall be designed on Magnolia Street from the intersection with Garfield Avenue to Hyde Park Drive. The following left turn inbound accesses shall be provided on Magnolia Street: Home Depot center driveway; 19126 Magnolia Street (medical offices); and 19132 Magnolia Street (apartments) driveways. Left turn outbound movements shall be prohibited throughout the length of the median island. The results of the Traffic Impact Analysis may require additional turning restrictions. (ZSO 255)

iv) Street pavement for the southerly half of Garfield Avenue and the westerly half Magnolia Street (from the existing street centerlines) along the subject property frontages. (ZSO 255.04A)

n. 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) **(PW)**

o. If soil remediation is required, a remediation plan shall be submitted to the Public Works Department 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 identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92) **(PW)**

p. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Departments of Planning and Public Works. 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, City contact (Construction Manager (714) 536-5431) 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. **(PW)**

q. At least 30 days prior to any grading activity, the applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule. **(PW)**

r. The developer shall coordinate the development of a truck haul route plan with the Department of Public Works if the import or export of material is required. The haul route plan shall include an estimate of the number of required truck trips, identify the proposed truck haul routes, specify the hours in which transport activities can occur and include methods to mitigate construction-related

impacts to adjacent residents. These plans must be submitted for review and approval to the Department of Public Works. **(PW)**

s. A grading/erosion control plan shall be completed and must abide by the provisions of AQMD's Rule 403 as related to fugitive dust control; and provide a plan to the Department of Public Works indicating such compliance.

t. The Fire Department must be notified of who will be the environmental site auditor supervising testing operations during soil import. The selected environmental firm shall be responsible for obtaining Fire Department approval for their testing plan. **(FD)**

u. 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)**

v. 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)**

w. Soil 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)**

x. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Department. Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct a six (6') foot *(* eight (8) foot*)* tall wall located entirely within the subject property and with a two (2) inch maximum separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

5. Prior to submittal for building permits, the following shall be completed:

   a. Zoning entitlement conditions of approval and code requirements identified herein, 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.

   b. All Fire Department requirements shall be noted on the building plans. **(FD)**

   c. A detailed soils analysis shall be prepared by a Licensed Soils Engineer and submitted with the building permit application. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding: grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof. **(B&S)**

   d. An engineering geologist shall be engaged to submit a report indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be constructed in compliance with the g-factors as indicated by the geologist's report.

Calculations for footings and structural members to withstand anticipated g-factors shall be submitted to the City for review prior to the issuance of building permits. **(B&S)**

6. Prior to issuance of an encroachment permit:
   a. 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)

7. Prior to issuance of building permits, the following shall be completed:
   a. A Precise Grading Permit shall be issued.
   b. Final design elevations of grading shall not vary from elevations shown on the (preliminary grading plan) by more than one (1) foot. **(PW)**
   c. The subject property shall enter into irrevocable reciprocal driveway easement(s), between the subject site and adjacent southerly and northerly properties. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
   d. A Parking Management Plan, approved by the property owner, shall be submitted for review and approval by the Planning Department. Said plan shall depict designated (employee/ customers/ carpooling) parking space locations.
   e. 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 Department of Public Works.
   f. *DOGGR "Construction Site Review"* is required. A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Construction Site Plan Review* is required for this project and must be on-file with the Fire Department prior to building plan approval. **(FD)**
   g. Abandoned Oil Wells shall be abandoned to California Division of Oil, Gas & Geothermal Resources standards and conform to *City Specification #422, Oil Well Abandonment.* **(FD)**
   h. Abandoned Oil Well History Disposition Report is required. A California licensed third-party petroleum engineer or geologist compiles a disposition report for submittal to the Fire Department – Development Section. (See *City Specification # 429, section 3.2*) Must be on-file with the Fire Department prior to building plan approval. **(FD)**
   i. City Consultant - Oil Well History Review" is required. The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION* REPORT for completeness, well integrity, and

recommended safety measures. (See *City Specification # 429, section 3.3)* Must be on-file with the Fire Department prior to building plan approval. **(FD)**

j. Methane Safety Measures are required per *City Specification # 429, Methane District Building Permit Requirements.* Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three sets of plans submitted for Fire Department approval. **(FD)**

k. Proof of OCHCA Site Closure or Corrective Action Plan is required. Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department: **(FD)**

- An approved Orange County Health Care Agency UST Site Closure Letter, or
- Provide an Orange County Health Care Agency UST *Corrective Action Plan.*

l. Commercial Automatic Fire Sprinkler System. Shop drawings (three sets) for an automatic sprinkler system shall be submitted to the Building & Safety Department as separate plans for permits and approved by the Fire Department. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring. The approximate location of the Fire Sprinkler system controls shall be noted on the plans **(FD)**

m. Class III Wet Standpipe System is required. Shop drawings shall be submitted and approved by the Fire Department prior to system installation. **(FD)**

n. GIS Mapping Information shall be provided to the City's GIS Department. For specific requirements, contact the GIS Department at (714) 374-1560. **(FD)**

o. Shop drawings for fire hydrants shall be submitted to the Public Works Department and approved by the Fire Department. Drawings shall indicate hydrant locations and Fire Department connections, in compliance with City Specification # 407 – "*Standard for Location and Spacing of Fire Hydrants*". The Fire Department and the Public Works Department Water Division shall determine the number of fire hydrants. Fire hydrants shall be installed before combustible construction begins. **(FD)**

p. Shop drawings for a fire alarm system shall be submitted to the Building & Safety Department as separate plans for permits and approved by the Fire Department. The system shall provide for the following: **(FD)**

   a) manual pulls;
   b) water flow, valve tamper and trouble detection;
   c) 24 hour supervision; and
   d) voice communication.

q. All applicable Building & Safety, Public Works and Fire Department fees shall be paid.

r. Traffic impact fees for non-residential developments shall be paid at a rate of $140 per net new added daily trip. The total trips and fee will be determined upon acceptance of the Traffic Impact Analysis. The rate is subject to an annual adjustment. (MC 17.65) **(PW)**

s. State-mandated school impact fees shall be paid.

t. A Mitigation Monitoring Fee shall be paid to the Planning Department. *(This fee pertains to projects with a mitigated negative declaration or an EIR. The fee is $285 for a mitigated negative declaration and 10% of EIR cost for EIR's).*

u. 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*).

8. During demolition, grading, site development, and/or construction, the following shall be adhered to:
   a. 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. **(PW)**
   b. 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. **(PW)**
   c. Wet down the areas that are to be graded or that are being graded, in the late morning and after work is completed for the day. **(PW)**
   d. The construction disturbance area shall be kept as small as possible. **(PW)**
   e. 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. **(PW)**
   f. 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. **(PW)**
   g. Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. **(PW)**
   h. Wind barriers shall be installed along the perimeter of the site. **(PW)**
   i. 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. **(PW)**
   j. Comply with the "Water Quality Management Plan" requirements. **(PW)**
   k. 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)
   l. Construction equipment shall be maintained in peak operating condition to reduce emissions.
   m. Use low sulfur (0.5%) fuel by weight for construction equipment.
   n. Truck idling shall be prohibited for periods longer than 10 minutes.
   o. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
   p. Discontinue operation during second stage smog alerts.
   q. 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)**
   r. 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)**
   s. Ensure clearly visible signs are 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.
   t. 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.

9. The structure(s) cannot be occupied (issuance of a Certificate of Occupancy), the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:

   a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.

   b. 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. **(PW)**

   c. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed. **(PW)**

   d. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP. **(PW)**

   e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers. **(PW)**

   f. Existing curb, gutter and sidewalk along the project street frontage must be removed and replaced. Existing street tree(s) shall be inspected by the City of Huntington Beach, Park, Trees and Landscape 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. **(PW)**

   g. 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 prior to the final landscape inspection and approval. **(PW)**

   h. All existing and new utilities shall be undergrounded. (MC 17.64) **(PW)**

   i. Automatic sprinkler systems shall be installed throughout in accordance with approved plans. **(FD)**

   j. Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the <u>front</u> of the building within 150 feet of a properly rated fire hydrant. **(FD)**

   k. Backflow protection shall be constructed per the Huntington Beach Public Works Department Water Division Standards Plans for irrigation and fire suppression water services.

   l. Address numbers shall be installed on structures to comply with Fire Department City Specification No. 428. Number sets are required on front and rear of the structure. **(FD)**

   m. 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. Provide a Fire Apparatus Turn Overlay. **(FD)**

   n. 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. **(FD)**

   o. The project shall comply with all provisions of the Huntington Beach Fire Code and Fire Department City Specification Nos. 422 and 431 for the abandonment of oil wells and site restoration. **(FD)**

p. The project shall comply will all provisions of Huntington Beach Municipal Code Title 17.04.085 and Fire Department City Specification No. 429 for new construction within the methane gas overlay districts. **(FD)**

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

r. A fire alarm system shall be installed in accordance with approved plans and Huntington Beach Fire Department and Uniform Fire Code Standards. **(FD)**

s. 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. **(FD)**

t. 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. **(FD)**

u. Secured Automated Vehicle Entries shall utilize KNOX® activated access switches, and comply with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings.* **(FD)**

v. Secured Non-Automated Vehicle Entries shall utilize KNOX® padlock, and comply with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings.* **(FD)**

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

x. Rack Storage. For Fire Department approval, separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department permits and approval. **(FD)**

y. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning Department.

z. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.

aa. 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.

bb. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

10. The use shall comply with the following:

a. There shall be no outside storage or display except as approved by the City of Huntington Beach.

b. All work shall be conducted wholly within the building except as otherwise approved.

11. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent

of the City Council/ Planning Commission's/ Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement may be required pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

12. 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.

13. Approved entitlements shall not become effective until the ten calendar day appeal period has elapsed.

14. Approved entitlements shall become null and void unless exercised 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.

15. The final approving body (City Council/ Planning Commission/ Zoning Administrator) reserves the right to revoke approved entitlements 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.

16. 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.

17. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.

18. The applicant shall submit a check in the amount of $43.00 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 Planning Department within two (2) days of the final action.

19. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the final approving body (City Council/ Planning Commission/ Zoning Administrator.

20. 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.

21. An encroachment permit shall be required for all work within the right-of-way. **(PW)**

22. The project shall comply with all local and State regulations regarding installation and operation of all underground storage tanks. **(FD)**