

DOCKETED

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HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 19, 2016

PROJECT NAME: AES HUNTINGTON BEACH ENERGY PROJECT (HBEP)
PETITION TO AMEND PRELIMINARY STAFF ASSESSMENT

ENTITLEMENTS: 12-AFC-02C

PLNG APPLICATION NO: 2012-0152

DATE OF PLANS: JUNE 24, 2016

PROJECT LOCATION: 21730 NEWLAND STREET

PROJECT PLANNER: JANE JAMES, SENIOR PLANNER

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PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

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PROJECT DESCRIPTION: Petition to Amend the AES HBEP project approved by the California Energy Commission in October 2014

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

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 230.84A)
 - a. Twelve feet (12') of additional right-of-way dedication shall be dedicated along the lease area limits of the Edison Avenue project frontage.
 - b. A 31-foot radius of additional right-of-way shall be dedicated at the southeast corner of Newland Street and Edison Avenue, per Public Works Standard Plan No. 207.
 - c. Necessary right-of-way to construct a turnaround at the easterly end of Edison Avenue, per Development Requirement No. 4.f below.

ATTACHMENT NO. 2.1

2. A Legal Description and Plot Plan of the dedications to the City shall be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedications shall be recorded prior to issuance of a grading permit.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. The scope of this plan shall include the generating station site as well as all of the proposed temporary parking/construction laydown sites within the City of Huntington Beach. (MC 17.05)
4. A Street Improvement Plan, prepared by a licensed Civil Engineer shall be submitted to the Public Works Department for review and approval. (ZSO 230.84) The following public improvements shall be shown on the plan:
 - a. Curb and gutter along the project's Edison Avenue frontage, per Public Works Standard Plan No. 202. (ZSO 230.84)
 - b. A.C. paving, to the new construction centerline on Edison Avenue, plus an adequate feathered overlay section to provide a smooth pavement transition along the project's Edison Avenue frontage, within a 42 foot full-width street right-of-way per modified Public Works Standard Plan Nos. 104 (which includes an 8 foot parking lane on the north side of Edison Avenue, a 24-foot driving lane, a 6-foot parkway on the north and a 4-foot wide utility easement on the south side of Edison Avenue). (ZSO 230.84)
 - c. An ADA compliant access ramp shall be constructed at the southeast corner of Newland Street and Edison Avenue, per Caltrans Standard Plan A88A. (ZSO 230.84; GP, CE 2, ADA)
 - d. A 35-foot curb return radius shall be constructed at the southeast corner of Newland Street and Edison Avenue, per Public Works Standard Plan No. 207. (ZSO 230.84)
 - e. A 25-foot sight triangle shall be provided at the southeast corner of Newland Street and Edison Avenue. (ZSO 230.88)
 - f. A turnaround (shall be constructed at the easterly end of Edison Avenue. (ZSO 230.84)
 - g. A new driveway shall be constructed, per Public Works Standard Plan No. 211, to provide access from Edison Avenue to the proposed booster station site. (ZSO 230.84)
 - h. Street lights, consistent with current Public Works standards, shall be installed along the project's Edison Avenue frontage. (ZSO 230.84; GP, CE 2)
5. A signing and striping plan for Edison Avenue shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

7. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
8. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
9. 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, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
11. The name and phone number of an on-site field supervisor hired by the 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.
12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. An Encroachment Permit is required for all work within Caltrans' right-of-way.
15. 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)
16. 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)
17. 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)

18. 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)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. 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)
21. 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)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

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

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

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

26. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)