



MASTER CONDITION LIST

CITY OF LA HABRA STANDARD CONDITIONS

Standard Conditions are adopted as City policy. These conditions assist staff in applying standardized wording for frequently used conditions of approval to discretionary and subdivision applications. Standard Conditions are applied on a case-by-case basis depending upon the specifics of the application. Companion conditions are cross-referenced and are required to be used together.

The Director of Community and Economic Development may make permanent changes to the text of the list of standard conditions individually or as a whole as necessary. At his/her discretion, the Director may forward the proposed changes to the Planning Commission for its review and approval. See the Protocol for Use / Revision of Text by staff following the list of Standard Conditions by title.

GENERAL CONDITIONS

- 1.1 Code compliance
- 1.2 Building permits
- 1.3 Graffiti abatement
- 1.4 Los Angeles County Fire Department
- 1.5 Minor modifications
- 1.6 Plans
- 1.7 Compliance
- 1.8 Violation
- 1.9 Landscape maintenance
- 1.10 Building repainting
- 1.11 Pavement resurfacing
- 1.12 Sign maintenance
- 1.13 Security gate – emergency access
- 1.14 Resolution on hand
- 1.15 Outdoor vending machines
- 1.16 Outdoor display of merchandise
- 1.17 Public pay phones
- 1.18 Litter
- 1.19 Local street access
- 1.20 Driveway configuration
- 1.21 Sidewalk installation
- 1.22 Bus turn-out installation
- 1.23 On-site drainage
- 1.24 Master plan of drainage
- 1.25 Run-off interception
- 1.26 Gas mains
- 1.27 Division of land
- 1.28 Common ownership
- 1.29 Open space lots
- 1.30 Irrevocable offer

- 1.31 Offer of dedication
- 1.32 Mutual agreement
- 1.33 Driveway length
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- 1.36 Health Department approval
- 1.37 Conduct of business
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- 4.2 Covenants, Conditions, and Restrictions
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- 4.11 Street light installation
- 4.12 Traffic striping and signing plan
- 4.13 Street structural sections

- 4.14 Parking lot structural sections
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- 4.21 Security gates
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- 4.24 Security and camera plans
- 4.25 Trash enclosure
- 4.26 Separate fire line connection
- 4.27 Pre-construction meeting
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- 4.29 Recycling plan
- 4.30 Sign program
- 4.31 Acknowledgement of sign code
- 4.32 Monument signs
- 4.33 Traffic improvement fees
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- 5.2 Police and fire department access (Knox Box)
- 5.3 Installation of traffic striping and signing
- 5.4 Street light installation
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- 5.12 Spill kit
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- 6.2 Wireless facilities – noise ordinance

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- 7.2 On-site consumption prohibition (off-sale)
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- 8.1 Grease interceptors
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- 8.3 Smoking regulations
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- 8.5 Building occupancy
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PROTOCOL FOR USE / REVISION OF STANDARD CONDITIONS

The purpose for a list of Standard Conditions is to provide uniform wording for frequently used conditions. The term “standard” refers to the text adopted for each condition, not the application of the conditions as a standard procedure on every project. Standard Conditions are applied on a case-by-case basis depending upon the specifics of the project. Minor changes may be required from time to time to address project specific issues. Staff may alter the wording of a Standard Condition for one-time use per the protocol below.

Only the Director of Community and Economic Development or the Planning Commission may make permanent changes to the wording of a Standard Condition.

To alter the wording of a Standard Condition for single use on a specific project:

1. Copy the condition.
2. Give it a new condition number in the proper trigger category (Issuance of a grading permit, etc) that is higher than the number of the last Standard Condition in the adopted list. You can refer to the above list of Standard Conditions by title for the numbering sequence.
3. Delete the word “Standard” in the copied condition title and modify the condition text as needed.
4. Add a note at the end of the condition “(Standard Condition __ as modified)”.
5. Be sure to check with your supervisor and other affected / applicable / appropriate departments regarding use of the modified text for that project.

To write a completely new condition, make sure the condition includes:

1. When the condition is triggered (prior to grading permits, etc.).
2. What action is required (submit a report, survey the habitat, etc.).
3. Who is required to implement the condition (the applicant shall submit a report, survey the habitat, etc.).
4. Who will deem the action complete or satisfactory (approval by the Director of Community and Economic Development, etc.).
5. Title it with a new condition number in the proper trigger category (Issuance of a grading permit, etc) that is higher than the number of the last standard condition in the adopted list. You can refer to the above list of standard conditions by title for the numbering sequence.
6. The new condition is not considered a new Standard Condition, does not have the word “Standard” in the title, does not replace the adopted Standard Condition and does not have the same number (i.e., 1.2 or 2.1, etc.) as a Standard Condition.

GENERAL CONDITIONS

Standard Condition 1.1 CODE COMPLIANCE

The property owner/business operator shall comply with all applicable City of La Habra Municipal Codes and Ordinances.

Standard Condition 1.2 BUILDING PERMITS

The applicant/developer shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Chief Building Official. Construction shall comply with the California/La Habra Building Code (or Residential Code), California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable.

Standard Condition 1.3 GRAFFITI ABATEMENT

The property owner/business operator shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight (48) hours of its discovery in matching colors to the existing improvements.

Standard Condition 1.4 LOS ANGELES COUNTY FIRE DEPARTMENT

The property owner/business operator shall comply with the County of Los Angeles Fire Code and the Los Angeles County Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission and/or City Council is maintained.

Standard Condition 1.6 PLANS

This approval is for those plans date stamped **DATE** _____ and which are those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of **DATE** _____. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.7 COMPLIANCE

The failure to comply with any of these conditions of approval by the property owner/business operator shall be grounds for rehearing and consideration by the Planning Commission for possible revocation of **CASE #** _____.

Standard Condition 1.8 VIOLATION

In the event that the property owner/business operator violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

Standard Condition 1.9 LANDSCAPE MAINTENANCE

The applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

Standard Condition 1.10 BUILDING REPAINTING

The applicant/developer shall maintain the building in good condition at all times and shall repaint the buildings and accoutrements every eight (8) years at a minimum. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.11 PAVEMENT RESURFACING

The applicant/developer shall re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community and Economic Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.

Standard Condition 1.12 SIGN MAINTENANCE

The property owner/business operator shall maintain signs in good condition at all times and shall repaint the freestanding signs every eight (8) years at a minimum. The Director of Community and Economic Development may require more frequent painting if the improvements are not maintained in good condition.

Standard Condition 1.13 SECURITY GATE – EMERGENCY ACCESS

The applicant/developer shall utilize an exterior security gate with an 800 MHz gate system or equivalent technology such as the Click2Enter system, to the satisfaction of the La Habra Police Chief. In addition, a Knox box shall be installed to facilitate emergency access, to the satisfaction of the Los Angeles County Fire Department.

Standard Condition 1.14 RESOLUTION ON HAND

The property owner/business operator shall at all times maintain a copy of the approved resolution containing all the conditions of approval on site. Said resolution shall be provided for review upon request by any law enforcement officer or code enforcement inspector.

Standard Condition 1.15 OUTDOOR VENDING MACHINES

The property owner/business operator shall not operate or allow any outdoor vending machines on the site at any time.

Standard Condition 1.16 OUTDOOR DISPLAY OF MERCHANDISE

The property owner/business operator shall not display any merchandise outside of the building at any time unless approved by the Director of Community and Economic Development or designee through a Special Event Permit.

Standard Condition 1.17 PUBLIC PAY PHONES

The property owner/business operator shall, at all times, prohibit the installation and use of exterior public pay telephones.

Standard Condition 1.18 LITTER

The property owner/business operator shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including adjacent public sidewalk areas and parking areas, no less frequently than once each day prior to the close of business.

Standard Condition 1.19 LOCAL STREET ACCESS

The applicant/developer shall ensure that all lots fronting on an arterial or collector street and siding onto a local street shall take vehicular access from the local street.

Standard Condition 1.20 DRIVEWAY CONFIGURATION

The applicant/developer is responsible to provide circular driveways or on-site turnarounds for lots fronting on an arterial or collector street, or streets with existing or anticipated traffic volumes in excess of 1000 vehicles per day, or on streets with minimum vertical or horizontal sight distance, to the satisfaction of the City Engineer. Circular driveways or on-site turnarounds shall be required on Lots (insert lot numbers) to the satisfaction of the City Engineer and be provided by the applicant/developer.

Standard Condition 1.21 SIDEWALK INSTALLATION

The applicant/developer shall provide for sidewalks (x) feet in width on (one or both) sides(s) of (**STREET NAME**) prior to issuance of Certificate of Occupancy to the satisfaction of the City Engineer.

Standard Condition 1.22 BUS TURN-OUT INSTALLATION

The applicant/developer shall provide for a bus turnout along (**STREET NAME**) in accordance with Orange County Transportation Authority's Bus Turnout Design Guidelines shown on the street

improvement plans, and subject to approval by the City Engineer prior to issuance of Certificate of Occupancy.

Standard Condition 1.23 ON-SITE DRAINAGE

The applicant/developer shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Standard Conditions 1.24 MASTER PLAN OF DRAINAGE

The applicant/developer shall provide drainage facilities and easements in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

Standard Condition 1.25 RUN-OFF INTERCEPTION

The applicant/developer is responsible to construct storm drain facilities where necessary to limit to 1,000 linear feet of street runoff prior to interception.

Standard Condition 1.26 GAS MAINS

The applicant/developer shall install for all proposed gas mains and services prior to paving within tract boundaries.

Standard Condition 1.27 DIVISION OF LAND

The applicant/developer shall meet all provisions of Title 17 (Subdivisions) of the La Habra Municipal Code as they related to the division of land.

Standard Condition 1.28 COMMON OWNERSHIP

The applicant/developer shall identify and label by a separate lot number/letter on the final map those portions of the subject property proposed to be held under common ownership.

Standard Conditions 1.29 OPEN SPACE LOTS

The applicant/developer shall dedicate open space lots (insert letters here) of this tentative map to the Homeowners' Association.

Standard Conditions 1.30 IRREVOCABLE OFFER

The applicant/developer shall make an irrevocable offer of dedication of open space lots (insert letters here) of this tentative map to the City of La Habra, subject to the approval of the City Attorney and City Engineer.

Standard Condition 1.31 OFFER OF DEDICATION

The applicant/developer shall provide an irrevocable offer of dedication of public trail easements to the City of La Habra, to the satisfaction of the City Engineer, and shown on the final tract map.

Standard Condition 1.32 MUTUAL AGREEMENT

The applicant/developer shall offer a fair mutual maintenance agreement regarding (insert street name), between the property owner(s) for Lot(s) (insert number(s)) of Tentative Parcel/Tract Map (insert number), and the other property owners taking property access off of (insert street name), to the satisfaction of the City Attorney and City Engineer prior to recordation of the final tract map. Failure of property owners of property not a part of this tentative map to enter into said mutual maintenance agreement shall not be construed as grounds for the voiding of this map.

Standard Condition 1.33 DRIVEWAY LENGTH

The applicant/developer shall provide "hammerhead" turnaround spaces near the garage for driveways in excess of 75 feet in length, or excessively sloped and/or those curved more than 45 degrees, to the satisfaction of the City Engineer.

Standard Condition 1.34 GARAGE DOORS

The applicant/developer shall provide sectional garage doors with automatic openers where face of garage is less than eighteen feet (18') from the back of sidewalk, or back of curb when sidewalks are not provided.

Standard Condition 1.35 PARKING RESTRICTIONS

The applicant/developer shall identify parking restrictions as a result of minimum width streets within the project CC&Rs.

Standard Condition 1.36 HEALTH DEPARTMENT APPROVAL REQUIRED

The property owner/business operator shall obtain all necessary permits from the Orange County Health Care Agency if required.

Standard Condition 1.37 CONDUCT OF BUSINESS

The property owner/business operator shall, at all times, conduct business operations in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City of La Habra.

Standard Condition 1.38 CANOPIES AND AWNINGS

The applicant/developer shall maintain canopies and awnings in good condition at all times and shall replace them every five (5) years at a minimum. The Director of Community Development may require more frequent replacement if the canopies are not maintained in good condition or become damaged, faded, ripped, frayed, or marred by graffiti. Canopies and awnings shall not display any signage.

Standard Condition 1.39 TRAFFIC CONTROL MEASURES

The applicant/developer shall provide a traffic control measure plan or documentation prior to any demolition, grading, or construction activities to ensure that traffic impacts are minimized on any

adjacent public street, to the satisfaction of the Director of Public Works. Failure by the developer to maintain adequate traffic control measures whereby the City of La Habra has to provide traffic control shall result in all costs being borne by the developer as determined by the Chief of Police and the Director of Public Works.

Standard Condition 1.40 SHORT TERM RENTALS PROHIBITED

The applicant/owner shall not allow short-term residential rentals, as defined in Chapter 5.26 of the La Habra Municipal Code, at any time. This requirement shall be included within the CC&Rs to the satisfaction of the Director of Community and Economic Development or designee.

PRIOR TO THE RECORDATION OF A PARCEL MAP/FINAL MAP

Standard Condition 2.1 UTILITY EASEMENTS

The applicant/developer shall ensure that all utility easements are provided to the specifications of the appropriate utility companies and the City Engineer.

Standard Condition 2.2 HORIZONTAL CONTROL SYSTEM

The applicant/developer shall have the project surveyor/engineer tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 18, and shall submit to the County Surveyor a digital graphics file of said map.

Standard Condition 2.3 RECIPROCAL EASEMENTS

The applicant/developer shall provide reciprocal easements ensuring access to all parcels on private roads to the satisfaction of the City Engineer.

Standard Condition 2.4 VEHICULAR ACCESS RIGHTS

The applicant/developer shall dedicate vehicle access rights to arterials and local collectors to the City of La Habra, and label the final map as such, to the satisfaction of the City Engineer.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 3.1 EROSION CONTROL PLAN

The applicant/developer shall submit Erosion Control Plans to be reviewed and approved by the Chief Building Official.

Standard Condition 3.2 SLOPE EASEMENT/RIGHT-OF-ENTRY

The applicant/developer shall obtain either slope easements or right-of-entry letters from the adjacent property owner(s) for any grading outside of the project boundaries.

Standard Condition 3.3 HYDROLOGY/HYDRAULIC STUDY

The applicant/developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the City Engineer.

Standard Condition 3.4 SOILS REPORT

The applicant/developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Chief Building Official.

Standard Condition 3.5 DESIGN OF DRAINAGE FACILITIES

The applicant/developer shall design all drainage facilities in such a manner as to imitate the manner in which storm water is presently crossing said property line or a drainage acceptance letter shall be obtained from the downstream property owner to the satisfaction of the Chief Building Official and City Engineer.

Standard Condition 3.6 STORM WATER POLLUTION PREVENTION PLAN

The applicant/developer shall demonstrate that coverage has been obtained under the Construction General Permit (CGP) 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 or other proof of filing shall be provided to the Chief Building Official and the City Engineer or designee. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

Standard Condition 3.7 STREET DEDICATION

The applicant/developer shall dedicate public street right-of-way and construct street widths in conformance with the street cross sections shown on the approved Tentative Parcel/Tract Map as approved by the City Engineer.

Standard Condition 3.8 PLANS SUBMITTAL

The applicant/developer shall provide street improvement plans prepared on standard size sheets by a licensed Civil Engineer and be submitted for approval to the City Engineer. Standard plan check and inspection fees shall be paid by the applicant.

Standard Condition 3.9 UTILITY PLANS

The applicant/developer shall provide all utility plans to be reviewed and approved by the Director of Community and Economic Development or designee and the City Engineer.

Standard Condition 3.10 DEDICATE AND CONSTRUCT PUBLIC RIGHT-OF-WAY

The applicant/developer shall dedicate public street right-of-way and construct street widths in conformance with the street cross sections shown on the approved Tentative Parcel / Tract Map as approved by the City Engineer.

Standard Condition 3.11 GRADING

The applicant/developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Chief Building Official. A grading plan shall be submitted by the applicant/developer for review and approval. Grading shall be in substantial conformance to the Tentative Tract Map and the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Chief Building Official and the City Attorney guaranteeing completion of grading within the project.

Standard Condition 3.12 MEDIAN INSTALLATION

The applicant/developer shall be responsible for construction and complete landscape improvement of the median island as required on those arterial highways adjacent to the subject site per specification of the City Engineer.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

The applicant/developer shall include the conditions of approval of this resolution on the construction plans.

Standard Condition 4.2 COVENANTS, CONDITIONS, AND RESTRICTIONS

The applicant/developer shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) and by-laws of the Homeowner's Association to the Director of Community and Economic Development and the City Attorney for review. The CC&Rs shall include, but not be limited to, the following provisions:

- a. The CC&Rs and by-laws shall hold the City harmless from any damage to any private roadways caused by the normal operation of trash trucks.
- b. The CC&Rs and by-laws shall include a restriction that requires designed car spaces within the garages be open and available for the parking of vehicles at all times. All residents shall be required to park their private vehicles in the two enclosed garage spaces.
- c. The CC&Rs and by-laws shall include a restriction that prohibits the parking or storage of any type of recreational vehicle within the driveway or anywhere on the property except for loading or unloading.
- d. The CC&Rs and by-laws shall require that the security gates at the entrance into the project be maintained by the Homeowner's Association and remain closed when not in use.

- e. The CC&Rs and by-laws shall require that all roads designated as Fire Lanes be monitored and enforced by the Homeowner's Association at all times.
- f. The CC&Rs and by-laws shall require that the property owners and/or Homeowner's Association maintain all fences/walls in good condition at all times.
- g. The CC&Rs and by-laws shall require that the property owners and/or Homeowner's Association to maintain the building(s) in good condition at all times and shall repaint the approved building(s) and accoutrements every eight (8) years at a minimum. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- h. The CC&Rs and by-laws shall require that the property owners and/or Homeowner's Association re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- i. The CC&Rs and by-laws shall require that the property owners and/or Homeowner's Association be responsible for the long-term operations and maintenance of Best Management Practices (BMPs) contained within the Water Quality Management Plan (WQMP). A copy of the approved WQMP shall be made an attachment or exhibit to the CC&Rs.
- j. The CC&Rs and by-laws shall include a provision which indicates that the Homeowner's Association will allow for access to the property for inspections to ensure compliance with the approved WQMP and the National Pollutant Discharge Elimination System (NPDES) Permit.
- k. The CC&Rs and by-laws shall require that the property owners and/or Homeowner's Association comply with the conditions of approval of **CASE # _____**.
- l. The CC&Rs and by-laws shall include a provision which indicates that the Homeowner's Association is responsible for maintenance of common areas including activity areas, parking areas, and access areas including roads.
- m. The CC&Rs and by-laws shall include a provision which indicates that the Homeowner's Association shall submit any proposed changes to the CC&Rs to the City for review and approval prior to consideration by the Association membership.

Standard Condition 4.3

FINAL PRIORITY PROJECT WATER QUALITY
MANAGEMENT PLAN

The applicant/developer shall submit a Final Priority Project WQMP to the City for review and approval by the City Engineer or designee. This plan shall be in conformance with all current NPDES requirements.

Standard Condition 4.4 NON-PRIORITY PROJECT WATER QUALITY PLAN

The applicant/developer shall submit a Non-Priority Project Water Quality Plan (WQP) to the City for review and approval by the City Engineer or designee. This plan shall be in conformance with all current NPDES requirements.

Standard Condition 4.5 *DELETED*

Standard Condition 4.6 INDUSTRIAL FACILITIES

The applicant/developer shall demonstrate that coverage under California's Industrial General Permit (IGP) has been obtained prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy. A copy of the Notice of Intent (NOI), submitted to the State Water Resources Control Board, and the issuance of a Waste Discharge identification (WDID) Number, shall be provided to the City Engineer.

Standard Condition 4.7 RECORDATION OF FINAL MAP

The applicant/developer shall prepare and record a final Parcel / Tract Map per the requirements of the City Engineer.

Standard Condition 4.8 WATER SUPPLY AND SEWER FACILITIES

The applicant/developer shall ensure that the water supply facilities and sewer facilities be designed and constructed to the specifications of the City of La Habra and the Public Works Director with all incidental fees and costs paid by the applicant. The sewer and water facility will be maintained by the applicant/developer.

Standard Condition 4.9 PARK DEVELOPMENT FEES

The developer shall pay any applicable City of La Habra Park Development Fee to mitigate the potential impacts on local recreational facilities and recreation services as required by Chapter 15.48 "RESIDENTIAL BUILDING FEES," of the La Habra Municipal Code.

Standard Condition 4.10 SITE LIGHTING PLAN

The applicant/developer shall submit a site lighting plan in conformance with city standards for review and approval by the Chief Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Chief Building Official and the Director of Community and Economic Development or designee before Building Permits are issued. All light fixtures shall be designed and located in a manner that does not allow spill-over onto adjacent properties.

Standard Condition 4.11 STREET LIGHT INSTALLATION

The applicant/developer shall be responsible for installing new street lights to include footings with electrical wiring conduits placed underground, to the satisfaction of the City Engineer and Southern California Edison Company and the advance energy charges paid. Proof of installation order of the actual street lights shall be provided prior to building permit issuance.

Standard Condition 4.12 TRAFFIC STRIPING AND SIGNING PLAN

The applicant/developer shall provide an on-site and off-site traffic striping and traffic signing plan to the satisfaction of the City Engineer.

Standard Condition 4.13 STREET STRUCTURAL SECTIONS

The applicant/developer shall submit all street structural sections for new and reconstructed streets to the City Engineer for review and approval.

Standard Condition 4.14 PARKING LOT STRUCTURAL SECTIONS

The applicant/developer shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, to be approved by the City Engineer.

Standard Condition 4.15 SERVICE TRUCK ACCESS

The applicant/developer shall provide access for service trucks across prepared surfaces suitable for continuous heavy truck usage, as determined by the City Engineer.

Standard Condition 4.16 STREET IMPROVEMENTS

The applicant/developer shall be responsible for rehabilitating the roadway pavement and parkway improvements between the street centerline to the right-of-way line which includes, but is not limited to, sidewalk, curb and gutter and street paving, to the satisfaction of the City Engineer. Plans shall be submitted before issuance of building permits and all work completed prior to issuance of Certificate of Occupancy.

Standard Condition 4.17 UNDERGROUND UTILITIES

The applicant/developer shall provide an approved utility company plan to the City Engineer showing that all on-site utilities within the project be installed underground in accordance with current utility practices prior to the issuance of Building Permits. Should aboveground equipment boxes be utilized, they shall be aesthetically enhanced to match the surrounding development as approved by the Director of Community Development in accordance with the requirements of the utility company. All on-site utilities shall be installed prior to Certificate of Occupancy and before final on-site paving and parkway improvements. All existing aerial utilities shall be removed and/or placed underground including street light wires and other overhead wires. The City Engineer shall have the right to comment, modify, approve or disapprove the utility plan for each utility. The applicant/developer shall contact the utility providers early in the project to determine undergrounding procedures.

Standard Condition 4.18 WATER AND/OR SEWER SERVICE

The applicant/developer shall submit development plans for the property to the Public Works Department so that the Utility Authority can establish the Terms and Conditions for Water and/or Sewer Service. The sewer and water facility will be maintained by the applicant/developer.

Standard Condition 4.19 ENHANCED CONCRETE DRIVEWAYS

The applicant/developer shall install decorative enhanced concrete, such as stamped and colored, at the entrances into the project within the street landscape setback to the satisfaction of the Director of Community and Economic Development or designee.

Standard Condition 4.20 FIRE HYDRANTS

The applicant/developer shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.

Standard Condition 4.21 SECURITY GATES

The applicant/developer shall indicate on the site plan all gates and indicate their method of operation.

Standard Condition 4.22 LANDSCAPE PLANS

The applicant/developer shall submit for review and approval a detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and the Director of Public Works. The plan shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. The irrigation system shall also provide water to any street trees along the property street frontage within the public right-of-way. At a minimum, tree size shall be 24 inch box and shrubs shall be 5 gallon size.

Standard Condition 4.23 PERIMETER WALL PLANS

The applicant/developer shall submit for review and approval a plan to enclose the property with a decorative masonry wall with decorative cap, the design to be approved by the Director of Community and Economic Development or designee.

Standard Condition 4.24 SECURITY AND CAMERA PLANS

The applicant/developer shall submit a security camera system design plan with proposed locations to the Chief of Police for approval. All tapes shall be kept on file for a minimum of 30 days and be available to the City upon request. Additionally, signage shall be placed in the parking lot indicating that security cameras are in use.

Standard Condition 4.25 TRASH ENCLOSURE

The applicant/developer shall provide plans to install a six-foot tall decorative masonry block trash enclosure to City standards to contain a three-yard refuse bin and a ninety-six gallon recycling cart, however may require additional bins/carts as per the Director of Public Works. The enclosure shall

be finished to match the main building and shall include provisions for a solid roofed cover, hose bib, and an area drain connected to the sanitary sewer system. The design and location is subject to approval by the City Engineer and Director of Community and Economic Development or designee.

Standard Condition 4.26 SEPARATE FIRE LINE CONNECTION

The applicant/developer shall provide plans for review by the City Engineer to install a separate fire-line connection with backflow assembly to service the on-site fire protection sprinkler system and submit a fire flow test from an independent company to ensure proper size of the fire line, to the satisfaction of the Public Works Director.

Standard Condition 4.27 PRE-CONSTRUCTION MEETING

The applicant/developer shall have a pre-construction meeting with City staff prior to any construction activity occurring, to the satisfaction of the Director of Community and Economic Development.

Standard Condition 4.28 EXTERIOR STREET IMPROVEMENTS

The applicant/developer shall construct all exterior street improvements to the satisfaction of the City Engineer prior to issuance of Certificate of Occupancy.

Standard Condition 4.29 RECYCLING PLAN

The property owner/business operator shall prepare construction and demolition waste recycling plans for review and approval by the Director of Public Works.

Standard Condition 4.30 SIGN PROGRAM

The property owner/business operator shall prepare a sign program for the property to be reviewed and approved by the Director of Community and Economic Development or designee consistent with the signage depicted on the plans reviewed and approved by the Planning Commission prior to the issuance of building permits. The property owner/business operator shall not utilize any human display signs.

Standard Condition 4.31 ACKNOWLEDGEMENT OF SIGN CODE

The property owner/business operator shall acknowledge receipt of the Sign Code, Banner Policies/Guidelines and approved sign program for the property and sign an agreement to abide thereby. In addition, the property owner/business operator shall not utilize any human display signs.

Standard Condition 4.32 MONUMENT SIGNS

The applicant/developer shall provide the precise location of new or relocated monument signs and be subject to the final review and approval by the City Engineer, prior to issuance of the building permits.

Standard Condition 4.33 TRAFFIC IMPROVEMENT FEES

The applicant/developer shall pay all fees related to the requirements of the Citywide Traffic Improvement Fee.

Standard Condition 4.34 FAIR SHARE TRAFFIC IMPACT FEES

The applicant/developer shall pay for all fees related to the requirements of the Fair Share Traffic Impact Fee.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 5.1 POLICE DEPARTMENT ACCESS (CLICK 2 ENTER)

The applicant/developer shall ensure that all required vehicular gates are installed with the Click 2 Enter or comparable system for emergency ingress and said gates shall be maintained operational, to the satisfaction of the La Habra Police Department.

Standard Condition 5.2 POLICE AND FIRE DEPARTMENT ACCESS (KNOX BOX)

The applicant/developer shall ensure that all security gates are installed with an approved means of emergency operation and said gates shall be maintained operational, to the satisfaction of the Los Angeles County Fire Department and the La Habra Police Department.

Standard Condition 5.3 INSTALLATION OF TRAFFIC STRIPING AND SIGNING

The applicant/developer shall install all required traffic striping and signing to the satisfaction of the City Engineer.

Standard Condition 5.4 STREET LIGHT INSTALLATION

The required street lights shall be installed to the satisfaction of the City Engineer and Southern California Edison.

Standard Condition 5.5 TRAFFIC SIGNAL INSTALLATION

The applicant/developer shall install or modify the traffic signal at (insert street name here) to the satisfaction of the City Engineer and Traffic Manager.

Standard Condition 5.6 *DELETED*

Standard Condition 5.7 LANDSCAPE INSTALLATION

The applicant/developer shall install all required landscaping and irrigation systems as per the approved plans to the satisfaction of the Director of Community and Economic Development or designee. Upon final inspection, staff will verify quantity, size, placement, and health of all plant material, at which time staff may require replacement or addition of landscaping material to ensure a high quality planting.

Standard Condition 5.8 STREET TREE INSTALLATION

The applicant/developer shall plant street trees per the City of La Habra Master Street Tree Planting Plan and provide metal tree grates and irrigation to each street tree to the satisfaction of the Public Works Director.

Standard Condition 5.9 *DELETED*

Standard Condition 5.10 FINAL WATER QUALITY MANAGEMENT PLAN – BEST MANAGEMENT PRACTICES

The applicant/developer shall demonstrate the following related to the WQMP to the satisfaction of the City Engineer or designee:

- a. All structural BMPs described in the Priority Project WQMP/ Non-Priority Project Water Quality Plan (WQP) have been constructed and installed in conformance with approved plans and specifications.
- b. The applicant is prepared to implement all non-structural BMPs described in the WQMP.
- c. An adequate number of copies of the approved WQMP are available on-site and for the future occupiers.
- d. A mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operations, maintenance, repair, and/or replacement.

Standard Condition 5.11 SPILL CONTAINMENT

The property owner/business operator shall ensure that all employees have been trained in the containment and removal of liquid and food spills. Proof of training shall be submitted to the Director of Public Works.

Standard Condition 5.12 SPILL KIT

The property owner/business operator shall, at all times, ensure that the business has a spill kit on site which is placed in a conspicuous and marked area to the satisfaction of the City Engineer.

Standard Condition 5.13 CATCH BASIN MARKING

The applicant/developer shall mark all catch basins and public access points that cross or abut an open channel with a water quality message in accordance with City Standards to the satisfaction of the City Engineer.

Standard Condition 5.14 CART CONTAINMENT SYSTEM

The property owner/business operator shall install a cart containment system that is to be reviewed and approved by the Director of Community and Economic Development or designee prior to the issuance of building permits, if shopping carts are to be used on site.

Standard Condition 5.15 BICYCLE FACILITIES

The property owner/business operator shall install and maintain bicycle facilities on-site in a convenient location prior to issuance of Certificate of Occupancy, to the satisfaction of the Director of Community Development. Examples of bicycle facilities include, but are not limited to, bicycle racks, lockers, indoor changing area with shower, bicycle storage room, etc...

Standard Condition 5.16 EL CAMINO REAL BELL

The property owner/business operator shall purchase and install an El Camino Real bell with identification sign to be placed within the public right-of-way at a location approved by the Public Works Director and the Community Development Director prior to the issuance of a Certificate of Occupancy.

Standard Condition 5.17 UP LIGHTING

The property owner/business operator shall provide up lighting on all trees within the public right of way and front landscape area prior to the issuance of a Certificate of Occupancy to the satisfaction of the Director of Community and Economic Development and City Engineer.

Standard Condition 5.18 PUBLIC ART

The Applicant/developer shall design and install artwork in a public place on or in the vicinity of the project site, as approved by the Community Services Commission prior to issuance of a Certificate of Occupancy. The cost or value of such work shall equal or exceed one percent (1%) of the project cost, as determined by the Chief Building Official. In-lieu of acquiring and installing artwork, the project Applicant may contribute an amount equal to one percent (1%) of the project cost to the Public Arts Fund prior to the issuance of building permits.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WIRELESS COMMUNICATION FACILITIES

Standard Condition 6.1 WIRELESS FACILITIES – 800 MHz FREQUENCY

The property owner/operator of the wireless communication facility shall, at all times, not prevent the City of La Habra from having adequate spectrum capacity on the City's 800 MHz radio frequency. Failure to cease operation shall result in rehearing and consideration by the Planning Commission for possible revocation of **CASE #** _____.

Standard Condition 6.2 WIRELESS FACILITIES – NOISE ORDINANCE

The property owner/operator of the wireless communication facility shall comply with the City's Noise Ordinance at all times.

Standard Condition 6.3 WIRELESS FACILITIES - ABANDONMENT

The property owner/operator of the wireless communication facility shall remove the system from the site within 30 days after Notice of Abandonment is given as per the requirements established in the La Habra Municipal Code.

Standard Condition 6.4 WIRELESS FACILITIES – STEALTHING

The property owner/operator shall provide final design plans for the screening of the antennas to the Director of Community and Economic Development for approval. The screening material shall match the texture and color of the existing surroundings.

Standard Condition 6.5 WIRELESS SERVICE PROVIDER - FCC REGULATIONS

The property owner/operator of the wireless communication facility shall comply with all rules and regulations established by the Federal Communications Commission (FCC) per Title 47 of the Code of Federal Regulations (CFR).

Standard Condition 6.6 WIRELESS SERVICE PROVIDER - INTERFERENCE

The property owner/operator of the wireless communication facility shall cease operation immediately in the event that it is confirmed by a licensed radio engineer paid for by the operator and study conducted within 72 hours of notification of the problem that the facility is causing interference or disturbance with radio or television reception of residents. The wireless communication facility shall cease operation immediately in the event the facility conflicts with the City's communication facility. Failure to cease operation shall result in the automatic suspension of the Conditional Use Permit **CASE #** _____

Standard Condition 6.7 WIRELESS FACILITIES – PHYSICAL EXPANSION

The property owner/operator of the wireless communication facility shall process any proposed physical expansion of the facility greater than ten percent (10%) by the Planning Commission through a Modification application.

ALCOHOL SALES

Standard Condition 7.1 ALCOHOLIC BEVERAGE ADVERTISING

The property owner/business operator shall have no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within or promoting or indicating the availability of alcoholic beverages. Interior displays of beer and wine beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

Standard Condition 7.2 ON-SITE CONSUMPTION PROHIBITION (OFF-SALES)

The property owner/business operator shall not allow the consumption of any alcoholic beverages on the premises.

Standard Condition 7.3 MULTI-STATE IDENTIFICATION MANUAL

The property owner/business operator shall obtain and maintain upon the premises an up-to-date multi-State identification manual.

Standard Condition 7.4 OFF-SITE DELIVERY PROHIBITION

The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.

Standard Condition 7.5 SELLER AGE REQUIREMENT

The property owner/business operator shall provide continuous supervision by a person of 21 years or older of all persons age 17 and younger who sell alcoholic beverage products, pursuant to section 25663(b) of the California Business and Professions Code.

Standard Condition 7.6 LICENSING REQUIREMENTS

The property owner/business operator shall comply with all the licensing requirements of the State of California Department of Alcoholic Beverage Control (ABC).

Standard Condition 7.7 EMPLOYEE CERTIFICATION

The property owner/business operator shall ensure that all employees selling alcoholic beverages to patrons enroll in and complete a certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol or by the California Coordinating Council on Responsible Beverage Service (CCCRBS). The training shall be offered to new employees on no less than a quarterly basis. The certificate issued to each employee shall be kept on site and available for inspection upon request by the City of La Habra.

Standard Condition 7.8 SCANNER REQUIRED (OFF-SALES)

The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community and Economic Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.

Standard Condition 7.9 SELF CHECK-OUT (OFF-SALE)

The sale of alcoholic products from self-check-out cash registers shall require the assistance of a clerk or manager to confirm the age of the customer.

Standard Condition 7.10 VISIBLE DISPLAY LOCATION

The property owner/business operator shall locate alcoholic products in a highly visible area and monitor the area through the use of visible security cameras. The display monitors for the cameras are to be located in the manager's office. The alcoholic product sales area is not to be adjacent to soda or candy sale areas.

Standard Condition 7.11 PUBLIC CONVENIENCE (ON-SITE)

The property owner/business operator shall ensure, at all times, that the necessary utensils, table settings and condiments with which to serve and consume meals shall be displayed in plain view and in such a manner as to be convenient for use by the public.

Standard Condition 7.12 BONA FIDE EATING ESTABLISHMENT

The property owner/business operator shall ensure, at all times, that the facility maintain kitchen facilities and serve meals to qualify as a bona fide public eating place, in accordance with Business and Professions Code, Section 23038. This includes quarterly on-site gross sales of food and non-alcoholic beverages that constitute more than 50 percent of the establishment's gross sales for the same period. Any off-site catering activities shall not be included for the purposes of calculating gross sales.

Standard Condition 7.13 MENU REQUIREMENT (ON-SITE)

The property owner/business operator shall ensure, at all times, that food menus shall be provided to all patrons of the premises.

Standard Condition 7.14 ON-SITE MANAGER

The property owner/business operator shall ensure that a manager be on the premises at all times during the hours of operation. The manager shall ensure compliance with the terms of the Conditional Use Permit. The property owner/business owner shall remain responsible for any violations of the terms of this Conditional Use Permit.

Standard Condition 7.15 SECURITY GUARD

The property owner/business operator shall ensure that a uniformed security guard be on the premises whenever alcoholic beverages are being sold between the hours of (INSERT TIME) and (INSERT TIME). The guards shall possess a valid California Department of Consumer Affairs Guard card and be approved by the Chief of Police.

Standard Condition 7.16 NOISE/LOITERING PREVENTION

The property owner/business operator shall, at all times, display a sign of at least ten inches by ten inches at all exits and within all parking areas, requesting patrons to respect residents of adjacent residential neighborhoods by being quiet when leaving and by not loitering in the parking lot.

Standard Condition 7.17 DESIGNATED DRIVER

The property owner/business operator shall, at all times, display a Designated Driver sign, of at least ten inches by ten inches at all public entrances at eye level. The sign shall be worded in a way that reminds patrons who are consuming alcohol to designate a non-drinking driver.

Standard Condition 7.18 CONTACT INFO FOR ON-SITE MANAGER

The property owner/business operator shall, at all times, post a sign in a clear and conspicuous location, listing a phone number at which a responsible on-site manager may be contacted during all hours which the business is open to address any complaints from the community. Said contact person's name and phone number shall be available through the staff at all times.

Standard Condition 7.19 DISORDERLY CONDUCT

The property owner/business operator shall not, at any time, permit loud, unruly or disorderly assemblages on the premises. The costs incurred by the city for multiple police responses to loud, unruly, or disorderly assemblages shall be the responsibility of the applicant, owner, and person in lawful custody of the premises.

Standard Condition 7.20 TASTING EVENT – PHYSICAL BARRIER

The property owner/business operator shall at all times during an instructional tasting event have the instructional tasting area separated from the remainder of the off-sale licensed premises by a rope.

Standard Condition 7.21 TASTING EVENT – ENTRY CHARGE

The property owner/business operator shall not impose a charge of any sort from tastings at an instructional tasting event.

Standard Condition 7.22 TASTING EVENT – REQUIRED SIGNAGE

The property owner/business operator shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.

Standard Condition 7.23 TASTING EVENT – AGE RESTRICTIONS

The property owner/business operator shall prohibit a person under 21 years of age from serving, or being served, wine, beer, or distilled spirits at an instructional tasting event.

Standard Condition 7.24 TASTING EVENT – OPEN CONTAINERS

The property owner/business operator shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.

Standard Condition 7.25 TASTING EVENT – RETAIL SALES

The property owner/business operator shall not conduct any on-sale retail sales to consumers attending the instructional tasting event within the designated instructional tasting area.

Standard Condition 7.26 TASTING EVENT – HOURS

An instructional tasting event shall only take place between the hours of 10 a.m. and 9 p.m.

Standard Condition 7.27 TASTING EVENT – BEVERAGE TYPE

An instructional tasting event shall be limited to a single type of alcoholic beverage. Type of alcoholic beverage means distilled spirits, wine, or beer.

Standard Condition 7.28 TASTING EVENT – BEVERAGE SIZE

A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day.

Standard Condition 7.29 TASTING EVENT – DAILY BEVERAGE TOTALS

The tasting of beer is limited to eight ounces of beer per person per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the type 86 license under its requisite off-sale license.

Standard Condition 7.30 TASTING EVENT – RETAIL SALES

No more than one authorized licensee or its designated representative may conduct an instructional tasting event that includes the serving of tastes of wine, beer, or distilled spirits.

Standard Condition 7.31 TASTING EVENT – SERVICE

All tastes shall be served by an employee or the designated representative of the authorized licensee.

Standard Condition 7.32 TASTING EVENT – GIVE-AWAYS

The property owner/business operator shall prohibit an authorized licensee or its designated representative from giving away a premium, gift, free goods, or other thing of value in connection with an instructional tasting event that includes tastings of an alcoholic beverage.

RESTAURANTS

Standard Condition 8.1 GREASE INTERCEPTORS

The property owner/business operator shall provide a grease interceptor at a location where it shall be easily accessible for inspection, cleaning and removal of accumulated grease. The sizing and installation shall conform to the current California/La Habra Plumbing Code. The grease interceptor shall be constructed in accordance with plans approved by the Director of Public Works and the Chief Building Official. The property owner/business operator shall contract with a maintenance company for maintenance and cleaning of the grease interceptor based on a maintenance schedule to be submitted and approved by the Director of Public Works.

Standard Condition 8.2 SANITARY SEWER SYSTEM PROTECTION

The property owner/business operator shall not, at any time, allow grease to run into public sanitary sewer systems.

Standard Condition 8.3 SMOKING REGULATIONS

The property owner/business operator shall, at all times, require all patrons to comply with the smoking regulations set forth by the State of California.

Standard Condition 8.4 OUTDOOR SEATING

The property owner/business operator shall not utilize any outdoor seating without prior approval from the Director of Community and Economic Development or designee.

Standard Condition 8.5 BUILDING OCCUPANCY

The property owner/business operator shall ensure, at all times, that maximum building occupancy limits, as determined by the Chief Building Official, not be exceeded.

Standard Condition 8.6 NUISANCE PROHIBITION

The property owner/business operator and employees of the restaurant shall not, at any time, allow circumstances to develop that will adversely interfere with adjacent uses, the community's economic welfare, nearby residential areas, or the operation of adjacent businesses, including, but not limited to, customer parking issues.