

**CONDITIONS OF APPROVAL FOR:
DESIGN REVIEW 2024-10 – CAMPBELL**

A. Standard Conditions:

- Bldg. 1. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.
2. All structures shall be designed in accordance with Section 1609 for the wind design of the 2022 California Building Code. The wind speed for the City of Yorba Linda is 95 mph, exposure "C" using the basic wind design, per Figure 1609.3(1), per the 2022 California Building Code.
- All structures shall adhere to Section 1613 for seismic design requirements from the 2022 California Building Code. The design shall be site specific and include the necessary data to justify the proposed design.
3. A soils report is required for the proposed structure(s). Please have a soils engineer provide an analysis with site boring locations, soils type, any liquefaction or contamination encounters, and the prescribed soils values to be used in the structural design of the proposed structure(s). Soils report shall coincide with all the requirements of Section 1803 of the 2016 California Building Code, Volume II.
4. **The site is within a mapped Methane Gas Zone and thus must comply with the following requirements.**

Methane Gas Requirements:

1. New structures or additions to existing structures shall be subject to review for the presence of methane gas in the soil and any associated mitigation measures shall be required as indicated below.
 - a. Additions to existing enclosed structures when the original structure was constructed with no methane mitigation provisions do not require any review or methane mitigation protection.
Exceptions:
 - i. Attached additions exceeding 1,000 SF in area to the footprint.
 - ii. The footprint of the addition is within 25' of a recorded oil well location.
 - b. Any addition or new construction which is completely open with no enclosed areas where methane gas may collect, or

concentrate will not require any review or methane mitigation protection.

- c. An Addition, of any square footage, to an existing structure where the existing structure is provided with methane gas provisions shall also be provided with methane gas mitigation provisions.
 - d. Any new detached construction which creates enclosed spaces located within the City of Yorba Linda limits, as shown on the most current map provided by DOGGR shall be subject to a methane gas review. This requirement shall not apply to swimming pools, fences, retaining walls, open patios or similar structures which do not contain enclosed space capable of collection or concentrating methane gas.
5. The final determination as to whether a project is subject to a site methane gas review shall be the sole responsibility of the Building Division of the City of Yorba Linda. The determination shall be based on the location of the project as shown on the field boundaries map provided by the State of California Geologic Energy Management Division (CalGEM). The actual site investigation and testing shall be performed at the owner's expense by a California Licensed Professional Engineer qualified in the field of methane review and mitigation. The determination as to whether a licensed Professional Engineer is qualified to perform the site investigation shall be determined by the Orange County Fire Authority (OCFA).

City of Yorba Linda GIS Link:
<https://webgis.yorbalindaca.gov/portal/home/>

Any project found to be within the field boundaries, as shown on the DOGGER map, shall be forwarded to OCFA for the specific requirements of the site. OCFA shall determine the extent of the site review and shall provide the following information back to the City of Yorba Linda Building Division.

- a. Should it be determined that no review is required, then OCFA shall provide written confirmation to the City that no review is required. Such confirmation shall be from OCFA and on their letterhead, with their logo and a formal statement that no further review is required.
- b. Should it be determined that a methane gas review is required, OCFA shall provide the applicant with the requirements to perform a methane gas review. The applicant shall then perform the site methane gas review as specified by OCFA.
- c. Should the methane gas review determine that methane is not

present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide written confirmation to the City that no methane gas mitigation is required. Such confirmation shall be on a form from OCFA with their logo affixed with a formal written statement reflecting the type of review provided and that no further review or mitigation is required.

- d. Should the methane gas review determine that methane is present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide the applicant with all information and requirements to provide the required mitigation. All plans and documents shall be stamped, signed and dated by a California licensed Professional Engineer. Upon final review and approval by OCFA, two copies of the appropriate documents stamped approved by OCFA, including any specific required construction plans, shall be presented to the City for inclusion with the approved building permit package for permit issuance.

The Building Division of the City may not issue any permits for construction on any site which has been identified as requiring a site methane gas review until such time as either a form stating that no methane gas mitigation is required or construction documents for methane gas mitigation, stamped approved by OCFA, have been presented to the Building Division.

6. All proposed light standards shall be designed with a wind speed of 95 mph Nominal Wind Design per figure 1609.3(1) of the 2022 California Building Code 110 mph per table 1609.3.1, exposure "C" while incorporating the requirements of the latest adopted edition of the California Building Code.
7. If applicable, all retaining walls with walking surfaces above 30" from the top of wall to ground surface below shall have guard railing. Guard railing shall be designed to meet the minimum requirements found in Table 1607.1 and Section 1607.9.1.
8. Plans shall address all the required Disabled Access features required by Chapter 11B and 11A for the Caretakers Quarters of the California Building Code. This shall include, but not limited to the path of travel of (arrival points, such sidewalks, parking and site travel between and within the and proposed structure(s), all required exits, baptismal, parking spaces, counters, rest rooms, elevator, sinks, drinking fountains, kitchens, doors and landings, etc.
9. It is highly suggested the owner consult with a Certified Access Specialist (CAsp) prior to plan check submittal and construction. Please see State of California, Assembly Bill 3002 for further information.

10. Provide a complete and separate exiting plan for the proposed A and R occupancies. The exit plan shall include a door and hardware schedule, landings at exit doors, path of travel to an area(s) of refuge, occupant loads at each required exit, and areas of refuge, signage, etc.
11. Plans submitted shall comply with California Plumbing Building Code, Chapter 4, Table A and Table 422.1. Please verify and indicate the correct number of plumbing fixtures.
12. Per Table 703.2 of the California Plumbing Code (CPC) a maximum of (5) water closet or five six-unit traps per 3" main line. Provide calculations per Table 703.2 of the CPC at time of plan check submittal.
13. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.
14. Class A fire-rated roofing materials shall be provided for all buildings. In addition, roofing material must be installed to meet high wind velocity (110 mph), per table 1609.3.1 of the 2016 California Building Code and exposure "C" standards.
15. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection**. All questions regarding submittals, fire sprinklers, and permitting related to OCFA requirements, please contact Orange County Fire Authority at (714) 573-6100.
16. This project shall be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of building permits**.
17. All ADU's (Caretaker's Quarter) may require a separate address per Orange County Fire Authority and the US Post Office. **Please note, once an address is assigned, it cannot be changed.**
18. All Fire Sprinkler installations require a "backflow device" to be installed. Please contact the Yorba Linda Water District as to their requirements.

Yorba Linda Water District
1717 East Miraloma Ave, Placentia CA 92870
714-701-3000
19. All construction sites 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the City of

Yorba Linda Building Department at 714-961-7120

20. Any construction site of 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Division.
21. All recorded or documented easements shall be indicated on the on the site plan. This shall include Southern California Edison, Yorba Linda Water Department, Southern California Gas Company easements. Please provide the recorded Grant Deed, or any other documentation related to any recorded easement(s) at the time plan check submittal.
22. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.
- Plng. 23. Approval of Design Review 2024-10 is contingent upon approval of Conditional Use Permit 2024-28. Failure to approve Conditional Use Permit 2024-28 shall render any approval granted to Design Review 2024-10 as null and void.
24. Design Review 2024-10 shall lapse and become void as of August 27, 2026, unless building permits have been issued and construction is commenced and diligently pursued toward completion, or a time extension is requested in writing prior to that August 27, 2026.
25. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.
26. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Planning Commission.
27. **Prior to issuance of building permits**, the applicant shall submit a full-set of "as built" drawings of the historic building (as it currently appears) to be deposited in a local archival repository (i.e. Local History Room of the Main Library or the Orange County Archives).
28. All roof appurtenance and mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official.
29. All building signage are subject to review and approval pursuant to

Chapter 18.24 of the Yorba Linda Municipal Code and to the satisfaction of the Community Development Director.

30. The final building elevations shall be substantially in conformance with the elevations approved by the Planning Commission, as reflected in the plans on file with the Community Development Department, to the satisfaction of the Community Development Director.
 31. Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.
 32. Final materials and colors shall match those depicted on the conceptual plans as approved by the Planning Commission and shall be submitted for review and approval by the Community Development Director prior to issuance of building permits.
 33. **Prior to issuance of building permits**, the applicant shall provide to the Planning Department, an electronic copy of the final plans approved by the Planning Commission. The copy shall be provided on a CD-ROM in “.pdf” format.
 34. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
- Eng.
35. The applicant shall obtain an encroachment permit for all work within the City right of way.
 36. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.
 37. **Prior to grading permit**, any improvements or encroachments within easements shall be approved in writing by easement holders, including

but not limited to retaining walls, stairs, railings, pilasters, etc. in YLWD sewer/water easement. A separate declaration of restrictive covenant may be required.

38. **Prior to grading permit/building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.
39. **Prior to grading permit/building permit**, the applicant shall apply for and obtain a transportation permit that identifies the disposition of all imported or exported soil and a haul route. The applicant shall demonstrate that the imported soil is clean and suitable for the intended use and that exported soil complies OCFA and OC Environment Health Department. A geotechnical analysis may be required.
40. **Prior to grading permit/building permit**, retaining walls shall be designed have waterproofing applied to the retaining side of the wall, subdrain, and subdrain outlets. The subdrain outlets detail shall be indicated on the retaining wall plan and grading plan. Storm water runoff shall be conveyed away from the retaining wall or mitigated with drainage system.
41. **Prior to grading permit**, a complete final hydrology and hydraulic study shall be prepared by a qualified engineer to the satisfaction of the City Engineer.
42. **Prior to grading permit**, an Emergency overflow is required at all sump locations. Slopes shall be armored or a drainage conveyance facility shall be designed where emergency overflow is proposed.
43. **Prior to grading permit**, grading of the project may be performed in phases subject to an approved grading phase plan. Each grading phase shall have a standalone rough grading plan, hydrology and hydraulics analysis, and grading security to the satisfaction of the City Engineer.
44. **Prior to grading permit**, drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other lot drainage design to the satisfaction of the City Engineer.
45. **Prior to grading permit**, a soils report shall be prepared by a qualified

engineer to the satisfaction of the City Engineer.

46. **Prior to grading permit**, any grading required outside of the project boundaries will require either slope easements or right-of-entry/permission to grade letters from the adjacent property owners.
47. **Prior to grading permit**, applicant shall submit sewer and water plans to the Yorba Linda Water District for determination of the Terms and Conditions for Water and/or Sewer Service.
48. **Prior to grading permit**, drainage facilities that discharge onto adjacent properties shall be designed in such a manner as to convey storm surface water as it historically crosses said property line in its natural state or a drainage acceptance instrument may be obtained from the downstream property owner if the historic drainage flow is affected in an adverse manner.
49. **Prior to grading permit**, an erosion and sediment control plan shall be submitted at the time of Grading Plan review and be accepted by the City Engineer.
59. **Prior to grading permit**, grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.
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52. **Prior to grading permit**, a grading plan shall be submitted for review and approval. Grading shall be in significant conformance to the proposed grading as approved by the Planning Commission.
53. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region).

54. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.
55. **Prior to building permit**, trash receptacles shall be enclosed by a 6-foot high decorative masonry block wall with approved gates and latches designed to withstand foreseeable use and abuse. Trash receptacles shall also conform with NPDES standards, which may include provisions for a solid roofed cover, an area drain connected to the sanitary sewer system, and a hot water hose bib. Location and design shall be subject to review and approval by the City Engineer and Community Development Director. Applicant shall show path of access to and from trash enclosure to pick-up location. Any public improvements that are damaged or need modifications to accommodate access shall be replaced to the satisfaction of the City Engineer. Ensure that trash enclosure shall accommodate a 3-container system adhering to state mandates, including SB 1383 Organics which built on and expanded AB 1826 Commercial Organics, and AB 341 Commercial Recycling.
56. **Prior to building permit**, a rough grade certificate, final rough grade report, and lot compaction tests shall be provided by a licensed Civil Engineer and Geotechnical Engineer.
57. **Prior to building permit**, all proposed utilities within the project shall be installed underground in accordance with current utility engineering practices. Existing aerial utilities shall be removed and/or placed underground.
58. **Prior to building permit**, drainage facilities and easements shall be provided in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.
59. **Prior to building permit**, the development shall participate in the Eastern Transportation Corridor Fee Program at the established rate.
60. **Prior to building permit**, this project is applicable to the requirements of the Growth Management Plan (GMP), and shall be subject to payment of Traffic Impact Mitigation (Measure M) and as established by the Development Mitigation Program.

61. **Prior to building permit**, utility plans shall be subject to review and approval by the Community Development Director and City Engineer. The City shall have the right to comment, modify, approve or disapprove the utility plan for each utility.

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