

SEP 16 2008



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 16, 2008

PROJECT NAME: SEACLIFF GOLF COURSE – SUBDIVISION TO SFR

ENTITLEMENTS: GENERAL PLAN AMENDMENT 2008-003, ZONING MAP AMENDMENT 2008-003, TENTATIVE PARCEL MAP 2008-120

PLNG APPLICATION NO: 2008-0122

DATE OF PLANS: JUNE 26, 2008

PROJECT LOCATION: ISLAND BAY LANE, HUNTINGTON BEACH

PROJECT PLANNER: RICKY RAMOS, ASSOCIATE PLANNER

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

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

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

PROJECT DESCRIPTION: REQUEST TO SUBDIVIDE ONE PARCEL FROM AN EXISTING LOT CURRENTLY DEVELOPED AS OPEN SPACE/GOLF COURSE FOR CREATION OF A SINGLE-FAMILY PARCEL. THE REQUEST INCLUDES A ZONING MAP AMENDMENT TO AMEND THE CURRENT ZONING OF OPEN SPACE - PARKS AND RECREATION TO RESIDENTIAL - LOW DENSITY AND AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM OPEN SPACE - COMMERCIAL RECREATION TO RESIDENTIAL LOW DENSITY.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL PARCEL MAP UNLESS OTHERWISE STATED:

1. The Tentative Parcel Map received and dated June 26, 2008 shall be the approved layout.

2. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Parcel Map.
3. The Final Parcel Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)
4. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract especially the north and south portions where easements are delineated.
5. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
6. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
7. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
8. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)

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

1. The final parcel map shall be recorded with the County of Orange prior to issuance of a precise grading permit.
2. 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. An ADA compliant driveway approach shall be constructed on Island Bay Lane per Public Works Standard Plan No. 209. (ZSO 230.84)
 - b. A new sewer lateral shall be installed connecting to the main in the Island Bay Lane. per Public Works Standard Plan No. 507. (ZSO 230.84)
 - c. A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) if applicable. The domestic water service shall be a minimum of 1-inch in size. (MC 14.08.020)
 - d. The existing fire hydrant located along the property frontage shall be relocated and constructed per Water Standards. (ZSO 230.84)
 - e. A separate backflow protection device shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
3. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
4. 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 Resolutions 2007-58 and 2007-59. (ZSO 240.06/ZSO 250.16)

**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. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)

**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 for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 12 new daily trips for a total traffic impact fee of \$1,848.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved grading plan. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated. (ZSO 232.04E)
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

City of Huntington Beach

DATE: SEPTEMBER 18, 2008
PROJECT NAME: ISLAND BAY RESIDENTIAL
ENTITLEMENTS: PLANNING APPLICATION NO. 2008-122
PROJECT LOCATION: ISLAND BAY LANE, HUNTINGTON BEACH, CA
PLANNER: RICKY RAMOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 536-5624/ rramos@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A.

SEP 18 2008

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 18, 2008. 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: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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

Environmental

Environmental – Oil well on property.

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District.

The following City Specifications are applicable and compliance needs to be referenced in the grading, building, and methane plans:

- City Specification # 422, Oil Well Abandonment Permit Process.
- City Specification # 429, Methane District Building Permit Requirements.
- City Specification # 431-92 Soil Clean-Up Standards.

NOTE: An abandoned oil well is located on the proposed construction property.

Addition to the footprint of the structure requires that the methane barrier be extended. 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 grading, building, and methane plan notes.

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

1. **DOGGR "CONSTRUCTION SITE REVIEW" is required.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* is required for this project. (See included application).

Identify the well name and well API number. Show the location of the abandoned oil well in question. Accurately locate with "x" and "y" parameters delineated. A completed DOGGR *Site Plan Review* must be on-file with the Fire Department prior to plan approval.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- 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*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes.

(Location of the well is not certain, waiting on DOGGR Site Review to determine the requirements based on location to the project)

DEPENDING ON THE LOCATION OF THE ABANDONED WELL(S) TO THE PROPOSED CONSTRUCTION, THE FOLLOWING CONDITIONS MAY BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

2. **"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*)
3. **"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*)

4. **“SOIL TESTING” is required.** Based on site characteristics, suspected soil contamination, proximity to a producing or abandoned oil well, 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 SAMPLING SCHEDULES

Minimum sampling location and depth requirements for former oil well sites:

- One (1) sample, located on the front third of the pad, 1', 5', 10', and 15' depths.
- One (1) sample location adjacent to any producing or abandoned oil well, 1', 5', 10', and 15' depths.
- One (1) sample location in the center of any above-ground tank footprint, 1', 5', 10', and 15' depths.
- One (1) sample location in the center of any clarifier footprint, 1', 5', 10', and 15' depths.
- One (1) sample location in the center of any sump footprint, 1', 5', 10', and 15' depths.

Total minimum locations: Five (5) locations. See attached sheet for details.

Imported soil:

- 1 sample per 100 cubic yards of imported fill (prior to import).
- 1 sample per 1000 cubic yards of imported fill (prior to import).

Minimum sampling standards for 25' single lots:

- Well on property
 - One (1) sample location at center of pad, 1', 5', 10', and 15' depths.
 - One (1) sample location adjacent to the well, 1', 5', 10', and 15' depths.

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Additional requirements will be necessary for the development of former oilfield property.

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

5. **“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*. Upon remediation action plan approval, a rough grading permit may be issued.
6. **“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 Development Section for approval. Requirements include:

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

Reference compliance with *City Specification #429* in the plan notes.

Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards*, in the plan notes.

Environmental - Methane Abatement System Surveillance Monitoring Program

Methane Abatement System Surveillance Monitoring Program (MASSMP).

Methane mitigation measures are required for this project per City Specification # 429 – Methane District Building Permit Requirements. A Methane Mitigation Plan shall be submitted to the Fire Department and shall contain a minimum of the following mitigation measures:

- Methane gas vent cone with riser "Test Tee" on all abandoned oil wells.
- Methane barrier and sub-slab methane collection system with riser "Test Tee".
- Methane detection and alarm system within the subterranean garage area.
- Overlay map depicting the relation of the buildings to the abandoned oil wells and the location of all well and sub-slab collection "Test Tee's".
- Submittal of a "**Methane Abatement System Surveillance Monitoring Program (MASSMP) Plan**".

Environmental - METHANE ABATEMENT SYSTEM SURVEILLANCE MONITORING PROGRAM (MASSMP).

Methane Abatement System Surveillance Monitoring Program (MASSMP).

When required, a "Methane Abatement System Surveillance Monitoring Program (MASSMP) Plan" shall be submitted to the Fire Department for review and approval.

Program plan shall include the following:

1. Each Fire Department required abandoned well, sub-slab collector test point, or other Fire Department required test location shall be monitored by an Fire

Department approved contractor on a monthly basis for a minimum of one year, with the findings forwarded to the Fire Department.

2. After the initial year of monitoring, the monthly tests shall continue until all test points have a reading of 5,000 ppm or less in a single test period.
3. If all readings are below 5,000 ppm, monitoring may be conducted at a semiannual frequency (every six (6) months) for the next five (5) years. If findings exceed 5,000 ppm at any one test point, testing frequency shall revert back to monthly testing for a period of one year.
4. After semiannual readings are 5,000 ppm or less for a period of five (5) consecutive years, testing can be reduced to an annual frequency. If findings exceed 5,000 ppm at any one test point, frequency shall revert back to monthly testing.
5. Whatever the frequency of testing, the Fire Department must be given a copy of the findings within five (5) working days of the actual readings. If at any time there is a single reading in the collection system greater than 50,000 ppm, the Fire Department shall be notified immediately, at (714) 536-5411.

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. 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:

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

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor