Council/Agency Meeting Held:_____ Deferred/Continued to:_____ ❑ Approved ❑ Conditionally Approved ❑ Denied	_____ City Clerk's Signature
Council Meeting Date: 12/15/2008	Department ID Number: PL 08-15

CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

SUBMITTED BY: FRED WILSON, CITY ADMINISTRATOR

PREPARED BY: SCOTT HESS, DIRECTOR OF PLANNING

SUBJECT: APPROVE GENERAL PLAN AMENDMENT NO. 08-006 AND ZONING MAP AMENDMENT NO. 08-006 (CVS PHARMACY)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue:

Transmitted for your consideration is a request by Austin Rogers, Curt Pringle & Associates, to amend the General Plan Land Use Map on a 1.5 acre parcel from the current P(RL) (Public-Residential Low Density) designation to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation. The request also includes an amendment to the Zoning Map from the current PS (Public-Semipublic) designation to the proposed CG (Commercial General) designation. The subject site is located at the southeast corner of Goldenwest Street and McFadden Avenue on the Golden West College campus.

The Planning Commission approved the amendments and is recommending approval along with staff **(Recommended Action)** because the Commercial General land use designations allow commercial developments that can be integrated and sensitive to the surrounding land uses. The proposed commercial General Plan and Zoning Map designations will allow for development of a 14,670 sq. ft., drive-thru pharmacy and associated site improvements which were conditionally approved by the Planning Commission on November 12, 2008. Staff recommended approval of the request to the Planning Commission and is recommending the City Council approve the General Plan and Zoning Map amendments.

Funding Source: Not applicable.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: 12/15/2008 **DEPARTMENT ID NUMBER: PL 08-15**

Recommended Action:

PLANNING COMMISSION AND STAFF RECOMMENDATION

Motion to:

"Approve General Plan Amendment No. 08-006 by approving Resolution No2008-83 A Resolution of the City Council of the City of Huntington Beach Approving General Plan Amendment No. 08-006 (ATTACHMENT NO. 1)."

"Approve Zoning Map Amendment No. 08-006 with findings for approval (ATTACHMENT NO. 2) and adopt Ordinance No.3822 , An Ordinance of the City of Huntington Beach Amending District Map 15 (Sectional District Map 14-5-11) to Rezone the Real Property Generally Located at the Southeast Corner of Goldenwest Street and McFadden Avenue from PS (Public-Semipublic) to CG (Commercial General) (Zoning Map Amendment No. 08-006) (ATTACHMENT NO. 3)."

Planning Commission Action on November 12, 2008:

THE MOTION MADE BY SCANDURA, SECONDED BY SPEAKER, TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 08-006 AND ZONING MAP AMENDMENT NO. 08-006 AND FORWARD TO THE CITY COUNCIL, WITH FINDINGS FOR APPROVAL CARRIED BY THE FOLLOWING VOTE:

AYES:	DWYER, LIVENGOOD, SCANDURA, SPEAKER
NOES:	FARLEY, SHIER-BURNETT, SHAW
ABSENT:	NONE
ABSTAIN:	NONE

MOTIONS PASSED

Alternative Action(s):

The City Council may make the following alternative motion(s):

1. "Deny General Plan Amendment No. 08-006 and Zoning Map Amendment No. 08-006 with findings."

2. "Continue General Plan Amendment No. 08-006 and Zoning Map Amendment No. 08-006 and direct staff accordingly."

Analysis:

A. PROJECT PROPOSAL:

Applicant: Austin Rogers, Curt Pringle & Associates, 2400 E. Katella Avenue, Suite 350, Anaheim CA 92806

Property Owner: Coast Community College District, 1370 Adams Avenue, Costa Mesa CA 92626

Location: 15520 Goldenwest Street, 92647 (southeast corner of Goldenwest Street and McFadden Avenue)

General Plan Amendment No. 08-006 represents a request by the applicant to amend the City's General Plan Land Use Map by changing the existing land use category on the 1.5 acre subject property from the current P(RL) (Public-Residential Low Density) to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation.

Zoning Map Amendment No. 08-006 represents a request by the applicant to amend the City's Zoning Map by changing the zoning designation on the subject property from PS (Public-Semipublic) to CG (Commercial General) pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

B. BACKGROUND:

Associated with the General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) are the following entitlements for the CVS Pharmacy which were approved by the Planning Commission and not appealed to the City Council.

- Mitigated Negative Declaration (MND)—to analyze the potential environmental impacts associated with implementation of the proposed project.
- Conditional Use Permit (CUP)—to construct a drive-thru pharmacy with associated site improvements.
- Variance (VAR)—to permit a 10-space parking reduction from 74 to 64 parking spaces.
- Tentative Parcel Map (TPM)—to subdivide a 1.5 acre parcel from a portion of the Golden West College site.

The proposed CVS Pharmacy project includes a 14,670 square foot, drive-thru pharmacy with 64 parking spaces and associated site improvements. The floor plan includes 11,967 square feet of retail area with a 933 square foot receiving area and a 1,770 square foot storage mezzanine. The approximate height of the proposed one-story building is 39 feet. The CVS Pharmacy will be open 24 hours a day, seven days a week and the drive-thru hours will be limited to between 6 AM to 10 PM. Vehicular access to the site is proposed via a two-way driveway along Goldenwest Street and a two-way driveway along McFadden Avenue.

The project site is currently vacant with seasonal use as a pumpkin patch and a Christmas tree lot.

Only legislative matters are subject to City Council review if no appeals to the quasi-judicial matters (CUP, VAR, TPM, etc.) are made.

Application Process and Timelines

APPLICATIONS	DATE OF APPLICATION SUBMITTAL	DATE OF COMPLETE APPLICATION	MANDATORY PROCESSING DATE(S)
General Plan Amendment	July 3, 2008	Sept. 15, 2008	Not Applicable
Zoning Map Amendment	July 3, 2008	Sept. 15, 2008	Not Applicable

C. PLANNING COMMISSION MEETING:

On November 12, 2008, the Planning Commission held a public hearing on the Mitigated Negative Declaration, proposed land use amendments, the request to develop a 14,670 sq. ft. drive-thru pharmacy and associated site improvements, the request for a 10-space parking reduction, and the request to subdivide a 1.5 acre parcel from a portion of the Golden West College. Comments at the hearing were received from 7 individuals; 4 spoke in support of the project, and 3 spoke in opposition.

Speakers in support of the project discussed the positive benefits of the development, including the retention of existing mature trees onsite, the replacement of existing trees at the rate of three new trees for every tree that is removed, long term investment from CVS Pharmacy to serve the community, and potential community benefit of the revenues generated from the land lease to fund educational programs at Golden West College.

Speakers in opposition of the project discussed a number of concerns with the proposed development, including traffic safety and congestion at the intersection of Goldenwest Street and McFadden Avenue, traffic flow on McFadden Avenue, the community tradition of the pumpkin patch for local schools, potential noise from the 24-hour operation of the drive-thru pharmacy, and the use of the land for educational purposes only.

The Planning Commission discussed the following issues in approving the proposed pharmacy:

- traffic safety and congestion at the intersection of Goldenwest Street and McFadden Avenue
- deed restrictions on the use of the land
- relocation of the pumpkin patch/Christmas tree lot onsite
- stacking at the drive-thru

- hours of operation of the drive-thru
- potential safety issue at the shared driveway south of the project site
- potential pass-through traffic from Golden West College parking lot through the project site to access McFadden Avenue
- use of land for public use instead of commercial purposes
- the best and/or highest use of land at the project site
- use of the land as a pumpkin patch to serve the community
- potential of the proposed pharmacy to prevent sales tax leakage

The Planning Commission approved the proposed project with modified conditions of approval including a requirement to install on-site stop signs in the drive aisles adjacent to Goldenwest Street for better control of on-site circulation between the proposed CVS Pharmacy site and the adjacent Goldenwest College parking area, and to limit the operational hours of the drive-thru pharmacy to between 6:00 AM to 10:00 PM, seven days a week.

No appeals to the Mitigated Negative Declaration, Conditional Use Permit, Variance, and Tentative Parcel Map were filed.

D. STAFF ANALYSIS AND RECOMMENDATION

The primary factors to consider when analyzing the proposed changes to General Plan Land Use and Zoning designations are compatibility with the surrounding land uses, consistency with the goals and objectives of the General Plan, appropriateness of the site for commercial development, and consistency with the existing land use and zoning pattern. The following is a detailed discussion of these issues.

General Plan Amendment:

The existing General Plan Land Use designation for the site is Public (P) with an underlying Residential Low Density (RL) designation, which permits a range of governmental administrative and related facilities, such as public utilities, schools, public parking lots, infrastructure, religious and similar uses. The underlying designation is a remnant designation of all Public (P) designated properties within the City and was considered in 1996 during the discussions by the General Plan Advisory Committee and their land use recommendations. The General Plan has no discussion or corresponding policies that encourages such underlying designation to be considered or applied during the amendment process.

The proposed General Plan Land Use designation is Commercial General (CG), which allows for a range of commercial activities such as retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, government offices, educational, health, institutional and similar uses. Staff proposes a maximum allowable floor area ratio of 0.35.

The amendment of the land uses designation is consistent with the activities in the vicinity of the project site. The subject site is surrounded by neighborhood serving commercial uses to the north across McFadden Avenue, residential uses to the west across Goldenwest Street, and educational uses to the south and east. The uses permitted under the current and proposed land use designations and zoning are not very different in terms of traffic generation, noise, utilities or service systems demands. In addition, the area south of the project site (Goldenwest College parking lot at the corner of Goldenwest Street and Edinger Avenue) already has commercial activities (i.e. weekend swap meets). Therefore, the proposed land use designation would permit uses that are compatible with existing uses north and south of the project site. In addition, the proposed use of the site as a pharmacy would serve existing residences to the west as well as the Goldenwest College campus east of the project site. A medical clinic is located across the street (Westminster) and the proposed CVS Pharmacy would provide easy access to prescriptions for patients.

The proposed project would be consistent with the goals and objectives of the Land Use and Economic Development Elements of the General Plan in developing a range of commercial uses that are oriented to the needs of local residents, serving the surrounding region, providing economic opportunities for present and future Huntington Beach residents and businesses, and enhancing the City's market potential. This is also consistent with the City's existing land use pattern by providing commercially zoned and General Plan designated properties at arterial intersections. The City's land use policies generally encourage projects that provide a mix of uses, are compatible and harmonious with surrounding development, and enhance the image and quality of life and the environment. The proposed project would not conflict with the identified policies and objectives contained in the General Plan. Staff recommends approval of the General Plan Land Use designation amendment request to General Commercial.

Zoning Map Amendment:

The existing Zoning designation for the subject site is Public-Semipublic (PS). This designation permits large public and semipublic uses such as but not limited to: Cemeteries, Government Offices, Hospitals, Maintenance and Service Facilities, Religious Assembly, Schools (private or public), Utilities (minor and major), Eating and Drinking Establishments, Vehicle/Equipment Sales and Services, etc. Development standards permit: minimum parcel size of 2 acres, minimum lot width of 100 feet, maximum building height of 50 feet, maximum floor area ratio of 1.5, and minimum of 8% landscaping. Additional requirements are identified in Chapter 214, Public-Semipublic Districts (ATTACHMENT NO. 8).

The proposed Zoning designation for the subject site is Commercial General (CG). This designation permits a full range of retail and service businesses such as but not limited to: Group Residential, Community and Human Services, Convalescent Facilities, Day Care, Heliports, Hospitals, Religious Assembly, Schools (private or public), Utilities (minor or major), Animal Sales and Services, Building Materials and Services, Commercial Recreation and Entertainment, Eating and Drinking Establishments, Maintenance and Repair Services,

Offices, Retail Sales, Vehicle Equipment Repair, Visitor Accommodations, etc. Development standards permit: minimum lot size of 10,000 sq. ft., minimum lot width 100 feet, maximum building height of 50 feet, maximum floor area ratio of 1.5, and minimum of 8% landscaping. Additional requirements are identified in Chapter 211, Commercial Districts (ATTACHMENT NO. 9).

The amendment of the Zoning designation for the subject site from Public-Semipublic to Commercial General implements the proposed General Plan Land Use Map designation of Commercial General. The subject site is bounded by single family residential (RL) across Goldenwest Street to the west, commercial uses to the north (City of Westminster), institutional uses (Golden West College) to the east and south, and a major arterial street (Goldenwest Street) to the immediate west. The proposed zoning of commercial on a site that has arterial street frontage is a basic planning principle in the analysis of the proper land use and zoning designation for commercial uses. The City has adopted a number of land use policies to protect residential neighborhoods and allow the future development of commercial uses that stabilize the fiscal viability of the City.

The commercial designation is the appropriate zoning for the site generally because of its size, location, and separation from residential uses. The 1.5 acre project site meets the minimum lot size for commercial development and is located at the intersection of two arterials, which provide efficient access to the site. Because this type of land use and zoning pattern is found throughout the City, designating the project site for commercial development is consistent with the existing land use pattern.

The General Commercial zoning regulations require new construction to be subject to a conditional use permit with a public hearing. The conditional use permit review and analysis requires the future development to mitigate to the greatest extent possible any impacts to the adjacent residential uses and also allow for market driven development. These issues were analyzed and considered as part of the public hearing process for the Conditional Use Permit before the Planning Commission on November 12, 2008. Staff recommends approval of the zoning map amendment request to General Commercial.

E. SUMMARY:

The proposed amendments further General Plan goals and objectives to develop a range of commercial uses that are oriented to the needs of local residents, serve the surrounding region, provide economic opportunities for present and future Huntington Beach residents and businesses, and enhance the City's market potential. In addition, the amendments are consistent with the City's existing land use pattern by providing commercially zoned and General Plan designated properties at arterial intersections. The City's land use policies generally encourage projects that provide a mix of uses, are compatible and harmonious with surrounding development, and enhance the image and quality of life and the environment.

Staff recommends that the City Council approve the General Plan Amendment and Zoning Map Amendment based on the suggested findings of approval as recommended by the Planning Commission and staff.

Strategic Plan Goal:

Strategic Plan Goal: Establish the vision and create a land use plan for reuse of critical parcels so that the next phase of the community investment and improvement can begin.

The proposed amendments will be consistent with good zoning practice and implement the goals and objectives of the General Plan. The amendments to land use designations allow the future development of commercial uses that stabilize the fiscal viability of the City by serving the needs of local residents and the surrounding region and providing economic opportunities for the City. In addition, the amendments are consistent with land use policies that protect residential neighborhoods while permitting market driven developments.

Environmental Status:

The project's potential environmental impacts, including those related to General Plan Amendment No. 08-006 and Zoning Text Amendment No. 08-006, are analyzed and discussed in Mitigated Negative Declaration (MND) No. 07-007 (ATTACHMENT NO. 7). The MND determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of less-than-significant with proper design and mitigation measures. The MND was prepared with mitigation measures pursuant to the provisions of the California Environment Quality Act (CEQA) and approved by the Planning Commission on November 12, 2008. This MND was not appealed.

MND No. 07-007 determined that no significant impacts are anticipated in all issue areas except for aesthetics, biological resources, and traffic/transportation. Potentially significant impacts include the removal of six and relocation of seven mature trees (aesthetics and biological resources) and inadequate parking capacity (traffic/transportation). These potentially significant impacts could be mitigated to a level of less-than-significant by incorporating appropriate mitigation measures.

Attachment(s):

City Clerk's Page Number	No.	Description
11	1.	City Council Resolution No. 2008-83, A Resolution of the City Council of the City of Huntington Beach Approving General Plan Amendment No. 08-006
19	2.	Suggested Findings for Approval—Zoning Map Amendment No. 008-006

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: 12/15/2008 **DEPARTMENT ID NUMBER: PL 08-15**

City Clerk's Page Number	No.	Description
21	3.	Ordinance No. 3822 An Ordinance of the City of Huntington Beach Amending District Map 15 (Sectional District Map 14-5-11) to Rezone the Real Property Generally Located at the Southeast Corner of Goldenwest Street and McFadden Avenue from PS (Public-Semipublic) to CG (Commercial General) (Zoning Map Amendment No. 08-006)
29	4.	Planning Commission MND, GPA, ZMA, CUP, VAR, and TPM Staff Report dated November 12, 2008
161	5.	Site Plan, Floor Plans, Elevations, and Tentative Parcel Map dated October 2, 2008
175	6.	Project Narrative dated August 19, 2008
181	7.	Mitigated Negative Declaration No. 07-07
241	8.	HBZSO Chapter 214—Public-Semipublic Districts
249	9.	HBZSO Chapter 211—Commercial Districts
265	10.	PowerPoint Presentation Slides

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ATTACHMENT #1

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RESOLUTION NO. 2008-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH APPROVING GENERAL PLAN AMENDMENT NO. 08-006

WHEREAS, General Plan Amendment No. 08-006 proposes to amend the Land Use Element of the City's General Plan to redesignate an approximate 1.5 acre piece of real property located on the southeast corner of Goldenwest Street and McFadden Avenue, as more particularly described as Exhibits "A" and "B" attached hereto, from P(RL) (Public-Residential Low Density) to CG-F1 (Commercial General – 0.35 Floor Area Ratio).

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 08-006 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 08-006; and

The City Council finds that said General Plan Amendment No. 08-006 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located on the southeast corner of Goldenwest Street and McFadden Avenue in the City of Huntington Beach, and is more particularly described in the legal description and sketch attached hereto as Exhibits "A" and "B", respectively, and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 08-006, which amends the General Plan Land Use Designation for the subject area from P(RL) (Public-Residential Low Density) to CG-F1 (Commercial General – 0.35 Floor Area Ratio) is approved. The Director of Planning is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in the Planning Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney DKO 10/15/08 10/16/08

REVIEWED AND APPROVED:

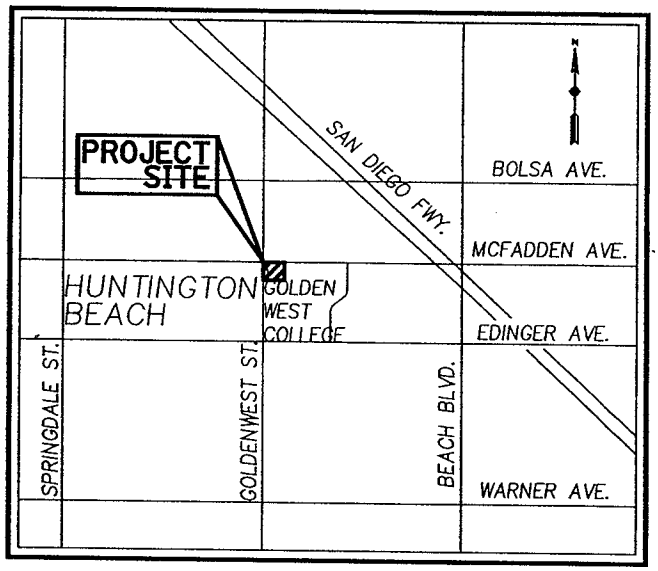
_____
City Administrator

INITIATED AND APPROVED:

_____
Planning Director

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: Sketch



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION PARCEL A

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M, IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED "LS 5411" IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "GPS# 5126R1" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET", SAID POINT BEARS NORTH 89°31'11" WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "GPS# 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 2291.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 7771 IN BOOK 7252, PAGE 378, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57" WEST 313.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT", SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 9.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 16°51'39" EAST 22.08 FEET; THENCE SOUTH 00°15'59" WEST 62.39 FEET; THENCE NORTH 89°44'03" WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPER:
KZ DEVCO, LLC
19752 MACARTHUR BLVD.,
SUITE 250, IRVINE, CA 92612
949/476-2700 949/476-2777-FAX

PREPARED BY:
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165

LEGAL DESCRIPTION & VICINTIY MAP

PROPOSED CVS PHARMACY
SEC Golden West & McFadden
Huntington Beach, CA

TITLE: EXHIBIT
SHEET: A
DRAWN BY: TUPA
DATE: 08/07/08
JOB NUMBER:
REVISIONS:

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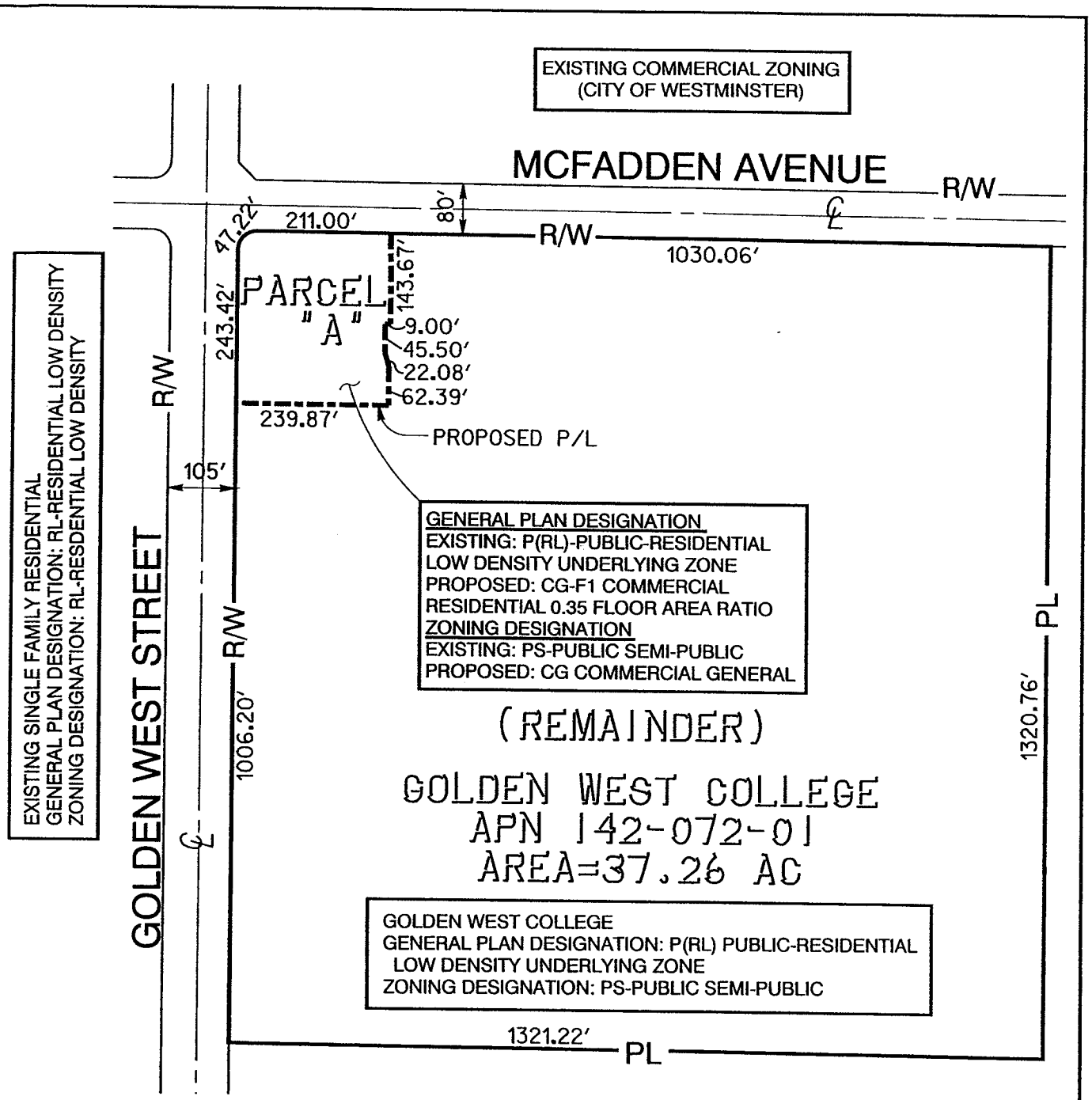

DEVELOPER:
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SKETCH TO ILLUSTRATE LEGAL DESCRIPTION

PROPOSED CVS PHARMACY
SEC Golden West
& McFadden
Huntington Beach, CA

TITLE: EXHIBIT
SHEET: B
DRAWN BY: TUPA
DATE: 08/07/08
JOB NUMBER:
REVISIONS:

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ATTACHMENT #2

SUGGESTED FINDINGS

ZONING MAP AMENDMENT NO. 08-006

SUGGESTED FINDINGS FOR APPROVAL—ZONING MAP AMENDMENT NO. 08-006:

1. Zoning Map Amendment No. 08-006 to change the zoning on a 1.5 acre parcel from PS (Public-Semipublic) to CG (Commercial General) is consistent with the objectives, policies, general land uses and programs specified in the General Plan as well as the proposed General Plan Amendment No. 08-006. The zoning map amendment will enable the property owner and applicant to carry out policies and objectives stated in the Economic Development Element of the General Plan by improving fiscal stability and providing economic opportunities for the City. The proposed commercial general zoning is consistent with the goals and policies of the Land Use Element of the General Plan by allowing the development of uses that would support the needs and reflect market demand of City residents and visitors.

2. In the case of a general land use provision, the Zoning Map Amendment is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. The proposed land uses identified in the Commercial General land use designation is consistent with the General Plan as well as the proposed General Plan Amendment No. 08-006.

3. A community need is demonstrated for the change proposed. The proposed commercial general zoning provides the standards necessary to develop a high quality commercial land use complementing and enhancing surrounding land uses. The commercial designation will generate jobs for the community without substantially increasing the need for housing.

4. The adoption of the Commercial General zoning will be in conformity with public convenience, general welfare and good zoning practice. The Commercial General zoning designation is the appropriate zoning for the site because of its size, location, and separation from residential uses. It was prepared utilizing a comprehensive approach, involving public meetings and reviewing the proposed development in terms of existing development standards, design and architectural guidelines, and landscape requirements.

ATTACHMENT #3

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ORDINANCE NO. 3822

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING DISTRICT MAP 15 (SECTIONAL DISTRICT MAP 14-5-11) TO REZONE THE REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE FROM PS (PUBLIC-SEMIPUBLIC) TO CG (COMMERCIAL GENERAL) (ZONING MAP AMENDMENT NO. 08-006)

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 08-006, which rezones the property generally located at the southeast corner of Goldenwest Street and McFadden Avenue from PS (Public-Semipublic) to CG (Commercial General); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That the real property that is the subject of this Ordinance (hereinafter referred as the "Subject Property") is generally located at the southeast corner of Goldenwest Street and McFadden Avenue, and is more particularly described in the legal description and sketch attached hereto as Exhibits A and B, respectively, and incorporated by reference as though fully set forth herein.

SECTION 2. That the zoning designation of the Subject Property is hereby changed from PS (Public-Semipublic) to CG (Commercial General).

SECTION 3. That Huntington Beach Zoning and Subdivision Ordinance Section 201.04B District Map 15 (Sectional District Map 14-5-11) is hereby amended to reflect Zoning Map Amendment No. 08-006 as described herein. The Director of Planning is hereby directed to prepare and file an amended map. A copy of said District Map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 4. This ordinance shall take effect thirty days after passage.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney DICO 10/15/08
10/16/08

REVIEWED AND APPROVED:

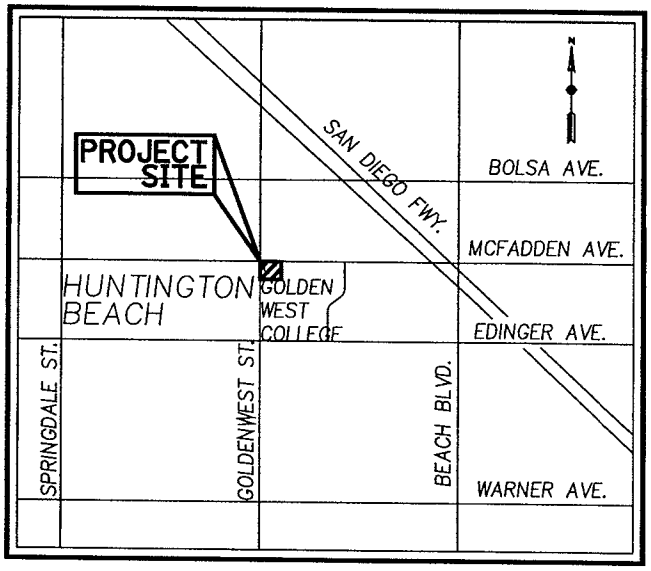
_____
City Administrator

INITIATED AND APPROVED:

_____
Director of Planning

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: Sketch



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION PARCEL A

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M, IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED "LS 5411" IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "GPS# 5126R1" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET", SAID POINT BEARS NORTH 89°31'11" WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "GPS# 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 2291.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 7771 IN BOOK 7252, PAGE 378, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57" WEST 313.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT", SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 9.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 16°51'39" EAST 22.08 FEET; THENCE SOUTH 00°15'59" WEST 62.39 FEET; THENCE NORTH 89°44'03" WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPER: KZ DEVCO, LLC 19752 MACARTHUR BLVD., SUITE 250, IRVINE, CA 92612 949/476-2700 949/476-2777-FAX	LEGAL DESCRIPTION & VICINTIY MAP	TITLE: EXHIBIT SHEET: A
PREPARED BY: RICK ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CA 92110 619.291.0707 (FAX)619.291.4165	PROPOSED CVS PHARMACY SEC Golden West & McFadden Huntington Beach, CA	DRAWN BY: TUPA DATE: 08/07/08 JOB NUMBER: REVISIONS:

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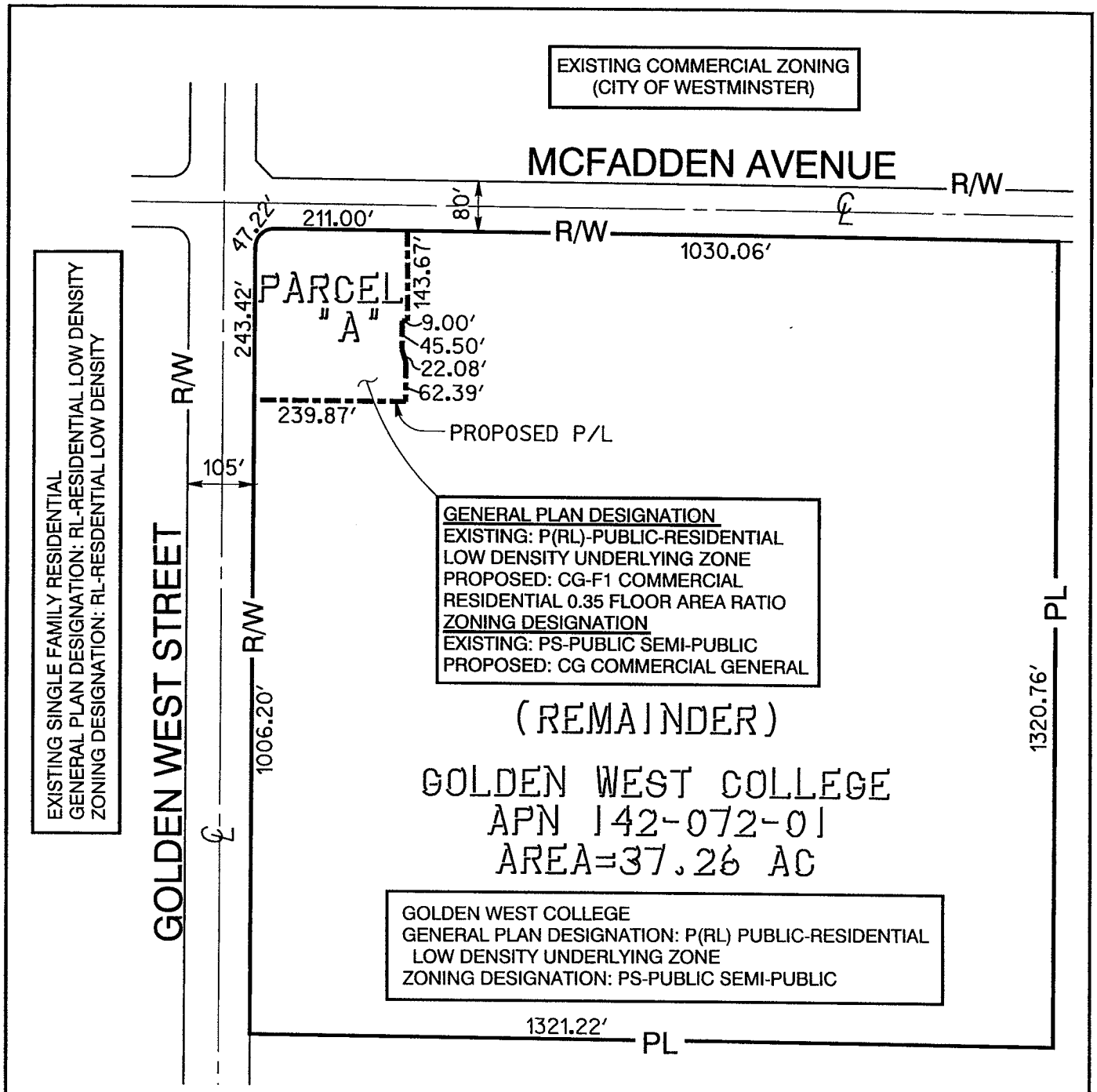

DEVELOPER:
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PREPARED BY:
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SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165

SKETCH TO ILLUSTRATE
LEGAL DESCRIPTION

PROPOSED CVS PHARMACY
SEC Golden West
& McFadden
Huntington Beach, CA

TITLE: EXHIBIT
SHEET: B
DRAWN BY: TUPA
DATE: 08/07/08
JOB NUMBER:
REVISIONS:

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ATTACHMENT #4

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City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner TN SHF
DATE: November 12, 2008

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 07-007/GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121 (CVS PHARMACY)**

LOCATION: 15520 Goldenwest Street, 92647 (southeast corner of Goldenwest Street and McFadden Avenue)

STATEMENT OF ISSUE:

- Mitigated Negative Declaration (MND) No. 07-007 analyzes the potential environmental impacts associated with implementation of the proposed project.

- General Plan Amendment (GPA) No. 08-006 represents a request for the following:
  - To amend the General Plan Land Use designation on 1.5 acres from the current P(RL) (Public-Residential Low Density) to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation.

- Zoning Map Amendment (ZMA) No. 08-006 represents a request for the following:
  - To amend the Zoning designation from the current PS (Public-Semipublic) to the proposed CG (Commercial General) designation.

- Conditional Use Permit (CUP) No. 08-032 represents a request to construct a 14,670 sq. ft., 24-hour drive-thru pharmacy with associated site improvements.

- Variance (VAR) No. 08-008 represents a request to permit a 10-space parking reduction from 74 to 64 parking spaces.

- Tentative Parcel Map (TPM) No. 08-121 represents a request to subdivide a 1.5 acre parcel from a portion of the Golden West College site.

- Staff's Recommendation:

  Approve Mitigated Negative Declaration No. 07-007 based upon the following:
  - The project (with mitigation) will have no significant adverse environmental impacts.

  Approve General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 08-032, Variance No. 08-008, and Tentative Parcel Map No. 08-121 based upon the following:
  - The subject property is located along a major arterial and abuts commercial uses to the north (across McFadden Avenue), single family residential to the west (across Goldenwest Street), and educational uses to the east and south. The 1.5 acre site is suitable for commercial retail development because of its size and location along Goldenwest Street and McFadden Avenue.
  - The proposed commercial general plan and zoning designation to allow commercial retail development is compatible and can be integrated and be sensitive to the surrounding land uses with adequate buffers, FAR limits, and urban design amenities.
  - The proposed commercial general plan and zoning designation will increase the potential for taxable sales and provide additional funds to the city to reduce service costs.
  - The proposed commercial general plan and zoning designation can mitigate the potential impacts to the surrounding area to the greatest extent possible, while still allowing for a market driven commercial project.
  - The proposed project is consistent with the zoning code requirements of Commercial General with the exception of the variance for a reduction in the number of required parking spaces. The project does comply with minimum requirements for landscaping, setbacks, maximum floor area ratio, maximum height, and design standards to minimize long, uninterrupted expanses of building wall.
  - The architectural elements of the proposed building, the building projections and recesses, and the colors and materials all combine to make the project aesthetically pleasing.

RECOMMENDATION:

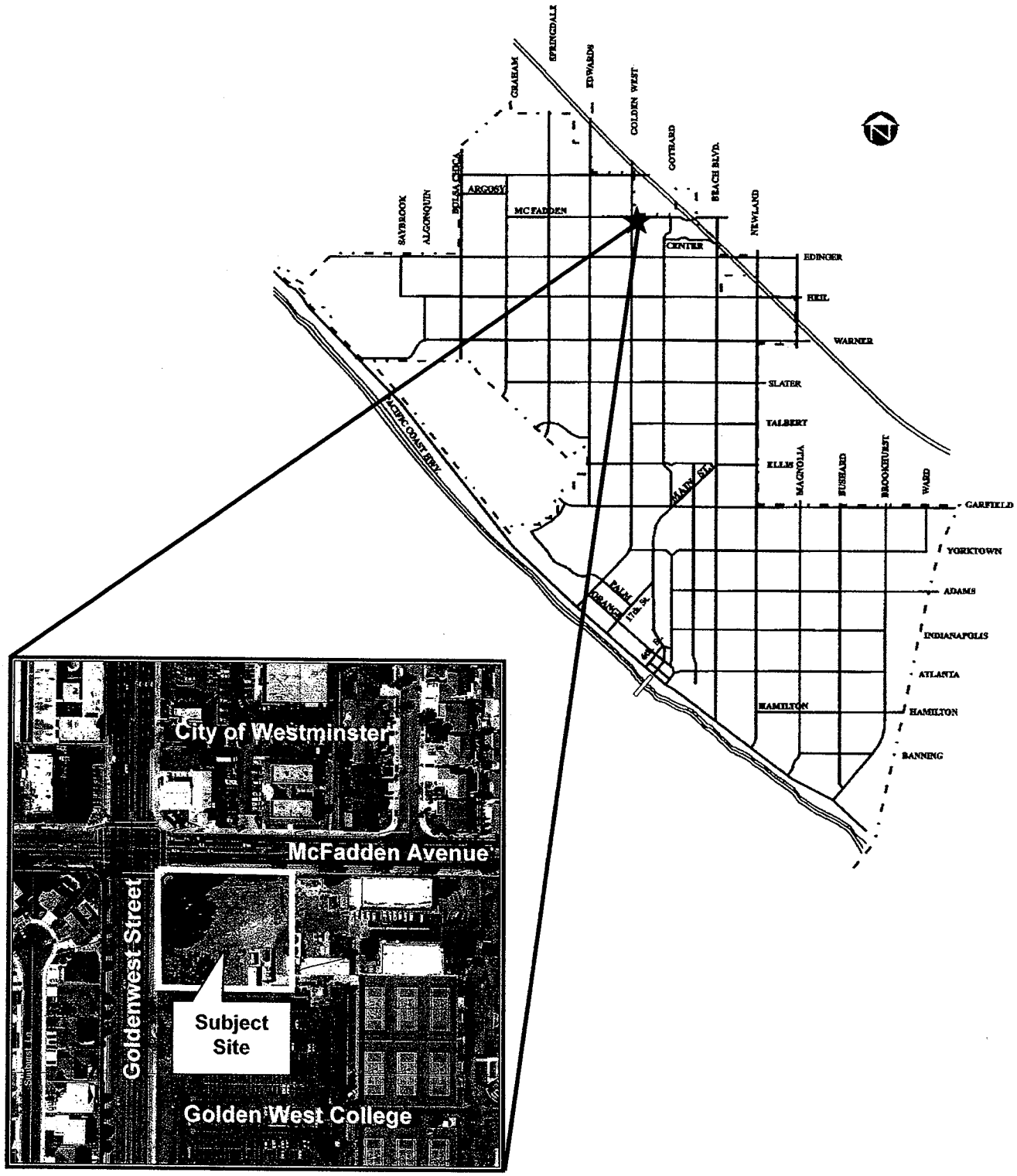
Motion to:

A. "Approve Mitigated Negative Declaration No. 07-007 with suggested findings and mitigation measures (Attachment No. 1)."

B. "Approve General Plan Amendment No. 08-006 by approving the draft City Council Resolution (Attachment No. 2) and forward to the City Council for adoption."

C. "Approve Zoning Map Amendment No. 08-006 with findings for approval (Attachment No. 3) and forward the draft Ordinance (Attachment No. 4) to the City Council for adoption."

D. "Approve Conditional Use Permit No. 08-032, Variance No. 08-008, and Tentative Parcel Map No. 08-121 with findings and suggested conditions of approval (Attachment No. 5)."



VICINITY MAP
MND NO. 07-007/GPA NO. 08-006/ZMA NO. 08-006/CUP NO. 08-032/
VAR NO. 08-008/TPM NO. 08-121
(CVS PHARMACY– 15520 GOLDENWEST STREET)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

1. "Continue Mitigated Negative Declaration No. 07-007, General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 07-043, Variance No. 08-008, and Tentative Parcel Map No. 08-121 and direct staff accordingly."

2. "Deny Mitigated Negative Declaration No. 07-007, General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 07-043, Variance No. 08-008, and Tentative Parcel Map No. 08-121 with findings for denial."

PROJECT PROPOSAL:

Mitigated Negative Declaration No. 07-007 represents an analysis of potential environmental impacts associated with the following entitlements:

- Proposed General Plan Amendment from Public (Residential Low Density) to Commercial General for the subject property.
- Proposed Zoning Map Amendment from Public-Semipublic to Commercial General for the subject property.
- Proposed construction of a 14,670 sq. ft. drive-thru pharmacy and associated site improvements.
- Proposed reduction of parking spaces from 74 to 64 spaces.

General Plan Amendment No. 08-006 represents a request by the applicant to amend the City's General Plan Land Use Element by changing the existing land use category on the 1.5 acre subject property from the current P(RL) (Public-Residential Low Density) to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation.

Zoning Map Amendment No. 08-006 represents a request by the applicant to amend the City's Zoning Map by changing the zoning designation on the subject property from PS (Public-Semipublic) to CG (Commercial General) pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

Conditional Use Permit No. 08-032 represents a request by the applicant to construct a 24-hour drive-thru pharmacy with associated site improvements that consists of:

- 14,670 sq. ft. (11,967 sq. ft. retail, 933 sq. ft. receiving area, 1,770 sq. ft. mezzanine area)
- 64 parking spaces
- 39 feet in height

Variance No. 08-008 represents a request to permit a 10-space parking reduction from 74 to 64 parking spaces.

Tentative Parcel Map No. 08-121 represents a request to subdivide a 1.5 acre parcel from a portion of the Golden West College site.

Background:

The proposed CVS Pharmacy would provide a 14,670 square-foot 24-hour drive-thru pharmacy with 64 parking spaces and associated site improvements on a vacant lot at the southeast corner of Goldenwest Street and McFadden Avenue. The project site is currently vacant with seasonal use as a pumpkin patch and a Christmas tree lot. The approximate height of the proposed one-story building is 39 feet. The proposal includes drive-thru service in conjunction with the pharmacy use. The CVS Pharmacy, including the drive-thru, is proposed to be open 24 hours a day and seven days a week. The floor plan includes 11,967 square feet of retail area with a 933 square foot receiving area and a 1,770 square foot storage mezzanine. Access to the site is proposed via a two-way driveway along Goldenwest Street and a two-way driveway along McFadden Avenue.

Study Session Summary:

The following are issues that were raised during the Planning Commission Study Session meeting on Tuesday, October 28, 2008:

- Pharmacies in the Vicinity of Project Site—There are seven CVS pharmacies in the City of Huntington Beach. Within a five-mile radius of the project site, there are 117 pharmacies.

- Ownership Status of the Project Site—The applicant is leasing the project site from the Coast Community College District on a long-term basis.

- Golden West College Sign at the corner of the Project Site—Because the subject site is being subdivided from the college site, the Golden West College sign at the corner of Goldenwest Street and McFadden is considered an off-site sign according to Chapter 233 (Signs) of the HBZSO. Since the project site is being leased from Coast Community College District on a long-term basis, the land is still owned by the College District. The possibility of retaining the Golden West College sign on the project site of the CVS Pharmacy is being researched. All permanent signs will be reviewed under a separate process for conformance with Chapter 233 of the HBZSO. At the time of submittal, all proposed signs for the CVS Pharmacy as well as the Golden West College sign will be evaluated and reviewed by the Design Review Board and the Planning Department.

- Notification Requirements—Legal notice was published in the Huntington Beach Independent on October 30, 2008, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties.

- Permitting Process for Alcohol Beverages Sales—Retail markets with no more than 10 percent of the floor area devoted to sale, display and storage of alcoholic beverages are exempt from the conditional use permit process.

- Green Features of the Proposed Project—The project is proposing to implement Green Building methods under the following LEED categories: sustainable sites, water efficiency, energy and

atmosphere, materials and resources, environmental quality, and innovation and design process (Attachment No. 17).

ISSUES:

Subject Property and Surrounding Land Use, Zoning, and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	P(RL) (Public-Residential Low Density)	PS (Public-Semipublic)	Vacant
North of Subject Property (across McFadden Avenue)	City of Westminster	City of Westminster	Shopping Center
South and East of the Subject Property	P(RL)	PS	Golden West College
West of Subject Property (across Goldenwest Street)	RL-7 (Residential Low Density—7 Dwelling Units per Acre)	RL (Residential Low Density)	Single-Family Residential

General Plan Conformance:

The proposed General Plan Land Use Map designation on the subject property is CG-F1 (Commercial General—0.35 Floor Area Ratio). The proposed General Plan Amendment, Zoning Map Amendment, and project are consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. *Economic Development Element*

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Objective ED 1.1: Enhance the City's market potential in terms of retail, office, industrial, and visitor serving activity. This would allow Huntington Beach to provide for retail, office, and industrial opportunities that serve the current and projected population and enhance sales and occupancy tax revenue.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed project promotes development in accordance with Huntington Beach's Economic Development Element, as commercial development of the site will improve fiscal stability and provide economic opportunities for the City. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail establishment.

High-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

B. *Land Use Element*

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach recreational resources.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

a. incorporation of site landscape, particularly along street frontages and in parking lots;
b. linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
c. siting and design of structures to facilitate and encourage pedestrian activity;
d. siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
e. architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
f. inclusion of consistent signage designed and integrated into the building's architectural character. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 11*)

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The retail use at the project site represents development which would support the needs and reflect market demand of City residents and visitors. The proposed development provides additional uses that would attract and complement existing uses along Goldenwest Street. Development of the commercial retail use will generate jobs for the community without substantially increasing the need for housing as most employees will come from the local area. In addition, the proposed project would help the City to achieve its goal of enhancing the community image of Huntington Beach through the design and construction of a high-quality development while still allowing for the market-driven commercial development. The design of the project promotes development of a commercial building that conveys a unified visual image and character. The City's Design Review Board has reviewed the proposed architecture, colors, and materials, and recommends approval of the design concept.

C. *Circulation Element*

Goal CE 1: Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

Goal CE 2: Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Policy CE 2.1.1: Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

Policy CE 2.1.2: Maintain a city-wide level of service (LOS) not to exceed LOS "C" for daily traffic, with the exception of Pacific Coast Highway south of Brookhurst Street.

Goal CE 5: Provide sufficient, well-designed, and convenient on- and off-street parking facilities throughout the City.

A traffic impact analysis has been completed by a traffic engineering firm to ensure a balanced transportation system that adequately mitigates the project's potential traffic impacts while still allowing for commercial development to be achieved. The developer will be required to contribute a fair-share payment toward traffic system improvements to mitigate the project's proportionate impacts to certain intersections and roadways.

Zoning Compliance:

One of the entitlements associated with this project are to amend the Zoning designation for the site from Public-Semipublic to Commercial General. The project complies with the requirement of the Commercial General zone with the exception of parking requirements. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 10) for informational purposes only.

Urban Design Guidelines Conformance:

The proposed project is in substantial conformance with the Urban Design Guidelines, Chapter 4 (General Commercial). The applicant has completed the Urban Design Checklist for the proposed project and indicates compliance with the majority of the Guidelines (Attachment No. 16).

The Urban Design Guidelines recommend specific design criteria for general commercial projects. In particular, several recommendations are discussed for site planning and building design. The Urban Design Guidelines for commercial project site planning recommend incorporation of the following:

- vertical and horizontal offsets to articulate building facades
- architectural elements to provide focal points
- screening of loading and delivery service areas to minimize their visibility

- decorative paving into parking lot design, driveway entries, and pedestrian walkways

The proposed site layout conforms with these design recommendations through the provision of vertical and horizontal articulations to the building and a tower element to serve as a focal point. To soften the look of the building, climbing plants are provided on the building. In addition, the project incorporates decorative paving into the driveway entries and pedestrian walkways. The loading and delivery service area is screened from view by the design of the building. The applicant is utilizing a variety of building materials, design elements, and colors to complement the developments in the vicinity of the project site.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design and mitigation measures. Subsequently, draft MND No. 07-007 (Attachment No. 11) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

Draft MND No. 07-007 was advertised and made available for a thirty (30) day public review and comment period, commencing July 3, 2008 and ending on August 4, 2008. Two comment letters (California Department of Transportation and OC Public Works) were received during the review period, indicating that they have no comments. The Draft MND No. 07-007 was recirculated to reflect changes to the project plans and a request for a variance to deviate from the number of parking spaces required by the HBZSO. The recirculated Draft MND was made available for a thirty (30) day public review and comment period, commencing September 11, 2008 and ending on October 10, 2008. One comment letter (California Department of Transportation) was received during the recirculated review period, indicating that the agency has no comments.

Environmental Board Comments:

The Environmental Board reviewed draft MND No. 07-007 at their August 7, 2008 meeting and provided a comment letter on August 18, 2008. The Environmental Board's letter addressed the following issues:

- Alternate site for the pharmacy should be considered.
- A new site should be found for all trees worth salvaging (e.g. those rated average or better).
- Traffic is a potential issue in this area, especially left-turning traffic out the driveway south of the proposed site.
- The 24-hour drive-thru concept has the potential to add to pollution levels.
- The City of Westminster should be informed of the project.
- A minimum level of green building measures should be required and incorporated into the project.
- In-lieu park and recreation fees should be dedicated for open space areas within the Beach-Edinger Corridor project area.
- Low emission construction equipment should be used.
- The construction grading and hauling should be reduced to the maximum extent practicable.

Some of the concerns raised by the Environmental Board were addressed in the MND. As for the driveway south of the proposed site, the existing driveway will remain at right-turn-in and right-turn out only to minimize the potential issue in this area. The concerns regarding any potential air quality and emissions impacts will be addressed through standard code requirements, including frequent watering down of the site to prevent dust movement, wind barriers along the perimeter of the site, removal of debris and dirt around the project site, use of low sulfur vehicles, avoiding construction on high-ozone days, and decreasing activities during windy conditions. In addition, the applicant is proposing to implement Green Building methods under the following LEED categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, environmental quality, and innovation and design process.

Prior to any action on General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 08-032, Variance No. 08-008, and Tentative Parcel Map No. 08-121, the Planning Commission must review and act on MND No. 07-007. Based on the initial study of the project, staff is recommending that the MND be approved with suggested findings and mitigation measures.

Coastal Status: Not applicable.

***Redevelopment Status*:** Not applicable.

***Design Review Board*:**

The project was reviewed by the Design Review Board (DRB) on September 11, 2008, September 18, 2008, and October 9, 2008. On September 11, 2008, the DRB reviewed the colors, materials, design, and plans for the CVS Pharmacy. The Board was informed of staff's recommendations regarding compliance with the Urban Design Guidelines. The Board expressed several overall concerns during the initial review of the project, including the following: 1) vertical and horizontal articulations to the building; 2) relocation and redesign of the loading and delivery service areas; 3) incorporation of decorative paving into the driveway entries and pedestrian walkways; 4) provision of climbing plants on the building; and 5) the Golden West College sign at the corner of the project site. After much discussion, the application was continued to the September 18, 2008 meeting. The DRB still had the same concerns with the site layout and building design at the September 18, 2008 meeting and continued the application to the October 9, 2008 meeting to allow the applicant the opportunity to revise the plans. In response, the applicant revised the proposed architectural design, incorporated new vertical and horizontal articulations, redesign of the loading and delivery service areas, decorative paving into the driveway entries and pedestrian walkways, and climbing vines on the building. On October 9, 2008, the DRB recommended conceptual approval of the project with the condition that the first two feet of the 19-foot long parking spaces along the west and north side of the building be provided with landscaping or sidewalk area. In addition, all proposed signs for the CVS Pharmacy as well as the Golden West College sign will be reviewed separately by the DRB and the Planning Department.

***Subdivision Committee*:** Not applicable.

Other Departments Concerns and Requirements:

The Departments of Building and Safety, Fire, Planning, and Public Works have reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on October 10, 2008 and is attached for informational purposes only (Attachment No. 10).

Public Notification:

Legal notice was published in the Huntington Beach Independent on October 30, 2008, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, interested parties, and individuals/organizations that commented on the environmental document.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
Mitigated Negative Declaration: September 15, 2008	180 days of complete application or by March 15, 2009
General Plan Amendment: Not Applicable	Not Applicable
Zoning Map Amendment: Not Applicable	Not Applicable
Conditional Use Permit: September 15, 2008 Variance: September 15, 2008 Tentative Parcel Map: September 15, 2008	Conditional Use Permit, Variance and Tentative Parcel Map: Within 60 days from Mitigated Negative Declaration Approval

ANALYSIS:

The primary issues to consider in conjunction with this request are the proposed amendment of the General Plan Land Use designation, the proposed amendment of the Zoning designation, compatibility with the surrounding land uses, consistency with the General Plan, site layout/design, compliance with the applicable zoning development standards, reduction in the number of required parking spaces, potential environmental impacts, and subdivision of a 1.5 acre parcel.

General Plan Amendment:

The request is to amend the General Plan Land Use designation on the approximately 1.5-acre site from the current P(RL) (Public-Residential Low Density) designation to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation.

The existing General Plan Land Use designation for the site is Public (Residential Low Density), which permits a range of governmental administrative and related facilities, such as public utilities, schools, public parking lots, infrastructure, religious and similar uses. The underlying designation for the site is shown as

Residential Low Density, which has no bearing on the future zoning or land use designation on the subject property. The General Plan has no discussion or corresponding policies that encourages such underlying designation to be considered or applied during the amendment process. The underlying designation is a remnant designation of all Public (P) designated properties within the City and was considered during the discussions by the General Plan Advisory Committee and their land use recommendations. The proposed General Plan Land Use designation is Commercial General (CG), which allows for a range of commercial activities such as retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, government offices, educational, health, institutional and similar uses. Staff proposes a maximum allowable floor area ratio of 0.35.

The amendment of the land uses designation is consistent with the activities in the vicinity of the project site. The subject site is surrounded by neighborhood serving commercial uses to the north across McFadden Avenue, residential uses to the west across Goldenwest Street, and educational uses to the east and south. The uses permitted under the current land use designation include governmental administrative and related facilities. The uses permitted under the proposed land use designation include a range of commercial uses. The uses permitted under the current and proposed land use designations and zoning are not very different in terms of traffic generation, noise, utilities or service systems demands. In addition, the area south of the project site (Goldenwest College parking lot at the corner of Goldenwest Street and Edinger Avenue) already has commercial activities (i.e. weekend swap meets). Therefore, the proposed land use designation would permit uses that are compatible with existing uses north and south of the project site. In addition, the proposed use of the site as a pharmacy would serve existing residences to the west as well as the Goldenwest College campus east of the project site. A medical clinic is located across the street (Westminster) and the proposed CVS Pharmacy would provide easy access to prescriptions for patients.

The proposed project would be consistent with the goals and objectives of the Land Use and Economic Development Elements of the General Plan in developing a range of commercial uses that are oriented to the needs of local residents, serving the surrounding region, providing economic opportunities for present and future Huntington Beach residents and businesses, and enhancing the City's market potential. This is also consistent with the City's existing land use pattern by providing commercially zoned and General Plan designated properties at arterial intersections. The City's land use policies generally encourage projects that provide a mix of uses, are compatible and harmonious with surrounding development, and enhance the image and quality of life and the environment. The proposed project would not conflict with the identified policies and objectives contained in the General Plan. Staff recommends approval of the General Plan Land Use designation amendment request to General Commercial.

Zoning Map Amendment:

The request is to amend the Zoning designation on the 1.5-acre site from the current PS (Public-Semipublic) designation to CG (Commercial General) designation. The Zoning Map Amendment would provide consistency with the proposed General Plan Land Use designation of Commercial General.

The existing Zoning designation for the subject site is Public-Semipublic (PS). This designation permits large public and semipublic uses such as but not limited to: Cemeteries, Government Offices, Hospitals,

Maintenance and Service Facilities, Religious Assembly, Schools (private or public), Utilities (minor and major), Eating and Drinking Establishments, Vehicle/Equipment Sales and Services, etc. Development standards permit: minimum parcel size of 2 acres, minimum lot width of 100 feet, maximum building height of 50 feet, maximum floor area ratio of 1.5, and minimum of 8% landscaping. Additional requirements are identified in Chapter 214, Public-Semipublic Districts (Attachment No. 14).

The proposed Zoning designation for the subject site is Commercial General (CG). This designation permits a full range of retail and service businesses such as but not limited to: Group Residential, Community and Human Services, Convalescent Facilities, Day Care, Heliports, Hospitals, Religious Assembly, Schools (private or public), Utilities (minor or major), Animal Sales and Services, Building Materials and Services, Commercial Recreation and Entertainment, Eating and Drinking Establishments, Maintenance and Repair Services, Offices, Retail Sales, Vehicle Equipment Repair, Visitor Accommodations, etc. Development standards permit: minimum lot size of 10,000 sq. ft., minimum lot width 100 feet, maximum building height of 50 feet, maximum floor area ratio of 1.5, and minimum of 8% landscaping. Additional requirements are identified in Chapter 211, Commercial Districts (Attachment No. 15).

The amendment of the Zoning designation for the subject site from Public-Semipublic to Commercial General implements the proposed General Plan Land Use designation of Commercial General. The subject site is bounded by single family residential (RL) across Goldenwest Street to the west, commercial uses to the north (City of Westminster), institutional uses (Golden West College) to the east and south, and a major arterial street (Goldenwest Street) to the immediate west. The proposed zoning of commercial on a site that has arterial frontage is a basic planning principle in the analysis of the proper land use and zoning designation for commercial uses. The City has adopted a number of land use policies to protect residential neighborhoods and allow the future development of commercial uses that stabilize the fiscal viability of the City.

The commercial designation is the appropriate zoning for the site generally because of its size, location, and separation from residential uses. The 1.5 acre project site meets the minimum lot size for commercial development and located at the intersection of two arterials, which provide efficient access to the site. Because this type of land use and zoning pattern is found throughout the City, designating the project site for commercial development is consistent with the existing land use pattern. The zoning regulations (CG) require new construction to be subject to a conditional use permit with a public hearing. The conditional use permit review and analysis requires the future development to mitigate to the greatest extent possible any impacts to the adjacent residential uses and also allow for market driven development. Staff recommends approval of the zoning map amendment request to General Commercial.

Conditional Use Permit:

The primary factors to consider when analyzing this project are compatibility with surrounding land uses, site layout/design, and compliance with the applicable zoning development standards. The following is a detailed discussion of these issues.

Compatibility with Surrounding Land Uses

The subject site is surrounded by neighborhood serving commercial uses to the north across McFadden Avenue in the City of Westminster, residential uses to the west across Goldenwest Street, and institutional uses to the east and south. In addition, the area south of the project site (Goldenwest College parking lot at the corner of Goldenwest Street and Edinger Avenue) already has commercial activities (i.e. weekend swap meets). The development of the proposed project will be compatible with the existing commercial uses of similar nature and intensity north and south of the project site. The proposed use of the site as a pharmacy would serve existing residences to the west as well as the Goldenwest College campus east of the project site.

Site Layout and Architectural Treatment

The proposed project is designed to have the building in the center of the site with parking and driveways along the perimeter of the site. Access to the site will be taken via a two-way driveway along Goldenwest Street and a two-way driveway along McFadden Avenue. Decorative paving will be incorporated into the design of the driveway entries and pedestrian walkways. The architectural treatment of the building includes numerous features that contribute to an attractive design, such as vertical and horizontal offsets to articulate building facades, architectural elements such as a tower to provide a distinct entry, varied rooflines, and window treatments (Attachment No. 8). The project is utilizing a variety of building materials, design elements, and colors to complement the developments in the vicinity of the project site. The use of building materials (stone, clay tiles, plaster), colors (flickering light, sun city, ambrosia ivory), and paving materials (stamped concrete) are designed to convey a high quality visual image and character for the development. Incorporation of the Design Review Board's recommended changes to the parking spaces along the west and north side of the building will enhance the site's pedestrian access.

Compliance with Applicable Zoning Development Standards

The project would comply with the applicable development standards for Commercial General zoning district including minimum lot area and lot width, minimum setbacks, maximum building height, maximum floor area ratio, vehicular and pedestrian access, and minimum landscaping. The proposed project would not comply with the parking requirements and the applicant has applied for a variance to deviate from the parking requirements of the HBZSO. A detailed discussion of the variance is provided below.

Variance:

The variance request is to permit a 10-space reduction in the parking requirements. The HBZSO requires commercial/retail establishments to provide parking at a ratio of 1 space for every 200 square feet of gross floor area. The gross floor area of the proposed project is 14,670 square feet, which would require 74 parking spaces. A total of 64 parking spaces are proposed for the project. Because the proposed project is deficient in parking, the applicant has applied for a variance to deviate from the minimum parking requirements of the HBZSO.

Although the project does not meet the City's code for number of parking spaces, storage uses generally require less parking than retail uses and use a reduced parking standard. Of the total floor area for the proposed project, 11,967 square feet will be utilized as commercial/retail space and 2,703 square feet will be utilized for storage purposes only. The required number of parking spaces for 11,967 square feet of commercial/retail area is 60 and the required number of parking spaces for the receiving and mezzanine storage areas, based on the HBZSO storage/warehouse parking ratio of 1:1000, would be three. If separate parking requirements were applied for each use, based on the requirements of the HBZSO, the total number of parking spaces required would be 63. Although the receiving area was included in the Traffic Impact Assessment for determining vehicle trips, those trips generated by the receiving area would be limited to trucks making deliveries. The delivery trucks would utilize the appropriate loading space on the site and would not generate additional parking demand. In light of this information, and given that the storage areas are not accessible to patrons of the store, it can be further concluded that the actual parking demand would be 63 spaces. Therefore, although the strict application of the City's code would require 74 parking spaces, based on the actual parking demand, the proposed project would require a minimum of 63 spaces.

To confirm that the parking demand is not greater than the number of spaces proposed and mitigate potentially significant impacts associated with inadequate parking capacity, the applicant submitted a Parking Demand Study, prepared by Rick Engineering Company (Attachment No. 13). The Study surveyed the existing parking counts at three comparable CVS Pharmacy sites near the proposed site as follows:

CVS pharmacy—18872 Beach Boulevard, Huntington Beach
CVS Pharmacy—102 N Main Street, Santa Ana
CVS Pharmacy—7065 La Palma Avenue, Buena Park

The Study found that the maximum occupied spaces counted for the three sites ranged from 14 to 33 spaces with a peak demand rate ranging from 1.2 to 2.2 per 1,000 square feet of gross floor area. Based on that finding, the maximum parking demand for the proposed 14,670 sq. ft. pharmacy would be 32 spaces if the demand rate of 2.2 were applied. Therefore, the Study concluded that the 64 parking spaces provided for the proposed CVS Pharmacy would be sufficient for the peak and daily parking demand.

Staff is recommending approval of the reduction in the parking requirements because the site layout of the proposed development is designed to maximize the use of the site and take into consideration the many existing mature trees on the subject site. This reduction will enable the project to preserve and relocate the existing mature trees onsite and develop a high quality design that is sensitive and complementary to surrounding land uses. In addition, parking for the development will be provided to accommodate the actual demand and will not result in insufficient parking capacity. This conclusion is supported by a Parking Demand Study as discussed above. Therefore, the variance for a parking reduction would not result in a parking deficiency or constitute a special privilege.

Tentative Parcel Map:

The request is to subdivide a 1.5 acre parcel from a portion of the Golden West College site for commercial development purposes (Attachment No. 8). The map includes right of way dedications along Goldenwest Street and McFadden Avenue and on-site reciprocal access easements between parcels. As

part of the map, public improvements around the entire development are required along Goldenwest Street and McFadden Avenue. Public Works is recommending that the existing driveway approach on Goldenwest Street be removed and replaced with an ADA compliant driveway approach and a new sewer lateral be installed connecting to the Midway City Sanitation District sewer main in McFadden Avenue. Public Works has included conditions of approval to this effect.

Staff recommends approval of the proposed subdivision with conditions of approval for proper site design, street dedications, and irrevocable reciprocal access agreements. The site is physically suitable for the type and density of development. The 1.5 acre project site is generally flat, rectangular, and provides the necessary area for development consistent with the intensity and density of the General Plan Land Use designation and the proposed Commercial General zoning district. Furthermore, the proposed development complies with the development standards regarding setbacks, building height, and landscaping of the Huntington Beach Zoning and Subdivision Ordinance.

Environmental Impacts:

The Mitigated Negative Declaration No. 07-007 determined that no significant impacts are anticipated as a result of the proposed project in all issue areas except for aesthetics, biological resources, and traffic/transportation. Potentially significant impacts include the removal of six and relocation of seven mature trees (aesthetics and biological resources) and inadequate parking capacity (traffic/transportation). These potentially significant impacts could be mitigated to a level of insignificance by incorporating appropriate mitigation measures.

The project site is currently vacant and contains 22 mature trees that would be impacted by the development of the proposed project. An Arborist's Report (Attachment No. 12), prepared by Consulting Arborist Alden Kelley, has been completed for the project site, which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. Of the 22 impacted trees, nine are proposed to remain, seven are proposed to be relocated, and six trees are proposed to be removed. The removal of six mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO. Twenty seven trees are proposed to replace the six trees that are removed. For the seven trees to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. The detailed specifications and procedures for the translocation of the identified trees are documented in the Arborist's Report in order to ensure that the relocated trees will be maintained and guaranteed to be alive and thriving.

Although there are no wildlife nursery sites within the project site, due to the abundance of mature trees on the college campus and the project site, migratory species may use portions of the site for nesting during breeding season, which are protected under the *Migratory Bird Treaty Act* (MBTA). Project implementation and construction-related activities may result in the disturbance of nesting species protected by the MBTA. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. The loss of nesting efforts of sensitive species protected by the MBTA, as a result of the removal of mature trees onsite, would be considered a potentially significant impact. Therefore, a mitigation measure specifying the time of construction or

vegetation removal would be required to lessen the impact on migratory wildlife species (Attachment No. 11).

Based on the HBZSO, the proposed project would require 74 parking spaces. However, the project is proposing to provide 64 parking spaces. Because the proposed project is deficient in parking, the applicant has applied for a variance to deviate from the parking requirements of the HBZSO. The applicant submitted a Parking Demand Study, prepared by Rick Engineering Company, to confirm that the parking demand is not greater than the number of spaces proposed onsite and mitigate potentially significant impacts associated with inadequate parking capacity. The Study concluded that the 64 parking spaces provided for the proposed CVS Pharmacy would be sufficient for the parking demand. A detailed discussion of the parking requirements is in the Variance section above.

Summary

Staff finds that the proposed project is compatible with surrounding uses in terms of architecture, site layout, design, access, and other development standards. The current Public land use designation does not allow for commercial uses but the proposed land use designation of Commercial General would allow for the implementation of the proposed project. The site layout and inclusion of many design features, building materials, and colors into the architectural design of the building enhances the project and creates a high quality development. The proposed project would be compatible with the surrounding land uses because its adjacency to existing commercial development to the north and separation from sensitive land uses. Therefore, staff supports the proposed amendments to the General Plan and Zoning designations as well as the proposed development of a pharmacy.

ATTACHMENTS:

1. Suggested Findings and Mitigation Measures for Mitigated Negative Declaration No. 07-007
2. ~~Draft City Council Resolution No. _____ for General Plan Amendment No. 08-006~~
3. ~~Suggested Findings for Zoning Map Amendment No. 08-006~~
4. ~~Draft Ordinance No. _____ for Zoning Map Amendment No. 08-006~~
5. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 08-032, Variance No. 08-008, and Tentative Parcel Map No. 08-121
6. Current/Proposed General Plan Designations (with surrounding designations)
7. Current/Proposed Zoning Designations (with surrounding designations)
8. ~~Site Plan, Floor Plans, Elevations, and Tentative Parcel Map dated October 2, 2008~~
9. ~~Project Narrative dated August 19, 2008~~
10. Code Requirements Letter dated October 10, 2008
11. ~~Draft Mitigated Negative Declaration No. 07-007~~
12. Arborist's Report dated October 2007
13. Parking Study dated October 2, 2008
14. ~~HBZSO Chapter 214 – Public-Semipublic Districts~~
15. ~~HBZSO Chapter 211 – Commercial Districts~~
16. Design Review Board Checklist Completed by the Applicant (General Commercial) dated July 3, 2008
17. Green Building Features Submitted by the Applicant dated October 30, 2008

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ATTACHMENT NO. 1

FINDINGS AND MITIGATION MEASURES

MITIGATED NEGATIVE DECLARATION NO. 07-007

FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 07-007

1. Mitigated Negative Declaration No. 07-007 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of 30 days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration No. 07-007.

2. Mitigation measures avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Mitigation measures address potential impacts to aesthetics, biological resources, and traffic and transportation. Mitigation measures were generally designed to minimize impacts related to the removal and relocation of mature trees and inadequate parking capacity at the project site.

3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the attached mitigation measures, will have a significant effect on the environment. The proposed project will be a high quality development that takes into consideration the many existing mature trees onsite. The mature trees will be preserved or relocated based on the proper translocation procedures and specifications documented in the Arborist's Report to ensure their survival. In addition, the migratory species that may use portions of the site for nesting during breeding season will be protected through the limitation of the time of construction or vegetation removal. As for the reduction in the number of required parking spaces, a Parking Demand Study concludes that the provided parking would be sufficient for the parking demand of the proposed development and would not result in a parking deficiency.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. Nesting habitat for protected or sensitive species:
   a. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.

   b. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-

work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.

c. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.

2. The structure cannot be occupied and the final building permit(s) cannot be approved until the removed existing mature trees are replaced in accordance with the requirements of Chapter 232—Landscape Improvements.

3. For the trees to be relocated, the Arborist's Report shall be revised to include the following:
   a. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department.
   b. The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008.
   c. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the even that any tree is not surviving, it shall be replaced with the same type and size of tree.
   d. A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.

4. The applicant shall submit a Parking Demand Study, prepared by a licensed Traffic Engineer, to confirm that the parking demand for the proposed project would not be greater than the number of spaces currently proposed. At a minimum, the study shall include a survey of the parking demand at three CVS Pharmacy locations in Orange County during peak hour weekday and weekend times. If the Parking Demand Study does not confirm a parking demand of no greater than 64 spaces, then the applicant should evaluate providing more parking spaces on site and/or reduce the building size accordingly.

ATTACHMENT NO. 5

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 08-032
VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 08-032:

1. Conditional Use Permit No. 08-032 for the establishment, maintenance and operation of the 14,670 square-foot 24-hour drive-thru CVS Pharmacy with 64 parking spaces will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed project meets all Zoning and Subdivision Ordinance standards with the exception of the variance for parking requirements. The proposed project is consistent with the land use/zoning designation applied to the property. The project will not generate noise, traffic, or other impacts which are inconsistent with the property's Commercial General's zoning designation or existing land uses in the surrounding neighborhood. In addition, the project will be designed to provide adequate setbacks, does not exceed building height, provide code required landscaping, and meets the goals and policies of the General Plan.

2. The conditional use permit will be compatible with surrounding uses because the project consists of the development of a commercial building on a commercially zoned property, south of existing commercial development of similar nature and intensity. The proposed project will be designed in a manner that is sensitive to surrounding uses, including orienting the loading and delivery service areas away from residential uses. In addition, the project will provide convenient and safe pedestrian linkages on-site and with the surrounding street system along with a building of high quality architectural design.

3. The proposed 14,670 square foot 24-hour drive-thru CVS Pharmacy with 64 parking spaces will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it would be located, except for the variance requesting a reduction in the parking requirements. The proposed development plan complies with the zoning development standards and land use provisions in the Commercial General zoning district by providing code required minimum setbacks, minimum landscaping, maximum building height, and maximum floor area ratio.

4. The granting of the conditional use permit will not adversely affect the General Plan. The project is consistent with the Land Use Element designation of CG-F1 (General Commercial—0.35 Floor Area Ratio) on the subject property. In addition, it is consistent with the goals and policies of the General Plan:

A. *Economic Development Element*

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Objective ED 1.1: Enhance the City's market potential in terms of retail, office, industrial, and visitor serving activity. This would allow Huntington Beach to provide for retail, office, and industrial opportunities that serve the current and projected population and enhance sales and occupancy tax revenue.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed project promotes development in accordance with Huntington Beach's Economic Development Element, as commercial development of the site will improve fiscal stability and provide economic opportunities for the City. New employment opportunities will be created both in the construction of the proposed development and in the long-term operations of the retail establishment. High-quality architecture and site design will enhance the long-term economic success of the proposed development and will further enhance Huntington Beach's economic prospects.

B. *Land Use Element*

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach recreational resources.

Policy LU 10.1.4: Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

Policy LU 10.1.12: Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

a. incorporation of site landscape, particularly along street frontages and in parking lots;
b. linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
c. siting and design of structures to facilitate and encourage pedestrian activity;
d. siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;

e. architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
f. inclusion of consistent signage designed and integrated into the building's architectural character. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 11*)

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The retail use at the project site represents development which would support the needs and reflect market demand of City residents and visitors. The proposed development provides additional uses that would attract and complement existing uses along Goldenwest Street. Development of the commercial retail use will generate jobs for the community without substantially increasing the need for housing as most employees will come from the local area. In addition, the proposed project would help the City to achieve its goal of enhancing the community image of Huntington Beach through the design and construction of a high-quality development while still allowing for the market-driven commercial development. The design of the project promotes development of a commercial building that conveys a unified visual image and character. The City's Design Review Board has reviewed the proposed architecture, colors, and materials, and recommends approval of the design concept.

C. *Circulation Element*

Goal CE 1: Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

Goal CE 2: Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Policy CE 2.1.1: Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

Policy CE 2.1.2: Maintain a city-wide level of service (LOS) not to exceed LOS "C" for daily traffic, with the exception of Pacific Coast Highway south of Brookhurst Street.

Goal CE 5: Provide sufficient, well-designed, and convenient on- and off-street parking facilities throughout the City.

A traffic impact analysis has been completed by a traffic engineering firm to ensure a balanced transportation system that adequately mitigates the project's potential traffic impacts while still allowing for commercial development to be achieved. The developer will be required to contribute a fair-share payment toward traffic system improvements to mitigate the project's proportionate impacts to certain intersections and roadways.

SUGGESTED FINDINGS FOR APPROVAL--VARIANCE NO. 08-008:

1. The granting of Variance No. 08-008 to permit a 10-space reduction in parking requirements will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. Deviations to the parking requirements have been previously granted for pharmacies with storage uses separate from the commercial/retail space when the deviation does not result in insufficient parking capacity. The gross floor area of the proposed project is 14,670 square feet, which would require 74 parking spaces in accordance to the HBZSO parking requirements, instead of the proposed 64 spaces for the development. Of the total floor area for the proposed project, 11,967 square feet will be utilized as commercial/retail space and 2,703 square feet will be utilized for storage purposes only. The required number of parking spaces for 11,967 square feet of commercial/retail area is 60 and the required number of parking spaces for the receiving and mezzanine storage areas, based on the storage/warehouse parking ratio of 1:1000, would be three. Because the receiving and storage areas would not be accessible to customers and therefore would not generate parking demand, the actual parking demand would be 63 spaces. To confirm this parking demand, a Parking Demand Study was prepared and found that the 64 parking spaces provided for the proposed pharmacy would be sufficient for the parking demand. Therefore, the variance for a parking reduction would not result in a parking deficiency or constitute a special privilege.

2. Because of special circumstances applicable to the subject property, such as location and surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The subject site is a vacant lot with many mature trees along the street frontage and surrounded by existing facilities on the Golden West College campus. The site layout of the proposed development is designed to maximize the use of the site and to preserve and relocate these mature trees.

3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. The variance to reduce the parking requirements will enable the project to preserve and relocate the mature trees onsite and develop a high quality design that is sensitive and complimentary to surrounding uses.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The variance can be supported because the number of provided parking spaces would be sufficient to satisfy the parking demand of the proposed development. This conclusion is supported by a Parking Demand Study, prepared by Rick Engineering Company, of three comparable CVS Pharmacy sites near the proposed site. The Study concluded that the 64 parking spaces provided for the proposed CVS Pharmacy would be sufficient for the peak and daily parking demand.

5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG-F1 (Commercial General—0.35 Floor Area Ratio) on the subject property because parking for the development will be provided to accommodate the actual demand and will not result in insufficient parking capacity.

FINDINGS FOR APPROVAL—TENTATIVE PARCEL MAP NO. 08-121:

1. Tentative Parcel Map No. 08-121 to subdivide a 1.5 acre site from a portion of the Golden West College site is consistent with the General Plan Land Use Element designation of CG-F1 (Commercial General—0.35 Floor Area Ratio) on the subject property. The proposed subdivision meets all development standards established in the HBZSO except for the variance for a 10-space parking reduction in the parking requirements.

2. The site is physically suitable for the type and density of development. The 1.5 acre project site is generally flat, rectangular, and provides the necessary area for development consistent with the intensity and density of the General Plan Land Use designation and the proposed Commercial General zoning district. Furthermore, the proposed development complies with the development standards regarding setbacks, building height, and landscaping of the Huntington Beach Zoning and Subdivision Ordinance.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site does not serve as habitat for fish or wildlife.

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The tentative map provides all the necessary easements and access requirements of the City for the public and provides the necessary improvements. The improvements include dedications, curbs, gutters, sidewalks, and easements with reciprocal access between properties to adequately serve the site and adjacent properties.

SUGGESTED CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121:

1. The site plan, floor plans, and elevations received and dated October 2, 2008 shall be the conceptually approved design with the following modifications:

   a. Bollards shall be installed at the entrance of the building to prevent vehicles from crashing through the front doors of the building. **(PD)**

2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/index.cfm?fuseaction=guidelines).

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

   a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of

planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department. **(PW)**

b. A Precise Grading Plan shall include the following improvements on the plan:

   1. Damaged curb, gutter and sidewalk along the project's Goldenwest Street and Mc Fadden Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84) **(PW)**

   2. The existing driveway approach on Goldenwest Street shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211 for a commercial driveway approach. This driveway shall also provide for ingress of a standard WB-40 vehicle. (ZSO 230.84) **(PW)**

   3. A new sewer lateral shall be installed connecting to the Midway City Sanitation District sewer main in McFadden Avenue. This sewer connection has previously been approved by the Midway City Sanitation District in a Will-Serve letter to Mr. Tom Wilhelm (the CVS Pharmacy owner representative) of KZ Holdings LLC, dated May 29, 2008. **(PW)**

c. Any necessary easements (for temporary construction, reciprocal access, etc.) for construction of the aforementioned driveway approach shall be coordinated with the Coast Community College District (Golden West College) and copies shall be provided to Planning and Public Works Departments. **(PW)**

d. The developer shall provide a Maintenance License Agreement for maintenance of all enhanced paving in public streets, pedestrian easements, sidewalk, parkway landscaping, and street furniture located behind public street curbs within the project site. Maintenance shall include but not be limited to all facets of landscape irrigation, planting, weed and pest control, any water quality features, trash clean up, repair, replacement and other items that may be shown and developed within the public right of way. The property owner shall be responsible for all costs related to the maintenance, and any fees required for water and electrical use. This agreement shall be in effect until the street improvements within the right of way dedication are completely installed. At that time the Maintenance License Agreement will become mute. **(PW)**

4. Prior to final inspection, the following shall be completed:

   a. Surveillance cameras shall be installed at the entrance of the building and drive-thru area and recorded 24 hours a day, every day. Video tapes shall be retained form at least 30 days. **(PD)**

5. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and

approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

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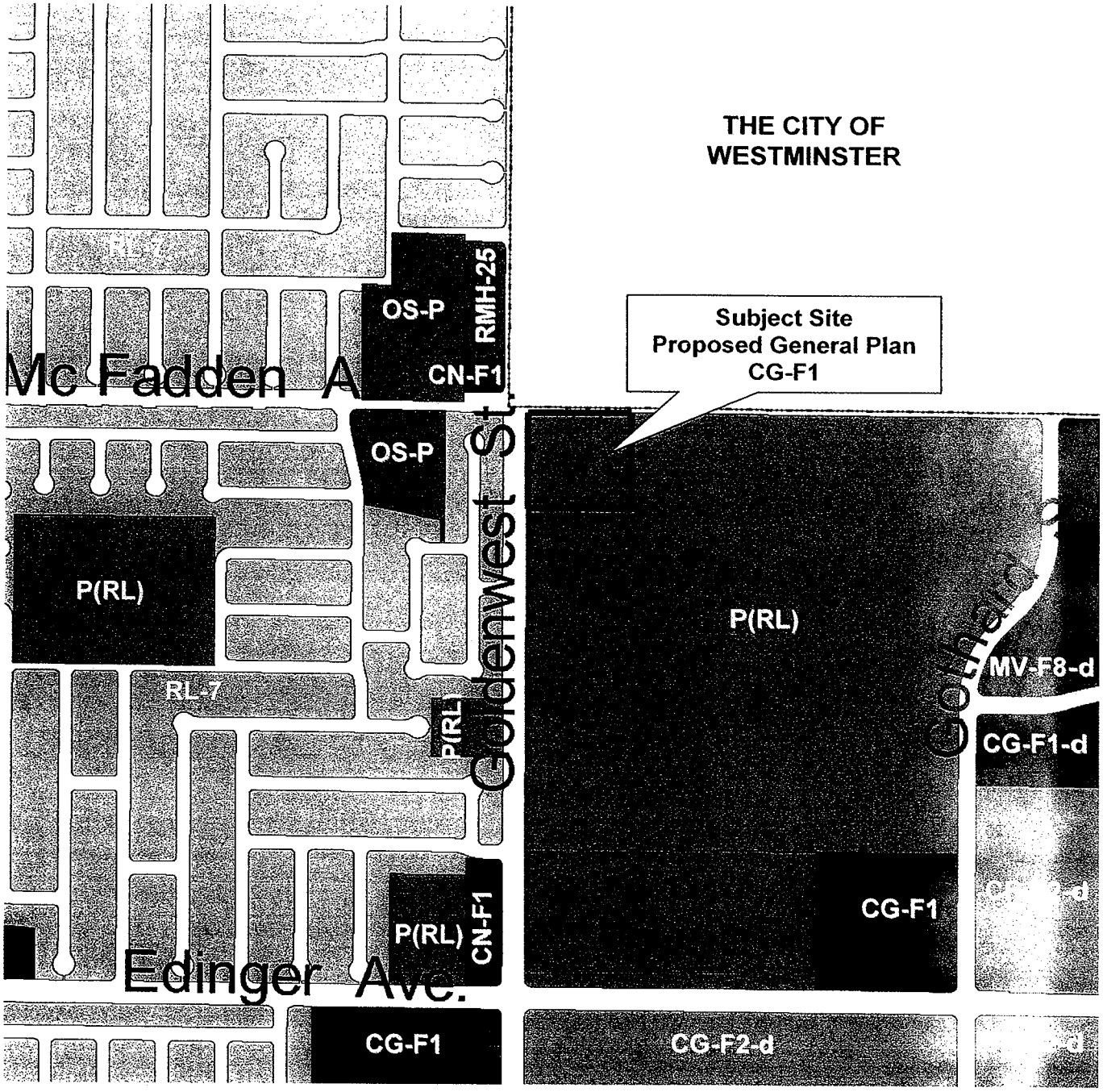

CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS

GENERAL PLAN AMENDMENT NO. 08-006

(CVS PHARMACY– 15520 GOLDENWEST STREET)

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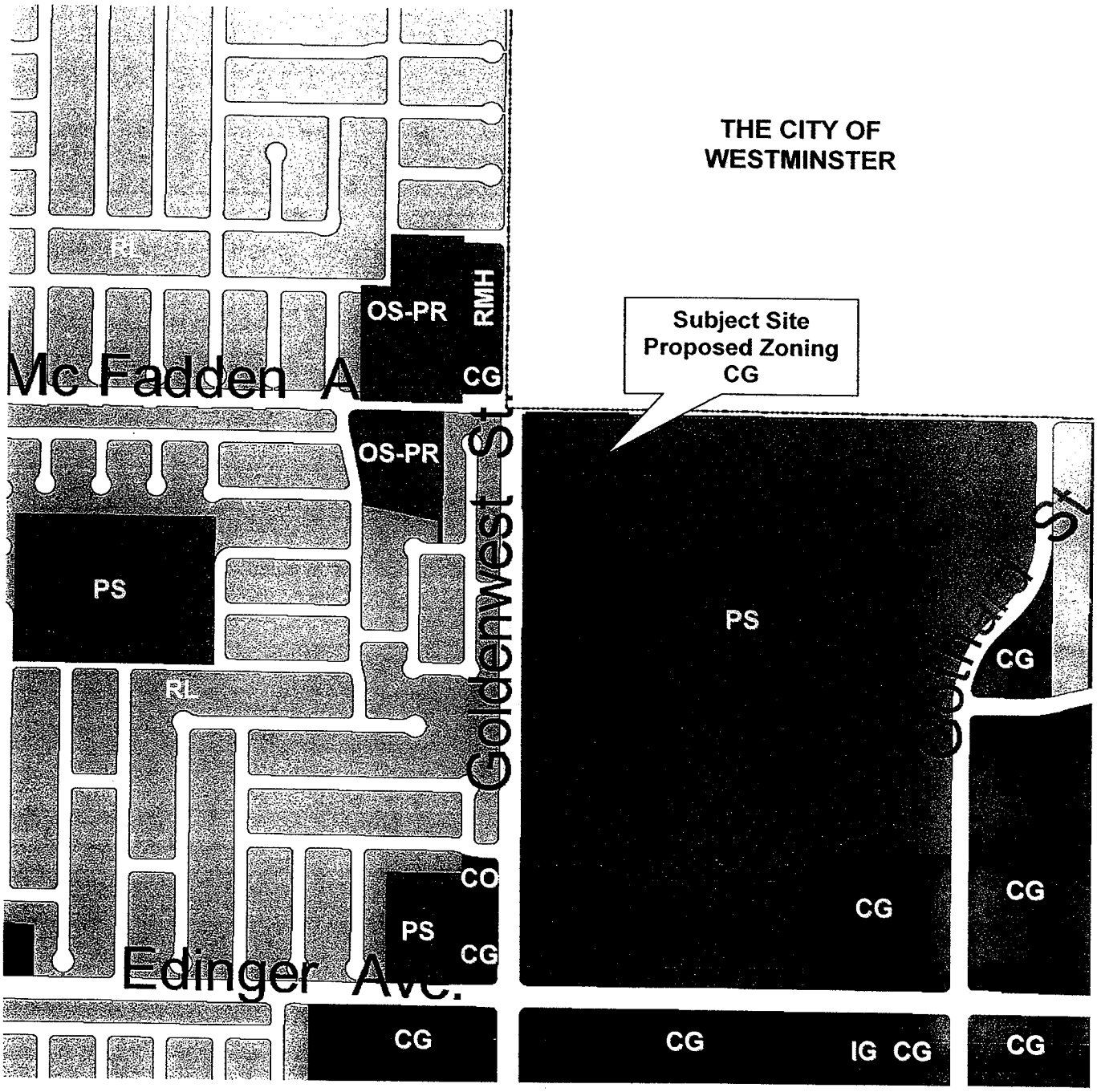

CURRENT AND PROPOSED ZONING DESIGNATIONS

ZONING MAP AMENDMENT NO. 08-006

(CVS PHARMACY– 15520 GOLDENWEST STREET)

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City of Huntington Beach

2000 MAIN STREET CALIFORNIA 92648

DEPARTMENT OF PLANNING

October 10, 2008

Austin Rogers
2400 E. Katella Avenue, Suite 350
Anaheim CA 92806

SUBJECT: GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121 (CVS PHARMACY)—15520 GOLDENWEST STREET PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Rogers:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is $494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

Tess Nguyen

TESS NGUYEN
Associate Planner

Enclosures

cc: Gerald Caraig, Building & Safety Department – 714-374-1575
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-5431
Coast Community College District, Property Owner
Herb Fauland, Planning Department
Jason Kelly, Planning Department
Project File

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CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	OCTOBER 10, 2008
PROJECT NAME:	CVS PHARMACY
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 2008-0138
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121
PROJECT LOCATION:	15520 GOLDENWEST STREET, HUNTINGTON BEACH
PLAN REVIEWER:	TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	(714) 374-1744 / tnguyen@surfcity-hb.org
PROJECT DESCRIPTION:	TO PERMIT THE CONSTRUCTION OF A 14,670 SF CVS PHARMACY, 64 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICE IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A VARIANCE FOR A 10-PARKING SPACE REDUCTION AND A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 19, 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.

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1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:

   a. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

ATTACHMENT NO. ~~20-25~~

b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

c. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

d. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. (HBZSO 231.18(C))

e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.

2. Prior to issuance of demolition permits, the following shall be completed:

a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.

b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.

c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.

d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.

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

f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.

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

b. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius

of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.

c. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.

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

   a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.

   b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

5. Prior to issuance of building permits, the following shall be completed:

   a. The subject property shall enter into an irrevocable reciprocal driveway easement between the subject site and adjacent southerly properties. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

   b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

   c. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.

d. A Mitigation Monitoring Fee for MND No. 07-007 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*).

e. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).

6. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

   b. Use low sulfur (0.5%) fuel by weight for construction equipment.

   c. Truck idling shall be prohibited for periods longer than 10 minutes.

   d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

   e. Discontinue operation during second stage smog alerts.

   f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.

   g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved until the following has been completed:

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

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

   c. All existing signs which do not conform with Chapter 233-*Signs* of the Huntington Beach Zoning and Subdivision Ordinance shall be removed or modified to conform.

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

   e. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

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

8. The use shall comply with the following:

a. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.

b. Only the uses described in the narrative shall be permitted.

9. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

11. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until General Plan Amendment No. 08-006 and Zoning Map Amendment No. 08-006 have been approved by the City Council and is in effect.

12. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.

13. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

14. The Planning Commission reserves the right to revoke Conditional Use Permit No. 08-032 and Variance No. 08-008 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.

15. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.

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

17. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

18. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

19. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning.

20. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved.

CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	SEPTEMBER 17, 2008
PROJECT NAME:	CVS PHARMACY
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 08-138
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 08-006 ZONING MAP AMENDMENT NO. 08-006 CONDITIONAL USE PERMIT NO. 08-032 DESIGN REVIEW NO. 08-026 TENTATIVE PARCEL MAP NO. 08-121
DATE OF PLANS:	AUGUST 19, 2008
PROJECT LOCATION:	15520 GOLDENWEST STREET, HUNTINGTON BEACH
PROJECT PLANNER:	TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER:	JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL:	(714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION:	TO PERMIT THE CONSTRUCTION OF A 12,900 SQUARE-FOOT CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICE IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as 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. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

ATTACHMENT NO. ~~10~~ 8
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II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	SEPTEMBER 1, 2008
PROJECT NAME:	CVS PHARMACY
ENTITLEMENTS:	PLANNING APPLICATION NO. 08-138
PROJECT LOCATION:	15520 GOLDENWEST STREET, HUNTINGTON BEACH, CA
PLANNER:	TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	(714) 374-1744/ tnguyen@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.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 1, 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

1. A Methane Barrier and Sub-Slab Collection System is required per City Specification No. 429 - METHANE SAFETY MEASURES. 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 building plan notes. **(FD)**

2. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards. Testing results have been submitted, and approved by the Fire Department. **(FD)**

3. A site plan showing all on-site abandoned oil wells provided to the Fire Department. **(FD)**

ATTACHMENT NO. 10-10

4. Methane safety measures per "*City Specification #429, Methane District Building Permit Requirements*" referenced in the grading and building plan notes. "METHANE PLAN," submitted and approved by the Fire Department. **(FD)**

Fire Apparatus Access

NOTE: Existing Fire Roads do not meet current City Specifications for widths. Any future changes to the parking configuration or square footage additions to the building may require the fire road widths to be brought up to the following current specification requirements at that time. This is a documented and historically-existing condition which requires no changes at this time due to or during the façade remodel. (FD)

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Maximum Grade For Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

Reciprocal Access. Existing designated 24 foot wide fire apparatus access roads (shared as a 12'/12' reciprocal fire apparatus access road/driveway shall be preserved and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Overhead clearance of 13' 6" shall be maintained and obstructions such as roof eves shall not project into the designated fire lane minimum overhead clearance. **(FD)**

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Access Roads Portrayed. Fire Access Roads shall be portrayed on the plans in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Hydrants and Water Systems

Fire Hydrants are required. 2 hydrants are required – See attached sheet for recommended locations. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments. For Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Fire Sprinklers

> **NOTE:** Significant changes to the Huntington Beach Fire Code have occurred as of January 1, 2008 as a result of the adoption of the International Fire and Building Codes by the State of California. An option may be available to the applicant to demise a portion of the structure with a rated fire barrier. Fire sprinklers will be required for fire areas 5000 square feet or greater or combined floor areas 10,000 square feet or greater per adopted Huntington Beach Fire Department amendments. **(FD)**

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

Awning Covered Areas. Fire sprinkler coverage over awning covered areas of sprinklered commercial buildings needs to be extended to include the new awning covered areas. NFPA 13, 8.14.7.4. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**

Trash Dumpsters or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 304.3.3 For Fire Department approval, reference and demonstrate compliance with HBFC 304.3.3 **(FD)**

Fire Protection Systems

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

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department

Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

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

Addressing and Street Names

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

GIS Mapping Information

a. ***GIS Mapping Information*** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

   - Site plot plan showing the building footprint.
   - Specify the type of use for the building
   - Location of electrical, gas, water, sprinkler system shut-offs.
   - Fire Sprinkler Connections (FDC) if any.
   - Knox Access locations for doors, gates, and vehicle access.
   - Street name and address.

   Final site plot plan shall be submitted in the following digital format and shall include the following:

   - Submittal media shall be via CD rom to the Fire Department.
   - Shall be in accordance with County of Orange Ordinance 3809.
   - File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.

- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
  In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing.*

  For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

  For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

Special Systems

Cold Storage Rooms or Walk-In Freezers shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. **(FD)**

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(FD)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

Exit Ways and Aisles Plan is required for this project. HBFC section 2501.14.Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

Gates and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

Awning Materials shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant. **(FD)**

Flame Retardant Certification. Please provide proof, to the Huntington Beach Fire Department that the construction of the fabric used in the assembly area are certified as flame retardant.

Excerpt from the California State Fire Marshal's website:

"In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals." **(FD)**

Maintenance Of Interior Wall And Ceiling Finishes. Huntington Beach Fire Code Section 1112 –Interior wall and ceiling finishes shall be in accordance with the Building Code.

Awning materials shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant.

Please provide proof, to the Huntington Beach Fire Department that the construction of the fabric of all drapes, used in the assembly area, are certified as flame retardant. **If the fabric is not flame retardant, then they shall not be utilized in the occupancy at any time, for any purpose.**

If the fabrics are not fire retardant, and you desire to use the fabrics for decorative purposes, then they shall be treated with a flame retardant finish application approved by the California State Fire Marshal's Office. Once treated, a copy of each "Registered Flame Retardant" certificate shall be submitted to the Huntington Beach Fire Department prior to using the material for future use. For further information about fire retardant application, go to the Office of the California State Fire Marshal website:"osfm.fire.ca.gov

It is your responsibility to ensure that all decorative materials, used in the occupancy, are certified "Registered Flame Retardant" by the California State Fire Marshal's office prior to approving their use in the occupancy. Otherwise, the materials are to be removed immediately.

In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric

enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals. That authority has expanded over the years to include other decorative materials such as artificial plants, Christmas trees, and trade show display equipment.

Other SFM laws and regulations address the fire retardant qualities of fabrics for children's sleep-ware and sheets and pillowcases used in health care facilities. Many countries such as France, England and Germany have adopted programs similar to the Office of the State Fire Marshal's program.

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

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\2008 CUP's\Goldenwest 15520 (CVS Pharmacy) CUP# 08-032 PA# 08-138 09-01-08 DM.doc

HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	OCTOBER 9, 2008
PROJECT NAME:	CVS PHARMACY
ENTITLEMENTS:	GPA 2008-006, ZMA 2008-006, CUP 2008-032, DRB 2008-026, TPM 2008-121
PLNG APPLICATION NO:	2008-0138
DATE OF PLANS:	AUGUST 19, 2008
PROJECT LOCATION:	15520 GOLDENWEST STREET (SEC OF GOLDENWEST STREET AND MCFADDEN AVENUE)
PROJECT PLANNER:	TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	TO PERMIT THE CONSTRUCTION OF A 12,900 SQ. FT. CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICES IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

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.

ATTACHMENT NO. 10-18 ~~21-81~~

TENTATIVE PARCEL MAP

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL PARCEL MAP:

1. The Tentative Parcel Map received and dated August 19, 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) as shown on a title report 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 Parcel Map. (ZSO 253.14)
4. The following dedications to the City of Huntington Beach shall be shown on the Final Parcel Map: (ZSO 230.084A & 253.10K)
   a. Ten feet (10') of right-of-way shall be dedicated in fee along the Goldenwest Street frontage for a half-street right-of-way width of 60 feet. The dimension to the ultimate right-of-way line on Goldenwest Street shall be explicitly shown on the Final Parcel Map. Goldenwest Street is designated as a Major Arterial highway with an ultimate right-of-way width of 120 feet. (ZSO 230.84)
   b. Ten feet (10') of right-of-way shall be dedicated in fee along the McFadden Avenue for a half-street right-of-way width of 50 feet. The dimension to the ultimate right-of-way line on McFadden Avenue shall be explicitly shown on the Final Parcel Map. McFadden Avenue is designated as a Primary Arterial street with an ultimate right-of-way width of 100 feet. (ZSO 230.84)
   c. A storm drain easement, consistent with Public Works Standard Plan No. 300, over the subject site for public storm drain purposes.
   d. The onsite 60" diameter storm drain pipeline shall be a public pipeline.
5. Reciprocal easements for access and utility services shall be provided across the proposed parcel, and the adjoining lots not part of the project for the benefit of each other.
6. Documentation shall be provided to substantiate the reciprocal easements for access across the proposed parcel and the adjoining lots not part of the project, for the benefit of each other.
7. 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.
8. 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.
9. 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

10. 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 DEMOLITION PERMIT:

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)

   a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

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.

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. The proposed driveway approach on Mc Fadden Avenue shall be constructed as an ADA compliant commercial driveway approach per Public Works Standard Plan No. 211. The minimum width for commercial driveways is twenty-seven (27) feet. (ZSO 230.84)

   b. A 10-foot clear sight distance triangle shall be provided at both driveways of this project. (ZSO 230.88)

   c. All on-site parking stall lengths are required to be 19 feet with a minimum width of 9 feet. (ZSO 231.14)

d. A new domestic water service and meter shall be installed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)

e. A new separate irrigation water service and meter shall be installed per Water Standards. The irrigation water service shall be a minimum of 1-inch in size. (ZSO 230.84)

f. Separate dedicated fire water service(s) shall be constructed per Water Standards for the fire sprinkler system and private on-site fire hydrant required by the Fire Department. (ZSO 230.84)

g. Separate backflow protection devices shall be installed per Water Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)

3. The applicant shall establish a reciprocal access agreement with the Coast Community College District (Golden West College) for the driveway approach on Goldenwest Street. (ZSO 231.18)

4. A signing and striping plan for this project 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)

5. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

   a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

   b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)

   c. Standard landscape code requirements apply. (ZSO 232)

6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)

7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)

8. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)

9. A final hydrology and hydraulic analysis for the runoff from this project (10, 25, and 100-year storms and back-to-back 100 year storms shall be analyzed) and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval with first submittal of the Precise Grading Plan. In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite attenuation analysis. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements. The study and the proposed drainage improvements shall include on-site, privately maintained BMPs to control the quality of run-off water from the development. The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 230.84)

10. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:

    a. Discusses regional or watershed programs (if applicable)

    b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas

    c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)

    d. Incorporates Treatment Control BMPs as defined in the DAMP

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

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

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

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

    i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

        i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

        ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

    j. The applicant shall return one CD media to Public Works for the project record file.

11. 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.

12. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure. The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)

13. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

14. 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)

15. 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.

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. 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)
5. 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)
6. 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)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. 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)
9. 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)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. 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:

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 569 new daily trips for a total traffic impact fee of $87,626.00. (MC 17.65)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

1. Complete all improvements as shown on the approved grading and landscape plans. (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), and,
   b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
   a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
   b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
   c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
   d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All new utilities shall be undergrounded. (MC 17.64)

7. 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)

8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)

HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL

DATE:	OCTOBER 9, 2008
PROJECT NAME:	CVS PHARMACY
ENTITLEMENTS:	GPA 2008-006, ZMA 2008-006, CUP 2008-032, DRB 2008-026, TPM 2008-121
PLNG APPLICATION NO:	2008-0138
DATE OF PLANS:	AUGUST 19, 2008
PROJECT LOCATION:	15520 GOLDENWEST STREET (SEC OF GOLDENWEST STREET AND MCFADDEN AVENUE)
PROJECT PLANNER:	TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	TO PERMIT THE CONSTRUCTION OF A 12,900 SQ. FT. CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICES IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The site plan received and dated July 3, 2008 shall be the conditionally approved layout, except for the following:
   a. The proposed CVS monument sign at the site's McFadden Avenue frontage shall be relocated out of the ultimate right-of-way (south of the "Future R/W" line shown on the plan).

2. A Precise Grading Plan shall include the following improvements on the plan:
   a. Damaged curb, gutter and sidewalk along the project's Goldenwest Street and Mc Fadden Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)

b. The existing driveway approach on Goldenwest Street shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211 for a commercial driveway approach. This driveway shall also provide for ingress of a standard WB-40 vehicle. (ZSO 230.84)

c. A new sewer lateral shall be installed connecting to the Midway City Sanitation District sewer main in McFadden Avenue. This sewer connection has previously been approved by the Midway City Sanitation District in a Will-Serve letter to Mr. Tom Wilhelm (the CVS Pharmacy owner representative) of KZ Holdings LLC, dated May 29, 2008.

3. Any necessary easements (for temporary construction, reciprocal access, etc.) for construction of the aforementioned driveway approach shall be coordinated with the Coast Community College District (Golden West College) and copies shall be provided to Planning and Public Works Departments.

4. The developer shall provide a Maintenance License Agreement for maintenance of all enhanced paving in public streets, pedestrian easements, sidewalk, parkway landscaping, and street furniture located behind public street curbs within the project site. Maintenance shall include but not be limited to all facets of landscape irrigation, planting, weed and pest control, any water quality features, trash clean up, repair, replacement and other items that may be shown and developed within the public right of way. The property owner shall be responsible for all costs related to the maintenance, and any fees required for water and electrical use. This agreement shall be in effect until the street improvements within the right of way dedication are completely installed. At that time the Maintenance License Agreement will become mute.

HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	OCTOBER 31, 2008
PLANNER:	TESS NGUYEN
PROJECT NAME:	CVS PHARMACY
REQUEST:	TO PERMIT CONSTRUCTION OF A 14,670 SF CVS PHARMACY
PROJECT LOCATION:	15520 GOLDENWEST, HUNTINGTON BEACH
PLAN REVIEWER:	JAN THOMAS
TELEPHONE/E-MAIL:	(949) 348-8186 jckthomas@cox.net

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.

CVS Entrance:

Install bollards at the entrance of the building. This may prevent a vehicle from crashing, intentionally or not, through the front doors of the building.

Recommend surveillance cameras be placed at the entrance of the building (preferable also throughout the store) and recorded 24 hours, seven days a week. Police request the videos tapes be retained for at least 30 days.

Drive-thru pharmacy:

Police prefer the drive thru pharmacy in a more visible location. Recommend moving the drive thru pharmacy to the east or south of the building instead of southeast. In its current location, it is not completely visible to anyone. If it were moved to the east or south, there are more opportunities for passersby on Goldenwest or McFadden to see into that area.

Keep landscaping low in the planters adjacent to the drive thru area.

ATTACHMENT NO. ~~10-28~~ 21-91

Recommend surveillance cameras be placed at the drive thru and recorded 24 hours, seven days a week. Police request the videos tapes be retained for at least 30 days.

It appears there is already a convex mirror shown at the exterior of the pharmacy. Convex mirror(s) should work so the motorist can see what is ahead of her/him and the person working in the pharmacy should be able to look at the convex mirror(s) and see to both sides of the pharmacy exterior.

Driveway entrance:

Stamped concrete is shown at the two main driveways. The driveway entrance at the south end of the project should be shown as stamped concrete as well, if intended for public use (not just fire access as indicated).

Berm:

The plan shows a 20" minimum berm on the north and west ends of project. Recommend changing that to 20" *maximum*, instead of minimum.

TREES ON THE SITE OF A PROPOSED CVS PHARMACY, AT GOLDENWEST STREET AND McFADDEN AVENUE, HUNTINGTON BEACH

October 2007

Consulting Arborist's Report

Prepared for Thomas Wilhelm
KZ Holdings, LLC

Prepared by
Alden Kelley
Consulting Arborist

RECEIVED OCT 2 6 2007

ATTACHMENT NO. 12-p3

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Tree Preservation Measures; Mitigation 19

Consultant Qualifications

ATTACHMENT NO. 12-2

PROJECT ELEMENTS

Report date: 23 October 2007

Site study date: 4 October 2007

Subject: Arborist's report on trees at Goldenwest Street and McFadden Avenue, on the site of a proposed development (a CVS Pharmacy); a municipal requirement as part of the development approval process.

Client: Thomas Wilhelm
KZ Holdings, LLC
19752 MacArthur Blvd., Suite 250
Irvine, CA 92612
Phone: 949-476-2700; Fax: 949-476-2777

Objectives:

1. Identify tree species.
2. Describe trees.
3. Identify trees to be retained and trees to be removed and mitigated.

ATTACHMENT NO. 2

SUMMARY

A study was conducted that described 22 trees on the site of a proposed p1arrnacy construction project in the southeast corner of the intersection of Goldenwest Street and McFadden Avenue, Huntington Beach.

The examination and this report are required as part of the development approval process established by the City of Huntington Beach.

The revised Feasibility Study plan provided to me indicated that 16 of the trees could be retained, 9 in place and 7 by relocation. Mitigation of the remaining 6 trees would be establishment of 12 36-inch box size specimens.

The proposed plan offers mitigation measure of providing a total 27 new trees.

Report amended February 8, 2008

Alden Kelly- I.S.A. Certified Arborist No. 267

Alden Kelley

BACKGROUND

On 3 October 2007, Tom Wilhelm of KZ Holdings, LLC commissioned an arborist's report study of trees on the site of a proposed construction of a CVS Pharmacy.

On 4 October, we met on the property at Goldenwest Street and McFadden Avenue. Mr. Wilhelm provided me with a copy of the Feasibility Study plan for the project.

I inspected, measured, assessed and photographed the subject trees.

The tree locations are shown on the map of the initial Feasibility Study plan. On 19 October, Tom Wilhelm emailed a revised Feasibility Study plan which would allow preservation of some of the trees. The trees to be retained under the revised plan are shown on the revised plan.

With the exception of the Feasibility Study plan, all measurements, interpretations and suggestions are my own. The contents of this report are my sole responsibility, and are based on my direct observations, interpreted in the light of my training and experience in arboriculture.

ATTACHMENT NO. ~~12-95~~

DESCRIPTION OF TREES: SIZE AND CONDITION

Tree inspection and assignment of tree numbers proceeded from the east end of the north side of the site (along the south side of McFadden Avenue); westward to Goldenwest Street; then southward along the east side of Goldenwest Street.

Six species were identified (in the sequence of inspection) as *Pittosporum undulatum* (Victorian box); *Pinus canariensis* (Canary Island pine); *Eucalyptus sideroxylon* (Pink ironbark); *Eucalyptus citriodora* (Lemon gum); *Pinus halepensis* (Aleppo pine); and *Jacaranda mimosifolia* (Jacaranda). The common names are used in the following descriptions.

1. Victorian box. Trunk diameter 10 inches at 4.5 feet above ground. Height and spread estimated as 18 x 18 feet. Condition rating 35% (poor). Estimated life expectancy 5 to 10 more years.

2. Victorian box. Trunk diameter 13 inches at 4.0 feet. The trunk had divided into 5 branch stems at about 5 feet above ground. Condition rating 55% (below average). Estimated life expectancy 20-50 more years.

3. Canary Island pine. Trunk diameter 18 inches at 4.5 feet. Height and spread estimated as 60 x 18 feet. Condition rating 70% (high average). Estimated life expectancy 25-60 more years.

4. Canary Island pine. Trunk diameter 20.4 inches at 4.5 feet. Height and spread estimated as 60 x 18 feet. Condition rating 60% (low average). Estimated life expectancy 20-40 more years.

5. Canary Island pine. Trunk diameter 16.3 inches at 4.5 feet. Height and spread estimated as 70 x 16 feet. Condition rating 60% (low average). Estimated life expectancy 20-40 more years.

6. Canary Island pine. Trunk diameter 16.7 inches at 4.5 feet. Height and spread estimated as 65 x 20 feet. Condition rating 55% (below average). Estimated life expectancy 15-30 more years.

7. Canary Island pine. Trunk diameter 16.8 inches at 4.5 feet. Height and spread estimated as 70 x 18 feet. Condition rating 55% (below average). Estimated life expectancy 15-30 more years.

8. Canary Island pine. Trunk diameter 9 inches at 4.5 feet. Height and spread estimated as 32 x 16 feet. Condition rating 55% (below average). Estimated life expectancy 15 – 30 more years.

9. Canary Island pine. Trunk diameter 12.8 inches at 4.5 feet. Height and spread estimated as 70 x 9 feet. Condition rating 45% (below average). Estimated life expectancy 15 – 25 more years.

10. Pink ironbark. Trunk diameter 27.5 inches at 4.5 feet. Height and spread estimated as 70 x 30 feet. Condition rating 70% (high average). Estimated life expectancy 40 – 80 more years.

11. Canary Island pine. Trunk diameter 13.1 inches at 4.5 feet. Height and spread estimated as 48 x 17 feet. Condition rating 55% (below average). Estimated life expectancy 20-35 more years.

12. Pink ironbark. Trunk diameter 12 inches at 4.5 feet. Height and spread estimated as 55 x 20 feet. Condition rating 35% (poor). Estimated life expectancy 10-20 more years.

ATTACHMENT NO. ~~11~~ 7

13. Pink ironbark. Trunk diameter 12.8 inches at 4.5 feet. Height and spread estimated as 50 x 18 feet. Condition rating 50% (below average). Estimated life expectancy 20-40 more years.

14. Pink ironbark. Trunk diameter 24.9 inches at 4.5 feet. Height and spread estimated as 75 x 35 feet. Condition rating 70% (high average). Estimated life expectancy 40 – 80 more years.

15. Lemon gum. Trunk diameter 23.5 inches at 4.5 feet. Height and spread estimated as 75 x 60 feet. Condition rating 75% (superior). Estimated life expectancy 50-100 more years.

16. Aleppo pine. Trunk diameter 19.3 inches at 4.5 feet. Height and spread estimated as 55 x 23 feet. Condition rating 70% (high average). Estimated life expectancy 30-60 more years.

17. Aleppo pine. Trunk diameter 18 inches at 4.5 feet. Height and spread estimated as 55 x 30 feet. Condition rating 70% (high average). Estimated life expectancy 30-60 more years.

18. Lemon gum. Trunk diameter 18.5 inches at 4.5 feet. Height and spread estimated as 60 x 33 feet. Condition rating 50% (below average). Estimated life expectancy 20-40 more years.

19. Lemon gum. Trunk diameter 22.7 inches at 4.5 feet. Height and spread estimated as 70 x 35 feet. Condition rating 60% (average). Estimated life expectancy 25-50 more years.

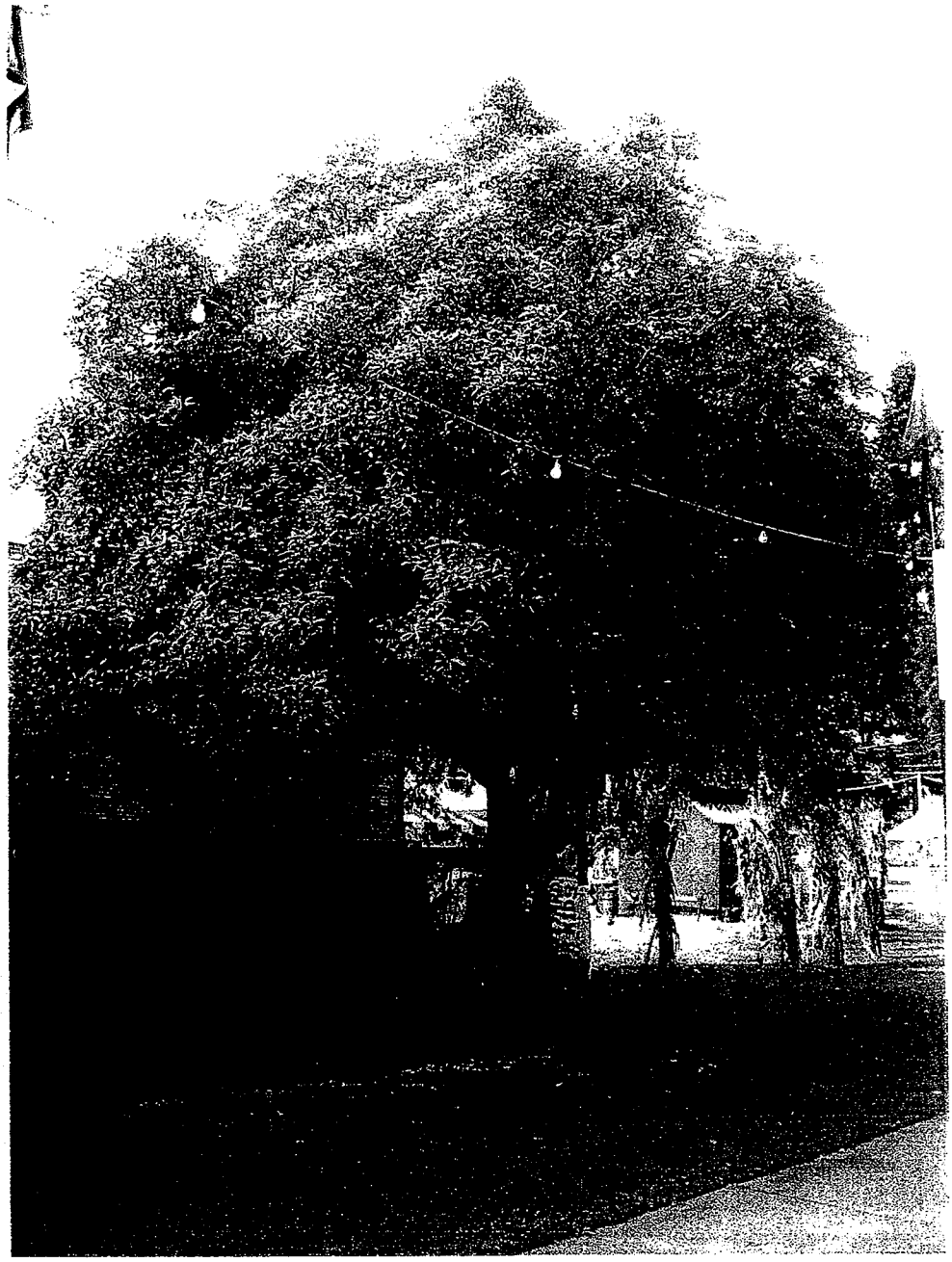
20. Lemon gum. Trunk diameter 19.9 inches at 4.5 feet. Height and spread estimated as 70 x 25 feet. Condition rating 60% (average). Estimated life expectancy 25-50 more years.

21. Jacaranda. Trunk diameter 12 inches at 4.5 feet. Height and spread estimated as 25 x 28 feet. Condition rating 70% (high average). Situated in a 40-inch-wide planting bed in a parking area. Estimated life expectancy 25-35 more years.

ATTACHMENT NO. 12-9

DESCRIPTION OF TREES: PHOTOGRAPHS

1. Tree no. 1. Victorian box.



2. Tree no. 2. Victorian box.

ATTACHMENT NO. 12-66

3. Tree no. 3. Canary Island pine.

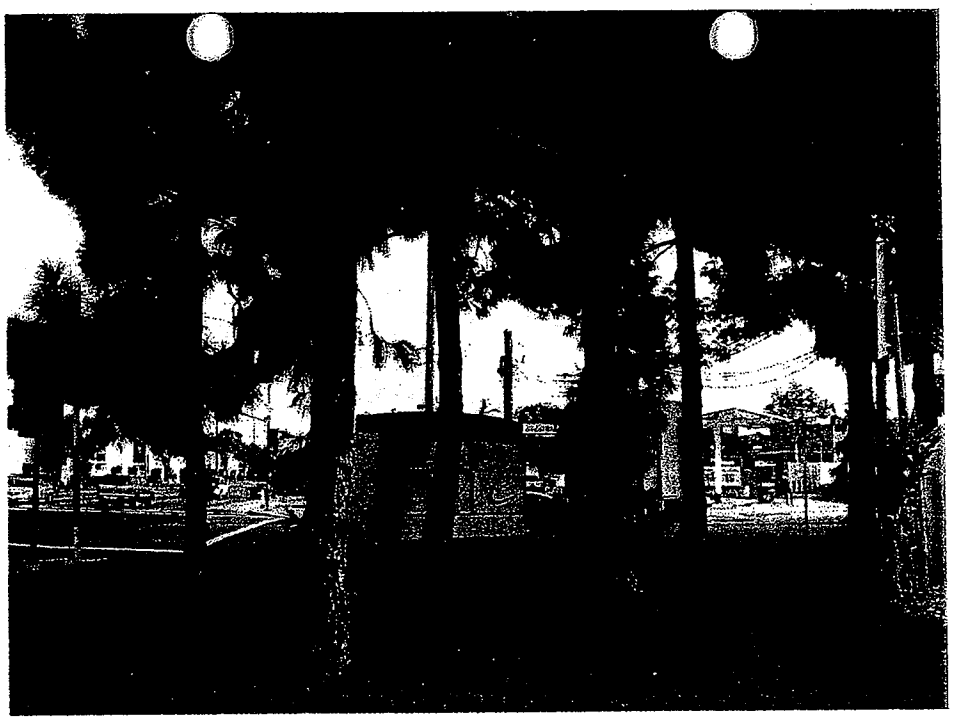
4. View from north side of McFadden Avenue. From left to right, trees no. 3, 4, 5, 6, 7.

5. View from west side of Goldenwest Street. The cluster of Canary Island pines at left includes trees no. 3-8. The tall Canary Island pine in the middle is no. 9. To the right of it is no. 10, a Pink ironbark, then Pink ironbarks no. 11-13.

ATTACHMENT NO. 12-13 ~~21-105~~

6. South end of the stand, viewed from the west side of Goldenwest Street. Left to right, no. 14, Pink ironbark; no. 15, Lemon gum; nos. 16 and 17, Aleppo pines; nos. 18 and 19, Lemon gums. The Lemon gum at the extreme right is not on the study site.

7. View of the tree stand along Goldenwest Street. If the Feasibility Study plan is adopted as designed, the esthetic, environmental, social and psychological benefits of this entire grove will be eliminated.

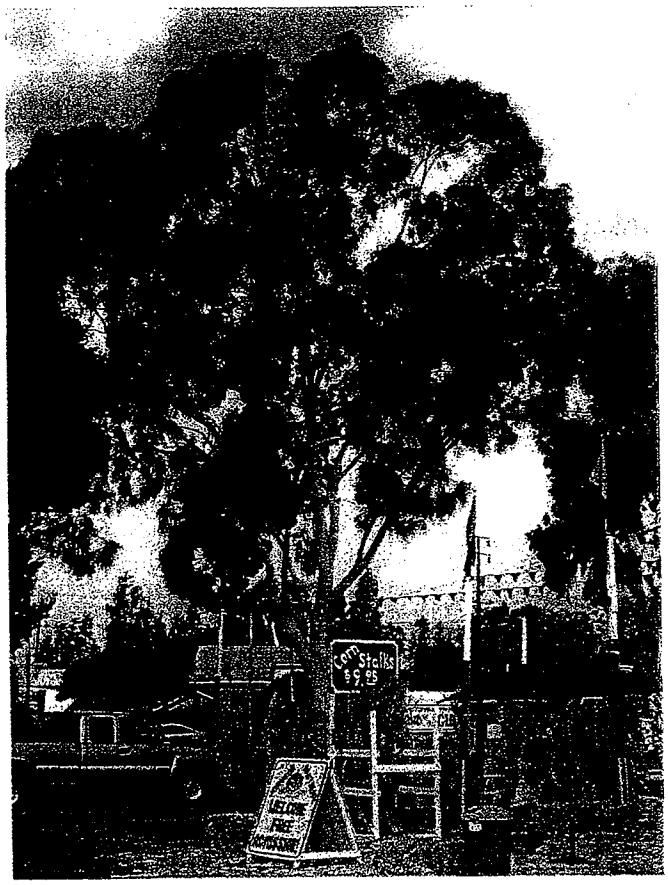


8. View from south of trunks of Canary Island pines no. 4-9.

9. View from south of Pink ironbarks no. 10 and 14. Canary Island pine no. 9 is at left.

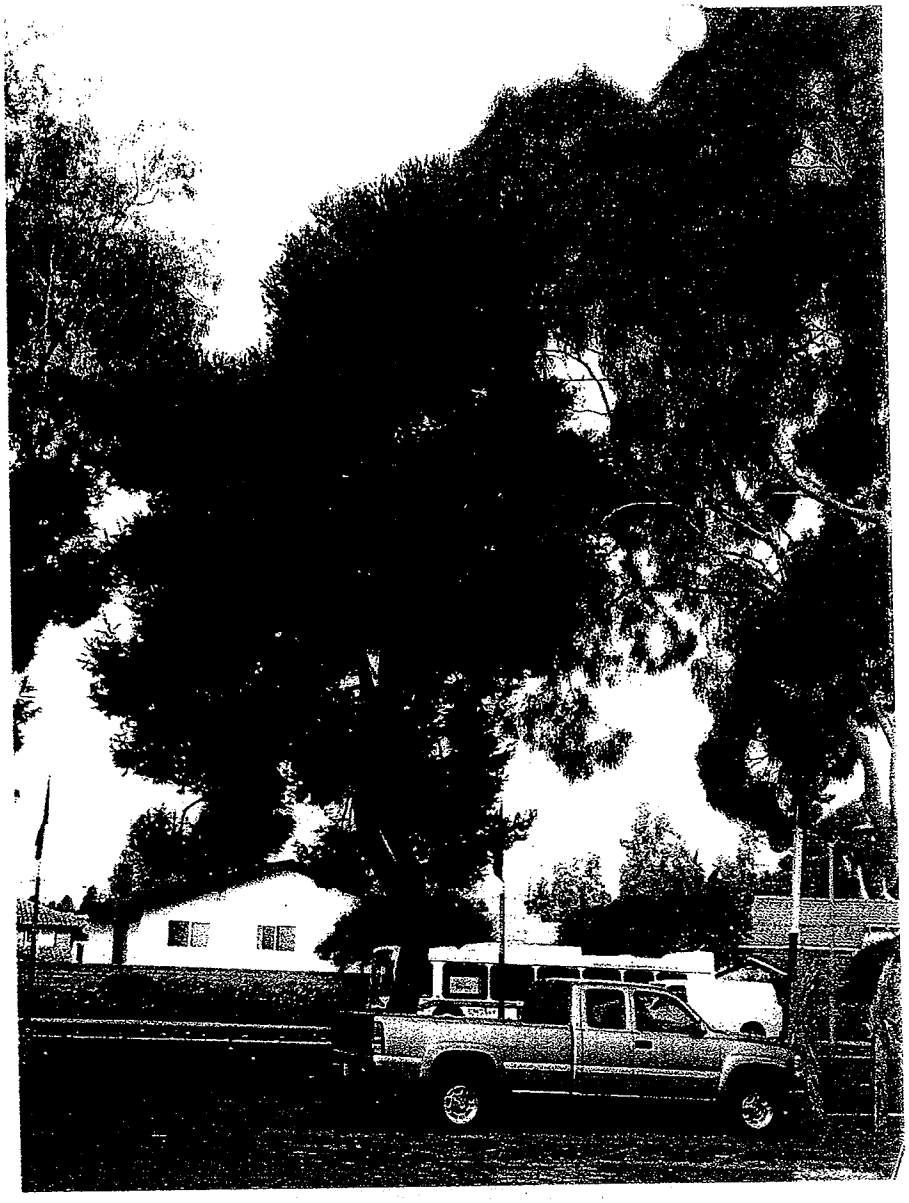
ATTACHMENT NO. 21/21.05

10. South end of tree stand, viewed from east side. Right to left: no. 15, Lemon gum; nos. 16 and 17, Aleppo pines (midground); no. 21, Jacaranda (foreground); no. 20, Lemon gum.



11. No. 15, Lemon gum.

ATTACHMENT NO. 12.16



12. No. 16, Aleppo pine.

ATTACHMENT NO. 212-109

13. No. 17, Aleppo pine.

14. No. 21, Jacaranda.

ATTACHMENT NO. 12.18

TREE PRESERVATION MEASURES, MITIGATION

The initial Feasibility Study plan would have entailed the removal of all 21 trees. After discussing the matter with Tom Wilhelm, he provided a revised Feasibility Study plan, which would allow retention of trees no. 2, 3, 4, 16, 17, 18, 19, 20, and 21.

The plan calls for relocating trees no. 5, 6, 7, 8, 9, 11, and 14.

The other two specimens are too large to allow safe root pruning at the indicated distances on three sides. The trunk diameters of 27.5 inches for no. 10, and 23.5 inches for no. 15, would require a minimum root pruning distance (on three sides) of 13 feet for no. 10, and 11 feet for no. 15.

In other words, to assure reasonable stability (to avoid the potential for toppling under strong wind conditions) tree no. 10 should have an undisturbed root zone of 28 feet in diameter, and 13 feet on the side toward the east end of the bed. No. 15 would need a bed 24 feet wide, with 11 feet between the trunk base and the east end of the bed.

In my opinion, it would be inadvisable to attempt retaining the latter two trees.

The revised Feasibility Study plan shows definite potential for retaining 16 of the existing trees.
Based on the available information, there would be 6 trees which would be removed. The required mitigation would thus be 12 36-inch box specimens, to be installed at locations determined by Huntington Beach Public Works Department.

Amended February 8, 2008
Respectfully submitted,

Alden Kelley
Consulting Arborist

Alden Kelley

ATTACHMENT NO. 12.19
21-111

June 5, 2008

KZ DevCO, LLC
19752 Mac Arthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

To help in the successful relocation of the Pines at the CVS site on Goldenwest and McFadden in Huntington Beach, I would like to suggest that the trees be side boxed 90 days prior to putting the bottoms on and moving to new location.
We will lightly prune the trees, but no tip cutting. This will help the trees alleviate as much shock and keep the wind from blowing it out of the box. We have found that the tips of trees help stimulate new root growth so they will not be cut. The trees will also be guyed so there will be no leaning or falling over for a period of one year. The wires will have pvc pipe around them so the are visible and no one will get hurt by the wires.
Three of the trees will be placed into 9' boxes, two in 8' boxes and two in 7' boxes. The best time to dig these trees would be late July through first part of October or first of January through March. The trees at these times slow their growing pattern.
The trees will be trenched with a ride on trencher. This cuts the roots cleanly, a backhoe will be used to dig out the soil on all four sides so the root ball can be shaped to the size of the box. Once the sides are in place strapping or banding will be put around the box sides to hold them in place.
Soil will be placed in any areas on the inside of the box to fill any cavities that may be formed when putting the sides on. A water basin will be put on the top of the root ball and filled with water to perk into the root ball.
When it is the appropriate time, either immediately or at 90 days the holes will be dug deeper so the bottoms can be placed. This entails digging under the box and placing a 2"x12" board under the box and placing two 12"x12" block under the 2"x12" to hold it in place. This process is continued till the bottom is covered with 2"x12"'s and the tree is sitting on blocks. Two 2"x12" boards are put under the bottom with strapping attached on two sides and cinched over the top to hold the bottom in place. This allows the crane to pick the trees and the tree does not fall out the bottom. When the crane is lifting the trees 2 nylon slings are placed under the box so the box is cradled by the nylon slings. Two steel cables are attached to the hook on the crane and attached to the nylon slings. A short

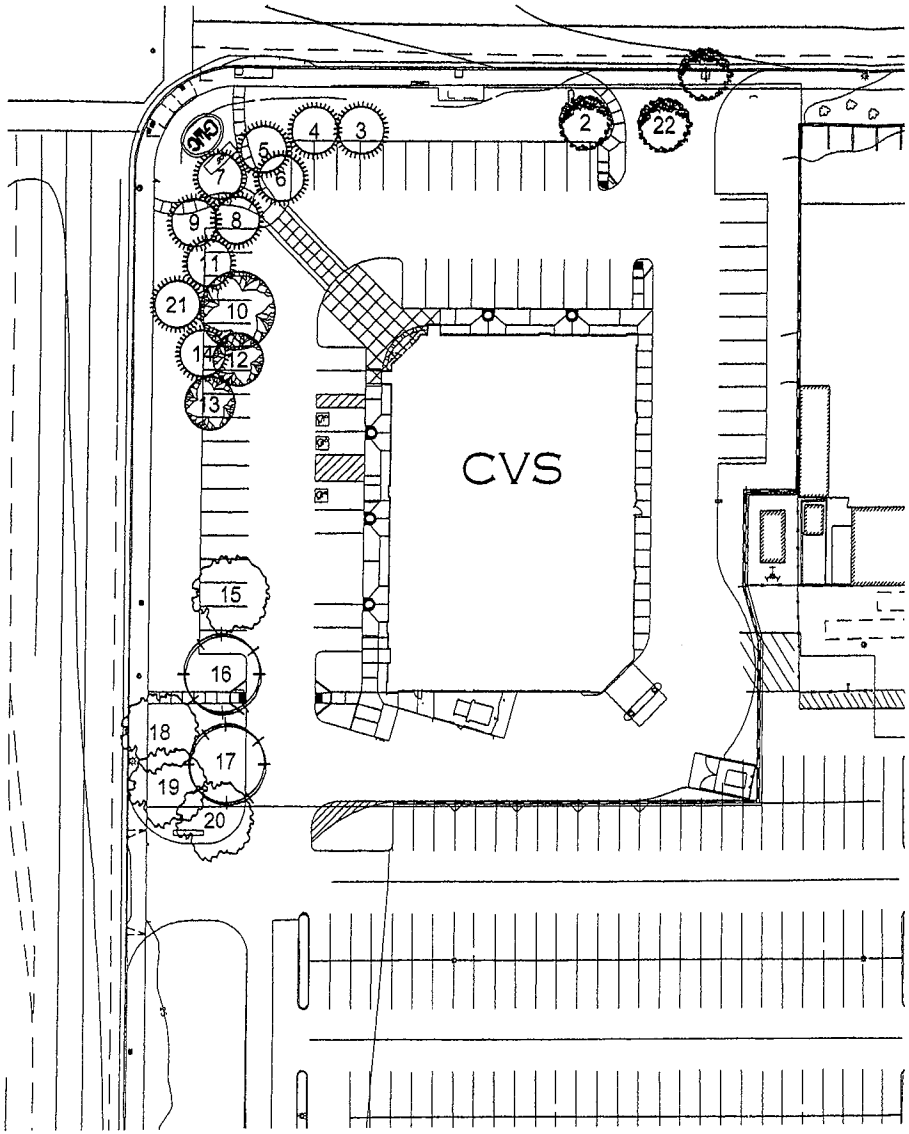
ATTACHMENT NO. 12.20

nylon is wrapped around the trunk with carpet between the nylon and the trunk and placed on the cable of the crane, this keeps the top heavy trees from falling over.
Once the tree is placed into the hole of it's new home the hole is filled about have way and one side is removed and that side is filled in with soil. This is repeated till all four side are removed. The bottom is left in place and will decompose within a few years. Because of the depth of the box the bottom left in place will not be an issue.
The basin for holding water will be reconstructed within the root ball perimeter. Some people make the mistake of putting the outside of the basin beyond the root ball and the water runs down the side of the root ball. Then the root ball becomes dry and the tree dies.
GSTS Inc. takes the utmost care in boxing trees and are very conscience of safety issues for our employees and the general public. Areas will always be clean and free of debris.

If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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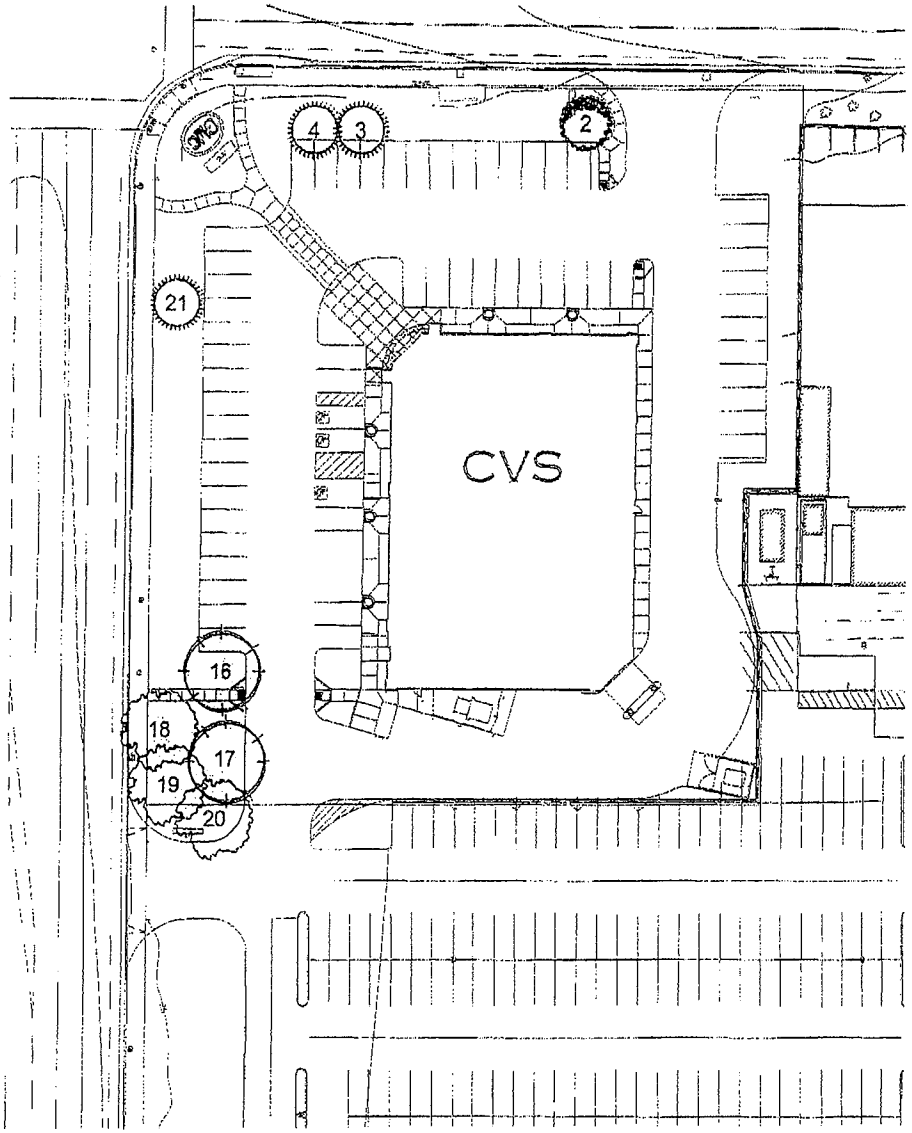
RICK™ ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES (22 TOTAL ON-SITE)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO 12.22



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2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.5 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet.	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.5 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 8 feet.	35% (below average)	15 -25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average)	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
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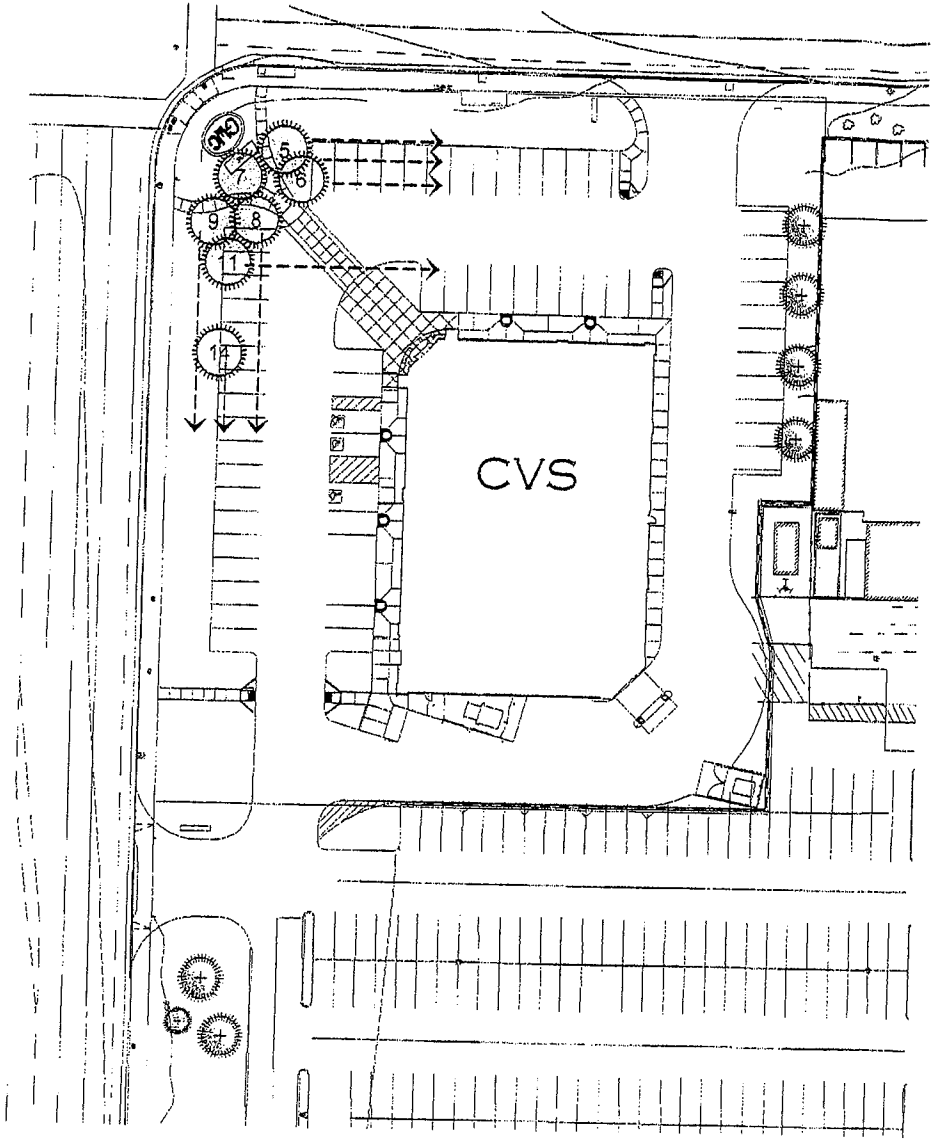
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMAIN (PROTECTED-IN-PLACE) -- (9) TOTAL

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO 21-115 12.23



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5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
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8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet.	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.5 inches at 4.5 feet	50 x 18 feet	30% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
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22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

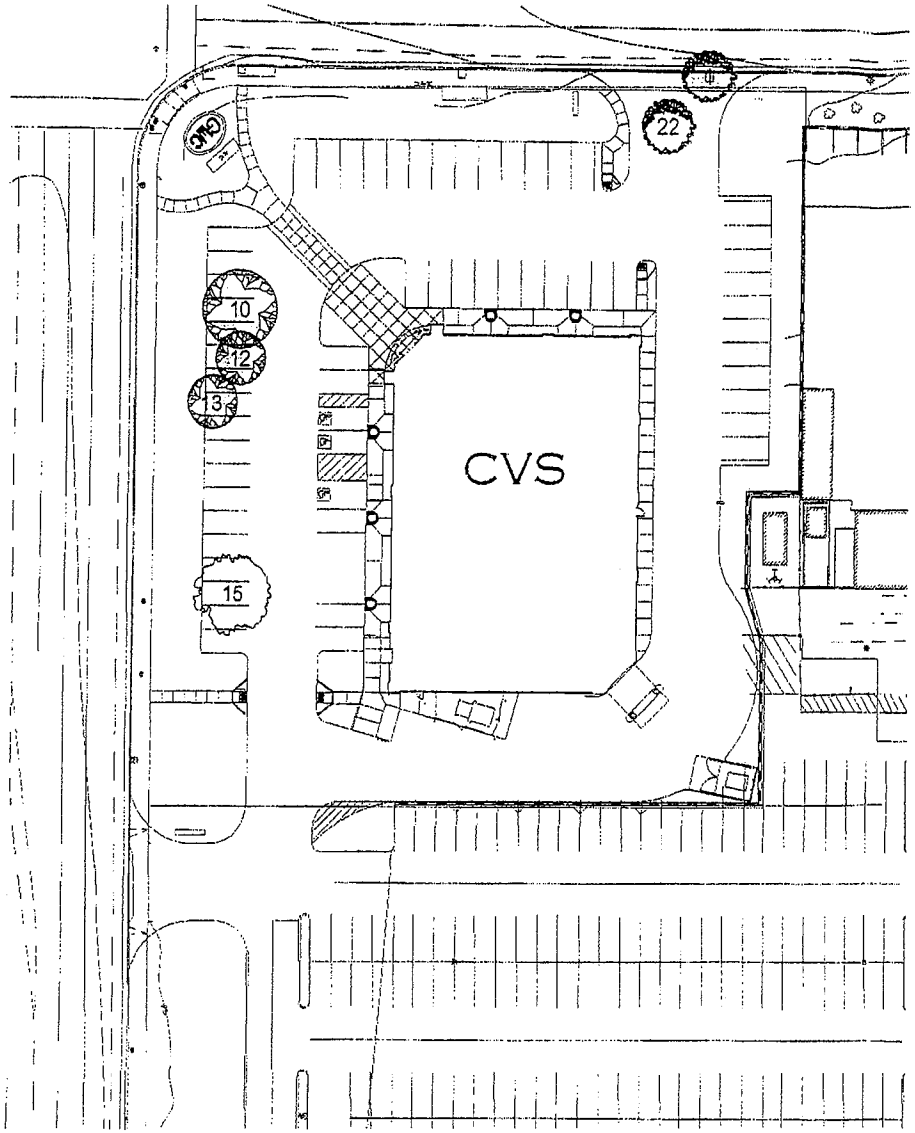
CVS - HUNTINGTON BEACH

EXISTING TREES TO RE-LOCATE (7 TOTAL)

GRAPHIC IS NOT TO SCALE

21-116

ATTACHMENT NO. 12.2



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 3 feet above ground	55% (below average)	20 - 30 more years	project in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average)	25 - 60 more years	project in place
4.	Canary Island pine	23.4 inches at 4.5 feet	60 x 18 feet.	60% (low average)	20 - 40 more years	project in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 40 more years	existing relocated
7.	Canary Island pine	16.5 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 - 30 more years	existing relocated
9.	Canary Island pine	12.6 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	35 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	30 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.3 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	40-60 more years	project in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	project in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	project in place.
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average)	25-50 more years	project in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 23 feet.	60% (average)	25-50 more years	project in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 - 30 more years	project in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

N

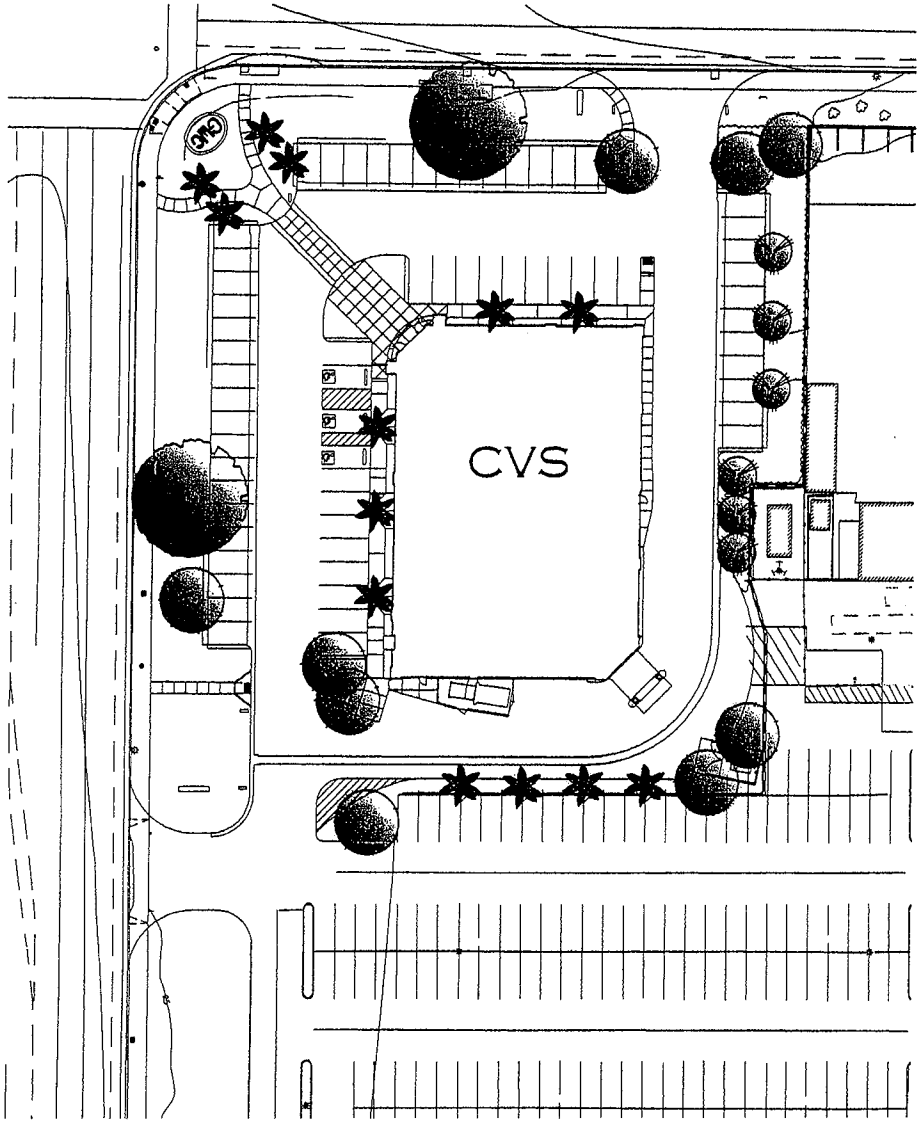
CVS - HUNTINGTON BEACH

EXISTING TREES TO REMOVE (6 TOTAL)

GRAPHIC IS NOT TO SCALE

RICK™ ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

ATTACHMENT NO. 21-117.2



PLANT LEGEND:

PALM TREES SUCH AS (18' BTH MIN.) :
WASHINGTONIA HYBRID / HYBRID FAN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

N

RICK™ ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

NEW TREES (30 PROPOSED)

GRAPHIC IS NOT TO SCALE

21-118

ATTACHMENT NO. 12.24

KZ HOLDINGS, LLC

Via U.S. Mail

June 18, 2008

City of Huntington Beach
Department of Planning
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

Attn: Tess Nguyen, Associate Planner

RE: Proposed CVS Pharmacy - Goldenwest / McFadden

Dear Ms. Nguyen,

KZ Holdings, LLC will contract with a licensed General Contractor for the construction of the proposed project. In accordance with your request and per the City of Huntington Beach requirements, KZ Holdings will mandate in the project specifications, that the General Contractor, be required to hire Darrell Simpson, with collaboration with the Griffith Company, for the relocation of the trees per our proposed plan.

In agreement with Alden Kelly's recommendation, the General Contractor will also be required to engage the services of Wallace Laboratories, Garn Wallace, for onsite soils analysis to assure soils stability and long term survival of the transplants.

The General Contractor will be required to agree to, and contract with, Darrell Simpson for the guaranteed survival of the relocated trees. This is based on the proposal from Mr. Simpson dated June 4, 2008.

We thank you for all your help and continued support for the above subject as it is greatly appreciated.

Sincerely,
KZ HOLDINGS, LLC

Tom Wilhelm
Development Manager

19752 MacArthur Blvd. Suite 250 • Irvine • California· 92612· TEL· 949 .476 ·2700. FAX. 949 ·476 .2777

ATTACHMENT NO. 22-279

ALDEN KELLEY
Consulting Arborist
6662 Chamois Circle
Cypress, California 90630
Phone: 714/897-4656 Cell: 714/606-9643
E-Mail: AKelleyArborist@aol.com

To: Tom Wilhelm
Chuck Davis

Subject: Addendum/recapitulation of report on relocation of trees at the proposed CVS Pharmacy site.

1. Subject trees: See attached 2-8-08 Description of Trees: Size and Condition; and attached Tree Location Map.

2. Relocation site(s): features, assessment, preparation.

A. Site Features

The location(s) to which the subject trees are to be transplanted should be readily accessible, spacious enough to accommodate moderate future size increase; and having soil of adequate quality, depth and drainage to foster recovery and thriving of the transplants.

B. Assessment and preparation.

The site or sites need to be analyzed and prepared for the transplants.

I recommend that Garn Wallace (Wallace Laboratories, 365 Coral Circle, El Segundo 90245; (310) 640-6815) be engaged to do the soil site analysis, and to prescribe and carry out such treatments as may be needed to assure suitability for the recovery and long-term survival of the transplants.

ATTACHMENT NO. 12.28

3. Transplanting protocols

The attached procedures were prepared by Darrell Simpson (714-864-0885) on 5 June 2008. He will collaborate with the Griffith Company in executing the project.

4. Post-transplant management

I recommend that the relocation contract include a minimum four-year post-transplant maintenance program by Darrell Simpson. In my opinion, that will maximize survival and recovery of the trees, while also protecting the interests of the party underwriting the relocation, and assuring the City of Huntington Beach the benefits of the trees over the coming decades.

I believe that this summary and the attached items constitute the necessary and sufficient guidelines for effective transplantation of the subject trees at the Goldenwest Street/McFadden Avenue site.

Respectfully submitted,

Alden Kelley

Alden Kelley
Consulting Arborist

ATTACHMENT NO. 12.29

DESCRIPTION OF TREES: SIZE AND CONDITION

inspection and assignment of tree numbers proceeded from the east end of the north side of the site (along the south of McFadden Avenue); westward to Goldenwest Street; then southward along the east side of Goldenwest Street.

Six species were identified (in the sequence of inspection) *as Pittosporum undulatum* (Victorian box); *Pinus canariensis* (Canary Island pine); *Eucalyptus sideroxylon* (Pink ironbark); *Eucalyptus citriodora* (Lemon gum); *Pinus halepensis* (Aleppo pine); and *Jacaranda mimoWolia* (Jacaranda). The common names are used in the following descriptions.

ree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan	Comments
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove	Drive access and site layout dictate tree removal. Tree condition dictates should be replaced, mitigate removal by installing 3 new trees
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place	
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place	
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place	
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated	
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated	
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated	
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated	
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated	
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove	Parking requirement and site layout ditacte tree removal. Tree will not survive relocation, mitigate removal by installing 3 new trees
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated	
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove	Parking requirement and site layout ditacte tree removal. Tree condition dictates removal, mitigate removal by installing 3 new trees
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove	Parking requirement and site layout ditacte tree removal. Tree condition dictates removal, mitigate removal by installing 3 new trees
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated	
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove	Parking requirement and site layout ditacte tree removal. Tree will not survive relocation, mitigate removal by installing 3 new trees
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place	
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place	
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place	
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place	
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place	
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place	
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove	Drive access and site layout dictate tree removal. Tree condition dictates should be replaced, mitigate removal by installing 3 new trees

Summary -

Remove 6 trees total -mitigate with 18 replacement trees - 3:1 rather than the 2:1 City requirement

Relocate 7 trees total

Protect 9 trees in place

Further mitigation by installing 9 new trees on parcel

Report Amended February 8, 2008

Alden Kelly - I.S.A. Certified Arborist No. 267

Alden Kelly

21-122

ATTACHMENT NO. 12.30

ALDEN KELLEY
Consulting Arborist/Forensic Consultant
1309 Evergreen Avenue F-2, Fullerton, California 92835
I.S.A. Certified Arborist No. 267
Office: 714/990-4398 Fax: 714/990-6741
email: AKelleyArborist@aol.com

CURRICULUM VITAE
January 2006

EXPERIENCE:

Consulting arborist	23 years
Forensic consultant	21 years
Tree care and maintenance	20 years
Writing, editing (scientific and technical)	20 years
Research (plant sciences)	7 years
Teaching (college, adult ed.: biology, botany, horticulture)	13 years

EMPLOYMENT:

1985 - present	Consulting Arborist, Forensic Consultant, Author (Southern California)
1981 - 1985	Tree maintenance service (Orange County, CA); Consulting Arborist
1980 - 1981	Cell Biologist (Beverly Hills, CA)
1978 - 1979	Plant care services (Cypress, CA)
1966 - 1977	Associate Professor of Biology, Lycoming College (Williamsport, PA)
1964 - 1966	NIH Postdoctoral Research Trainee, The University of Texas (Austin, TX)
1962 - 1963	Assistant Professor of Biology, Parsons College (Fairfield, IA)
1958 - 1962	NIH Predoctoral Research Trainee , Purdue University (Lafayette, IN)
1956 - 1958	Research Associate: Seed treatment, Iowa State University (Ames, IA)
1952 - 1955	Tree trimmer; Teaching Assistant, Iowa State University (Ames, IA)
1950 - 1951	Groundskeeper's assistant (Springfield, MO)

EDUCATION:

B.S. (Horticulture) Iowa State University, Ames, IA (1954)

M.S. (Plant Physiology) Iowa State University, Ames, IA (1958)

Ph.D. (Plant Morphology; minors: Biochemistry, Plant Physiology) Purdue University, Lafayette, IN (1962)

Postdoctoral studies (Cell ultrastructure; electron microscopy) The University of Texas, Austin, TX (1964 - 66)

PROFESSIONAL ORGANIZATION:

International Society of Arboriculture

ATTACHMENT NO. 12.31
~~21-123~~

FORENSIC CONSULTANT

Time period: 1985 – 2005 More than 200 cases: 60% plaintiff, 40% defendant; 80 depositions; 62 court or mediation testimonies

Subjects: **Damages to trees**

Tree loss or damage: 67 (57 plaintiff; 10 defendant)

Mismanagement: 3 (2 plaintiff; 1 defendant)

View clearance: 12 (10 plaintiff; 2 defendant)

Damages attributed to trees

Hardscape damage: 18 (7 plaintiff; 11 defendant)

Trip and fall: 35 (25 plaintiff; 10 defendant)

Personal injury: 30 (14 plaintiff; 16 defendant)

Wrongful death: 8 (3 plaintiff; 5 defendant)

Misdesign: 4 (2 plaintiff; 2 defendant)

Nuisance effects: 4 (1 plaintiff; 3 defendant)

Miscellaneous (fire, flood, gas leak, etc.): 25 (6 plaintiff; 19 defendant)

Tree value appraisal methods used (court accepted)

1986 - 1989: International Society of Arboriculture; 6 cases

1990 - 1995: Replacement Cost Method; 34 cases

1996 - 2005: Replacement Equivalency Method; 42 cases

Venues: Los Angeles County; Orange County; San Bernardino County; Riverside County; Santa Barbara County; Inyo County; Marin County.

CONSULTING ARBORIST

Time period: 1984 - 2005 More than 350 projects

Clientele:	homeowners	insurance companies
	homeowner associations	parks; historic preservation sites
	corporations	developers
	municipalities (city, county, state)	schools; libraries

Functions:	tree value appraisal; damage assessment	education
	tree management guidelines	professional standards and ratings
	tree protection and preservation	tree roots, soil and hardscape analyses
	hazard tree analysis and treatment protocols	tree selection; landscape design analysis
	tree relocation standards	diagnosis of diseases, decline or death of trees

Selected consulting projects:

Parkway tree root/hardscape conflicts, City of Lakewood.

Oak tree inventory, Lake Sherwood site, Woodland Hills.

Aliso Viejo treescape design and substrate analysis.

Survey of tree root/hardscape relationships of desert gum and silver dollar gum.

Native tree stand analysis and relocation project, Foothill Ranch.

Analysis of landscape design and management-induced problems, Casta del Sol, Mission Viejo.

Study of abnormal variegation in Myoporum foliage, southern California coastal areas.

The value of urban greenbelts in Southern California.

Treescape design and management analysis, Sony Pictures Studios and Tri-Star.

Tree inventory and relocation program, Kaiser-Permanente, Fontana.

Tree management; historic site preservation, The Village Green, Los Angeles.

Tree preservation; long range management/replacement, Dana Woods, Dana Point.

Tree condition analysis; management guidelines, Coto de Caza

Tree status assessment; corrective and maintenance procedures, Hope Household, North Hollywood

Historic site protection/preservation projects

City of Rancho Cucamonga 1986. Historic Preservation Survey of 60 palms and 353 eucalyptus trees designated as historic landmarks.

Watts Towers, Watts 1988. Analysis of tree encroachment on walls and walks.

Rancho Los Alamitos Historic Ranch 1988. Tree and grounds survey and preservation recommendations.

Minter House, Santa Ana 1989. Avocado tree protection and preservation.

Historic Adobes, Santa Rosa Plateau Ecological Reserve 2000. Protection and preservation of Coast live oaks.

The Village Green, Los Angeles 2000. Tree protection, preservation and replacement.

CONSULTING ARBORIST

Community services:

Tree Society of Orange County: Arboriculture Chair; educational programs; tree planting and pruning workshops

TreePeople: lecturer; information resource

Fullerton Arboretum: Arborfest; fruit tree pruning demonstrations; tree plantings; Hispanic tree worker training program

Xeriscape: lecturer

University of California, Riverside: tree management seminars

U.C. Cooperative Extension Service: seminar programs; lecturer

Orange County E.M.A./Parks System: lecturer; advisory functions

Citizen/environmental groups and organizations: preservation and restoration of trees, tree stands and wildlife habitats (inventories, analyses, valuations, recommendations, conferences, public hearings)

Master Gardener training program: instruction on tree selection and care

Teaching experience: College level courses and adult education

General biology	Electron microscopy
General botany	Field techniques in botany
Plant anatomy	Evolution
Plant physiology	General horticulture
Non-flowering plants	Plant propagation

Seminars (Various academic, professional and public service organizations in southern California)

Pruning landscape trees	Tree roots: structure, growth and management
Selection of landscape tree species	Tree planting operations
Tree value appraisal	Troubleshooting tree problems
Cost-effective tree management	Relocation of mature trees
Decay in trees	Hispanic tree worker training program

Drought tolerant native plants for southern California

Master Gardener training program

PRESENTATIONS TO PROFESSIONAL GROUPS

1985 How a tree gets its shape (Western Chapter, International Society of Arboriculture; Palm Springs)

Proper tree maintenance (Mission Viejo Company; Mission Viejo)

1986 Trees and money (San Diego Turf and Landscape Conference; San Diego)

Understanding decay in trees (Western Chapter, International Society of Arboriculture; Santa Barbara)

Pruning: art or science? (Annual Turf and Landscape Conference; Anaheim)

1987 Maintenance of trees (Xeriscape '87; Santa Ana)

Selection of trees (Home landscaping series; Metropolitan Water District; Riverside)

Tree pruning (Caltrans tree maintenance staff; Los Angeles)

Maintenance of streetside trees (Tree maintenance staff; Lakewood)

A systematic method of troubleshooting your landscape problems (Third Annual Troubleshooting Seminar; University of California; Riverside)

Tree Care (Mission Viejo Company; Mission Viejo)

Oak Tree Diagnostic Clinic (U.C. Cooperative Extension Service; Ventura County)

Tree management (Seminar: Profitably Managing Multihousing Landscape Dollars; University of California; Riverside)

1988 Understanding tree roots (Tree Management Seminar; University of California Cooperative Extension Service; Ventura County)

A system for selecting appropriate trees based on soil, climate, space, pest and disease factors, maintenance costs and esthetics (Tree seminar: Selecting Trees for Streets, Parks and Landscapes; Riverside)

Problems and expenses resulting from selection of inappropriate trees for specific sites (Tree seminar: Selecting Trees for Streets, Parks and Landscapes; Riverside)

1989 A new approach to tree value appraisal (Street Tree Seminar/International Society of Arboriculture Tree Management Symposium: Living With Our Trees; Arcadia)

Selection and management of trees (San Diego Xeriscape '89; San Diego)

1990 Pruning to reduce green waste (L.A. Recycling and Waste Reduction Division Workshop; Los Angeles)

1991 Pruning for tree health and increased property value (U. C. Cooperative Extension Short Course in Horticulture; Los Angeles, Buena Park, San Bernardino)

1992 Successful tree production - an arborist's viewpoint (Wholesale Nursery Production Seminar, Mt. San Antonio College; Walnut)

A celebration of trees (California Association of Nurserymen, California State University; Fullerton)

Tree management and developing standards for success (Tree Pruning Seminar; U.C. Riverside)

1993 Tree nutrition and fertilization (Arborist Certification Training Program; Riverside)

Water management: trees in the landscape (Water Efficient Landscape Conference, Santa Clara Water District; San Jose)

Oak growth and development as related to pruning practice (Oak Tree Maintenance Symposium, Descanso Gardens; La Canada-Flintridge)

1994 Pruning small trees: a different way to see trees (Western Chapter, International Society of Arboriculture/Street Tree Seminar Conference; Anaheim)

ATTACHMENT NO. 12-3

TREE MANAGEMENT GUIDELINES
(leaflets prepared for distribution at seminars and to clients, professionals and others)

1984 Correct and incorrect pruning methods

Best times to prune broadleaf trees in southern California

Effects of pruning method on tree value

1985 How to specify and recognize quality pruning

General specifications for pruning trees

Evaluation of trees

1986 Tree value approximation: a method for estimating the real estate value of your trees

Tree selection

Tree species likely to damage hardscape

Tree management

The eucalyptus longhorn borer: what can we do about it?

1987 Maintenance of trees

Tree selection: species

Tree selection: specimens

Selection of trees for streetside plantings

A systematic method for troubleshooting your landscape problems

1988 Site preparation: a neglected essential in tree management

Evaluation of trees by the PRC method

1989 One hundred trees for southern California landscapes

Tree value appraisal: why replacement cost is a more appropriate method than the I.S.A. formula method

1990 Drought tolerant native trees and shrubs for southern California landscapes

KAT program (Kids and Trees): guidelines for tree studies in elementary schools

Pruning effect on tree value: rough approximations

Replacement cost as a basis for assessing value of landscape trees

Space for roots

Species ratings and rankings for landscape trees in four southern California plantclimate regions

1991 Condition rating correction factors in tree value assessment

Holistic tree management: applied ecology...in landscapes as miniature ecosystems

Replacement cost as a measure of tree value: standardized wholesale costs and prices for installation in ready-access areas

Species ratings and condition ratings in tree value assessment

Trees for small spaces: soil volume

1992 Small trees and tree-shrubs for southern California coastal landscapes (plantclimate zone 24)

GUIDELINES, continued

1993 Mulches and top dressings

Root corridors

Soil ecosystems, soil chemistry, and root system enhancement

1994 Replacement equivalency method of tree value assessment

Tree care: seeing the whole tree

1995 Ground cover species for plantclimate zone 22

Inspection of single-stem broadleaf shade trees in 15-gallon nursery containers

Mycorrhizae

Roots: structure, function, biomass, soil needs

So many roots, so little space: what's a tree to do?

Tree species for small spaces: plantclimate zone 22

Tree roots and sidewalks; problems & solutions in Southern California cities

1997 Tree relocation standards

1998 Same tree, different appraisal values: how come?

Sources of differences in tree appraisal values in damage claims

Transplanting established trees: effective preservation or costly killing?

Tree root systems and hardscape problems

Pine pitch canker

1999 Tree species for space-limited parkway strips: 3-5 foot parkway width: 30 feet or less in height and spread

2000 Street trees: guidelines for achieving maximum benefits at lowest long term cost

2001 Replacement Equivalency Method in damage assessment: rationale and methodology

2002 Pine trees: basic biology

Growth rate adjustment for reference value

2003 REM log plot projections of wholesale value, 32 – 80 inch caliper

2004 Tree value: a general guide for preliminary estimates

Oleanders and Oleander leaf scorch: replacement shrub possibilities

Colloidal silver treatment...: A concept for consideration in special cases

Publications:

1. Kelley, A.G. 1958. Floral induction in apples. M.S. Thesis, Iowa State University, Ames, IA.
2. Kelley, A.G. and S.N. Postlethwait. 1961. Fern gametophytes as a tool for the study of morphogensis. Proc. Ind. Acad. Sci. (1960) 70:56-60.
3. Kelley, A.G. and S.N. Postlethwait. 1962. Effects of 2-chloroethyltrimethylammonium chloride on fern gametophytes. Am. J. Bot. 49:779-786.
4. Kelley, A.G. 1962. Studies on morphogensis in gametophytes of *Pteridium aquilinum* (L.) Kuhn. Ph.D. Thesis, Purdue University, Lafayette, IN.
5. Mollenhauer, H.H., D.J. Morre and A.G. Kelley. 1965. The widespread occurrence of plant cytosomes resembling animal microbodies. Protoplasma 62(1):44-52.
6. Skvarla, J.J. and A.G. Kelley. 1968. Rapid preparation of pollen and spore exines for electron microscopy. Stain Tech. 43:139-144.
7. Skvarla, J.J. and A.G. Kelley. 1969. Fine structure of *Canna generalis* sporocytes: dictysomes. Pre-congress Conference on Pollen Physiology. 50th Annual Meeting, AAAS, Pacific Div. Aug. 18-23, 1969. Washington State University.
8. Skvarla, J.J. and A.G. Kelley. 1971. Dictyosome development during microsporogenesis in *Canna generalis*. In: J. Heslop-Harrison, ed. Pollen: Development and Physiology. Butterworths, London.
9. Kelley, A. 1985. Cost-effective tree care. 1. What is a tree worth? Orange County Apartment News 25(8):22ff.
10. Kelley, A. 1985. Cost-effective tree care. 2. The effect of the pruning method on tree value. Orange County Apartment News 25(9):13-14.
11. Kelley, A. 1985. Cost-effective tree care. 3. Selecting a reliable tree care service. Orange County Apartment News 25(10):19-20.
12. Kelley, A. 1985. Cost-effective tree care. 4. Specifications for tree pruning. Orange County Apartment News. 25(11):9ff.
13. Kelley, A. 1985. Cost-effective tree care. 5. How to recognize quality pruning. Orange County Apartment News. 25(12):35.
14. Kelley, A. 1985. Topping: the most expensive form of pruning. Arbor Age 5(11):20ff.
15. Kelley, A. 1987. City trees: are they worth it? Arbor Age 7(4):12ff.
16. Sydnor, T.D., G. Watson and A. Kelley. 1988. Interim-transplanted blue spruce show improved branch, root development. The Landscape Contractor 29(7):14-15.
17. Degan, J., J. Frainie, A. Kelley and A. Remyn. 1989. Street trees suitable for southern California. (chart) Street Tree Seminars, Inc.
18. Mahoney, M.T., A.H. Remyn, M.P. Trotter, W.R. Trotter, A.G. Kelley, A.S. Epperson and M.E. Chamness, Eds. 1994 *Street Trees Recommended for Southern California*, Rev. Street Tree Seminars, Anaheim, CA.

RICK™
ENGINEERING COMPANY
Transportation Division

City of Huntington Beach

OCT 14 2008

October 2, 2008

Mr. Tom Wilhelm
KZ Holdings, LLC
19752 MacArthur Blvd, Suite 250
Irvine, California 92612

SUBJECT: PARKING STUDY FOR PROPOSED CVS PHARMACY IN HUNTINGTON BEACH, CALIFORNIA
(RICK ENGINEERING COMPANY JOB NUMBER 15478-A)

Dear Mr. Wilhelm:

The following letter has been prepared to determine the parking requirements for the proposed CVS site, located at the intersection of Goldenwest Street/McFadden Avenue in the City of Huntington Beach. **Exhibit 1** shows the vicinity map of the project area. To accomplish this, the existing parking demand was evaluated at three comparable sites. The survey sites, peak days and periods of operation were provided by CVS and determined based on historical information and/or financial data, which are representative of the proposed facility and it's expected peak and daily parking demand. **Exhibit 2** shows the site plan and parking configuration for the proposed CVS Pharmacy.

DATA COLLECTION/RESEARCH/SITE INFORMATION

The City of Huntington Beach's Development Code requirements for off-street parking spaces is 1 space per 200 square feet (or 5 spaces per 1,000 square feet) of gross floor area for the land use category of retail sales. However, this category is generic in nature and may not accurately represent the parking requirements for a more specific land use category such as a pharmacy. The proposed CVS Pharmacy development has a gross floor area of 14,670 square feet. Based on the Development Code requirement, 73 spaces are required, while the current site plan proposes 64 spaces. It is important to note that the Institute of Transportation Engineers "Parking Generation", 3rd Edition publication, peak demand rates for 15 survey sites range from 0.79 to 3.67 per 1,000 square feet of gross floor area for a similar weekday period for a Pharmacy/Drugstore with a drive-thru window.

To address the potential parking concerns at the new facility, existing parking counts at three sites near the proposed Goldenwest Street/McFadden Avenue site were conducted. The existing parking demand was counted every 15 minutes, between the hours of 4:00 p.m. and 8:00 p.m. on Monday, September 22nd and Tuesday, September 23rd at the following three comparable CVS Pharmacy sites:

- CVS Pharmacy, 18872 Beach Boulevard, Huntington Beach, CA
- CVS Pharmacy, 102 N. Main Street, Santa Ana, CA
- CVS Pharmacy, 7065 La Palma Avenue, Buena Park, CA

Attachment A shows an aerial of each existing comparable site surveyed. These comparable sites were surveyed to determine the actual peak parking demand for a CVS Pharmacy. These three comparable sites were selected because of their similar size and operational characteristics to the proposed CVS Pharmacy (all three sites included a drive-thru), and the parking areas for CVS facilities are somewhat separated from the parking for the adjacent uses.

Table 1 shows the parking calculations for the individual surveyed sites as well as the overall average of the three sites combined. Based on the parking analysis calculations, the average rate for spaces currently provided at the three sites range from 4.4 to 4.9 per 1,000 square feet of gross floor area with an average rate of 4.7 per 1,000 square feet of gross floor area for all the sites combined. This is slightly less than the 5 spaces per 1,000 square feet required in the City's Development Code. However, the maximum occupied spaces counted for the three sites ranged from 14 to 33 spaces with a peak demand rate ranging from approximately 1.0 to 2.2, and an average peak demand rate of 1.7 per 1,000 square feet of gross floor area.

CONCLUSIONS

Based on the results of the site-specific parking data collection and analysis conducted at the three comparable CVS Pharmacy locations, the following comments and recommendations are provided.

- Based on the current site plan for the proposed CVS Pharmacy located at Goldenwest Street/McFadden Avenue in the City of Huntington Beach, 64 parking spaces are provided.

- The City of Huntington Beach's Development Code requirements for off-street parking spaces is 1 space per 200 square feet (or 5 spaces per 1,000 square feet) of gross floor area for the land use category of retail sales. However, this category is generic in nature and may not accurately represent the parking requirements for a more specific land use such as pharmacy.

- The maximum occupied spaces counted during any 15-minute period over the two days between the hours of 4:00 p.m. and 8:00 p.m. for the three comparable sites was 33 spaces, with a maximum peak parking demand rate of 2.2 per 1,000 square feet of gross floor area.

- If the maximum peak parking demand rate of 2.2 were applied to the proposed 14,670 square foot CVS facility, 32 spaces would be required to accommodate the expected parking demand based on the surveys conducted at the three existing comparable sites.

In conclusion, the 64 parking spaces provided for the proposed CVS Pharmacy site located at the intersection of Goldenwest Street/McFadden Avenue is sufficient for the expected peak and daily parking demand. Also, if the maximum peak parking demand rate of 2.2 were applied to the proposed 14,670 square foot CVS facility, 32 spaces would be required to accommodate the expected parking demand based on the surveys conducted at the three existing comparable sites. The proposed facility will provide twice as many spaces than the expected future demand.

If you have any questions, please feel free to contact Brad Thornton or myself at (619) 291-0707.

Sincerely,
RICK ENGINEERING COMPANY

Michael L. Kenney, PE, TE
RCE #56661, Exp. 6/30/09
Associate

REGISTERED PROFESSIONAL ENGINEER
MICHAEL LAWRENCE KENNEY
NO. 56661
EXP. 6-30-09
CIVIL
STATE OF CALIFORNIA

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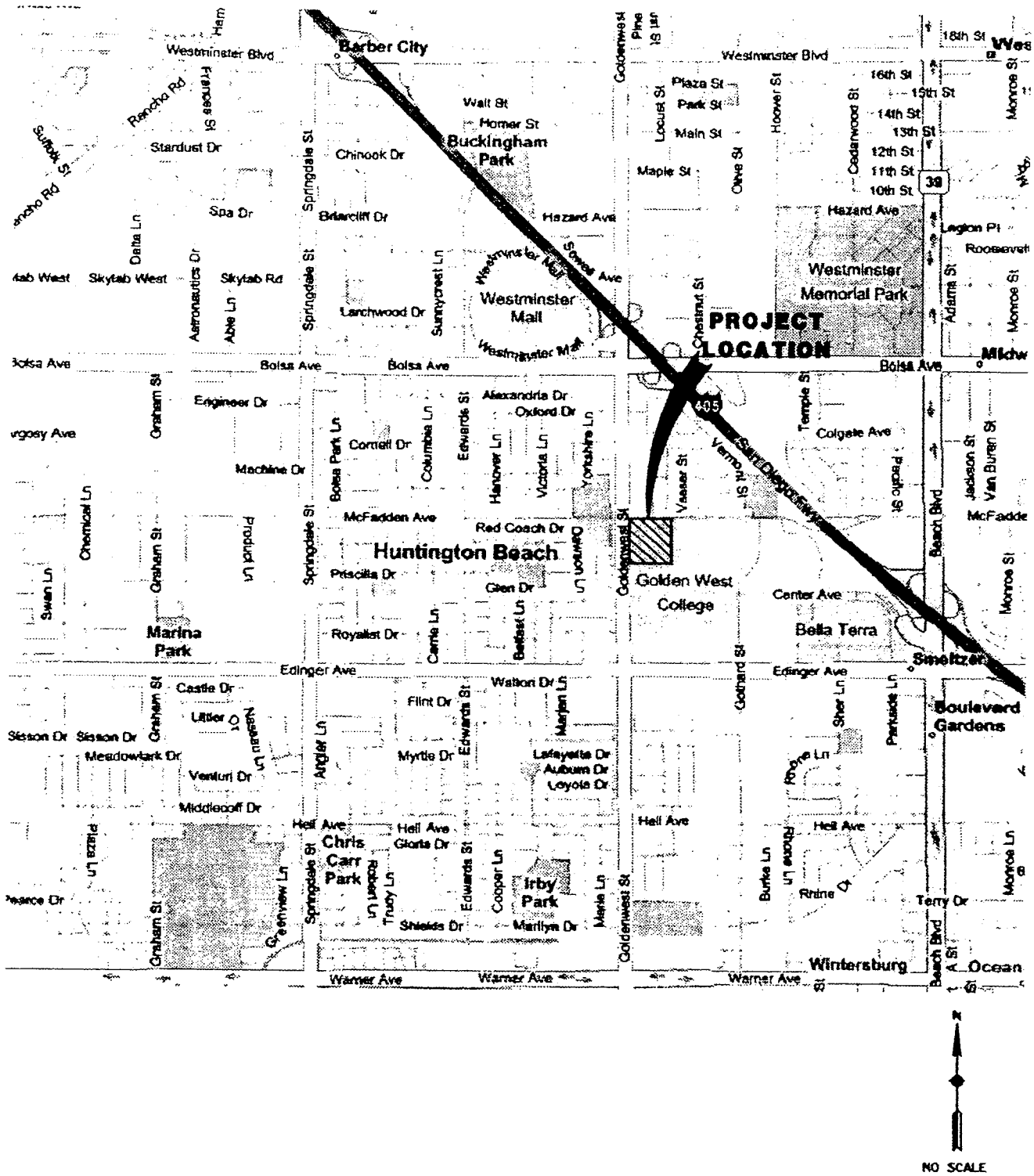

RICK ENGINEERING COMPANY

EXHIBIT 1

VICINITY MAP

CVS PHARMACY PARKING STUDY

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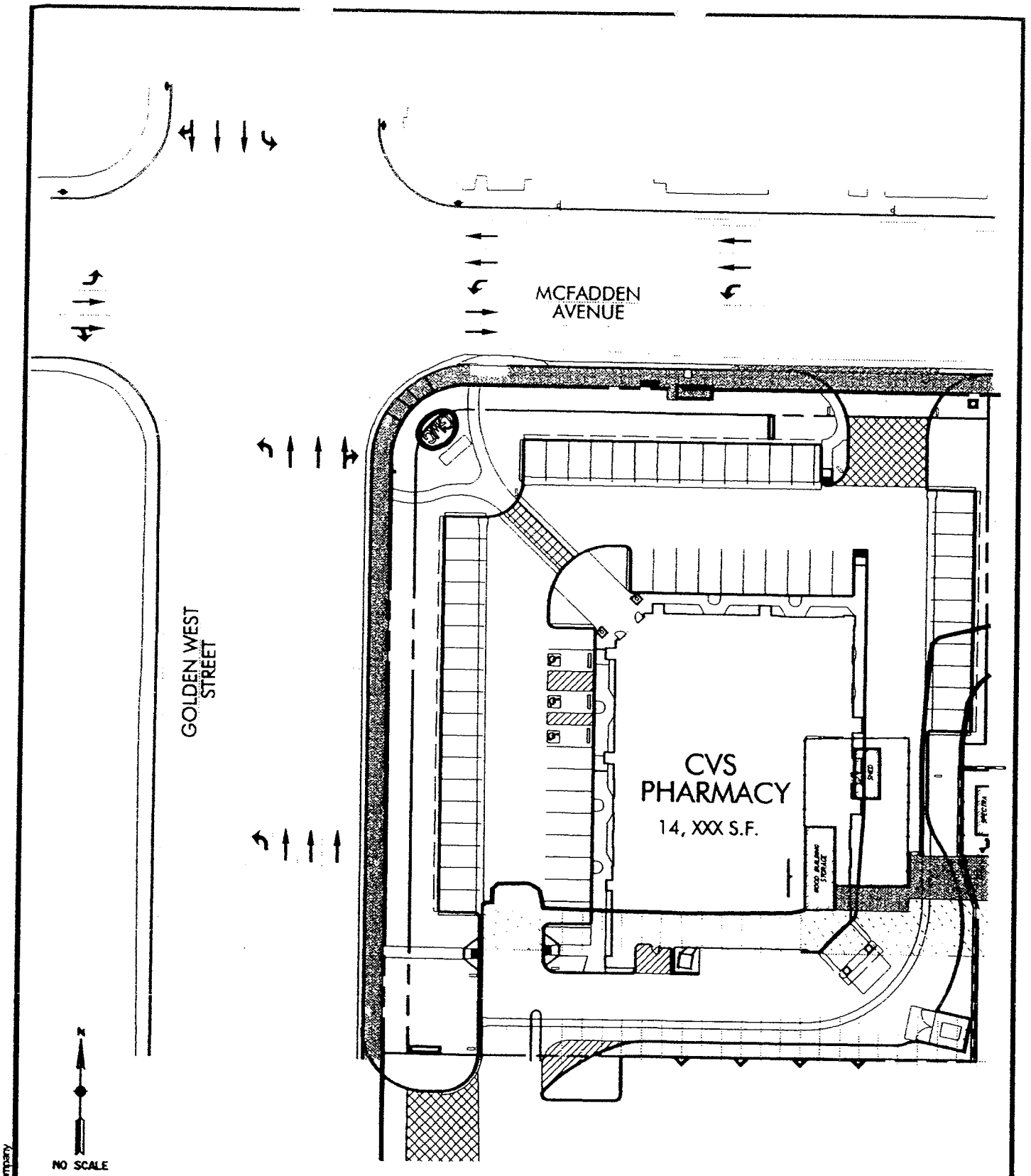

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EXHIBIT 2

SITE PLAN

CVS PHARMACY PARKING STUDY

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Table 1: Parking Demand Analysis

Location: 7065 La Palma Avenue, Buena Park (Store # 5837)

Monday Time	Monday Occupied Spaces		Tuesday Time	Tuesday Occupied Spaces	
4:00	22		4:00	18	
4:15	19		4:15	18	
4:30	15		4:30	22	
4:45	17		4:45	22	
5:00	17		5:00	21	
5:15	23		5:15	17	
5:30	24	◄	5:30	16	
5:45	20		5:45	18	
6:00	16		6:00	19	
6:15	22		6:15	16	
6:30	17		6:30	18	
6:45	18		6:45	17	
7:00	15		7:00	22	
7:15	17		7:15	17	
7:30	18		7:30	23	◄
7:45	17		7:45	19	

Peak Time/Occupied Spaces			Peak Time/Occupied Spaces		
Time	Occupied Spaces		Time	Occupied Spaces	
5:30	24		7:30	23	
Peak Occupancy	44%		Peak Occupancy	43%	
AVG Occupancy	34%		AVG Occupancy	35%	

Two day Peak Occupancy:

Time	Occupied Spaces	Day
5:30	24	Monday

Two day Peak Demand:

Location Floor Space (ft^2): 12,281

Peak Occupied Parking Spaces: 24

Peak Occupied Spaces/Floor Space (ksf): 2.0

Site Plan Information:

Location Floor Space (ft^2): 12,281

Total Available Parking Spaces: 54

Parking Spaces/Floor Space (ksf): 4.4

Location: 102 N. Main Street, Santa Ana (Store # 5841)

Monday Time	Monday Occupied Spaces		Tuesday Time	Tuesday Occupied Spaces	
4:00	30		4:00	18	
4:15	28		4:15	18	
4:30	26		4:30	19	
4:45	20		4:45	18	
5:00	18		5:00	21	
5:15	18		5:15	18	
5:30	31		5:30	23	
5:45	29		5:45	24	
6:00	33	◄	6:00	26	
6:15	23		6:15	28	◄
6:30	25		6:30	26	
6:45	31		6:45	20	
7:00	27		7:00	22	
7:15	30		7:15	23	
7:30	30		7:30	20	
7:45	29		7:45	18	

Peak Time/Occupied Spaces			Peak Time/Occupied Spaces		
Time	Occupied Spaces		Time	Occupied Spaces	
6:00	33		6:15	28	
Peak Occupancy	45%		Peak Occupancy	38%	
AVG Occupancy	37%		AVG Occupancy	29%	

Two day Peak Occupancy:

Time	Occupied Spaces	Day
6:00	33	Monday

Two day Peak Demand:

Location Floor Space (ft^2): 14,768

Peak Occupied Parking Spaces: 33

Peak Occupied Spaces/Floor Space (ksf): 2.2

Site Plan Information:

Location Floor Space (ft^2): 14,768

Total Available Parking Spaces: 73

Parking Spaces/Floor Space (ksf): 4.9

Location: 18872 Beach Boulevard, Huntington Beach (Store # 6782)

Monday Time	Monday Occupied Spaces		Tuesday Time	Tuesday Occupied Spaces	
4:00	11		4:00	7	
4:15	14	◄	4:15	7	
4:30	14	◄	4:30	8	
4:45	8		4:45	5	
5:00	5		5:00	6	
5:15	8		5:15	7	
5:30	8		5:30	3	
5:45	7		5:45	6	
6:00	11		6:00	7	
6:15	5		6:15	9	◄
6:30	5		6:30	5	
6:45	2		6:45	8	
7:00	5		7:00	8	
7:15	2		7:15	2	
7:30	4		7:30	4	
7:45	5		7:45	2	

Peak Time/Occupied Spaces			Peak Time/Occupied Spaces		
Time	Occupied Spaces		Time	Occupied Spaces	
4:30	14		6:15	9	
Peak Occupancy	20%		Peak Occupancy	13%	
AVG Occupancy	10%		AVG Occupancy	8%	

Two day Peak Occupancy:

Time	Occupied Spaces	Day
4:30	14	Monday

Two day Peak Demand:

Location Floor Space (ft^2): 14,768

Peak Occupied Parking Spaces: 14

Peak Occupied Spaces/Floor Space (ksf): 0.9

Site Plan Information:

Location Floor Space (ft^2): 14,768

Total Available Parking Spaces: 71

Parking Spaces/Floor Space (ksf): 4.8

Summary of 3 Comparable Sites Surveyed

Average Location Floor Space (ft^2): 13,939

Average Parking Spaces Provided: 66

Average Current Rate for Spaces Provided: 4.7 (Parking Spaces/ ksf)

Average Two day Peak Demand Rate 1.7 (Parking Spaces/ ksf)

Note: Data shown in the tables above was collected on Monday and Tuesday, September 22nd and 23rd 2008.

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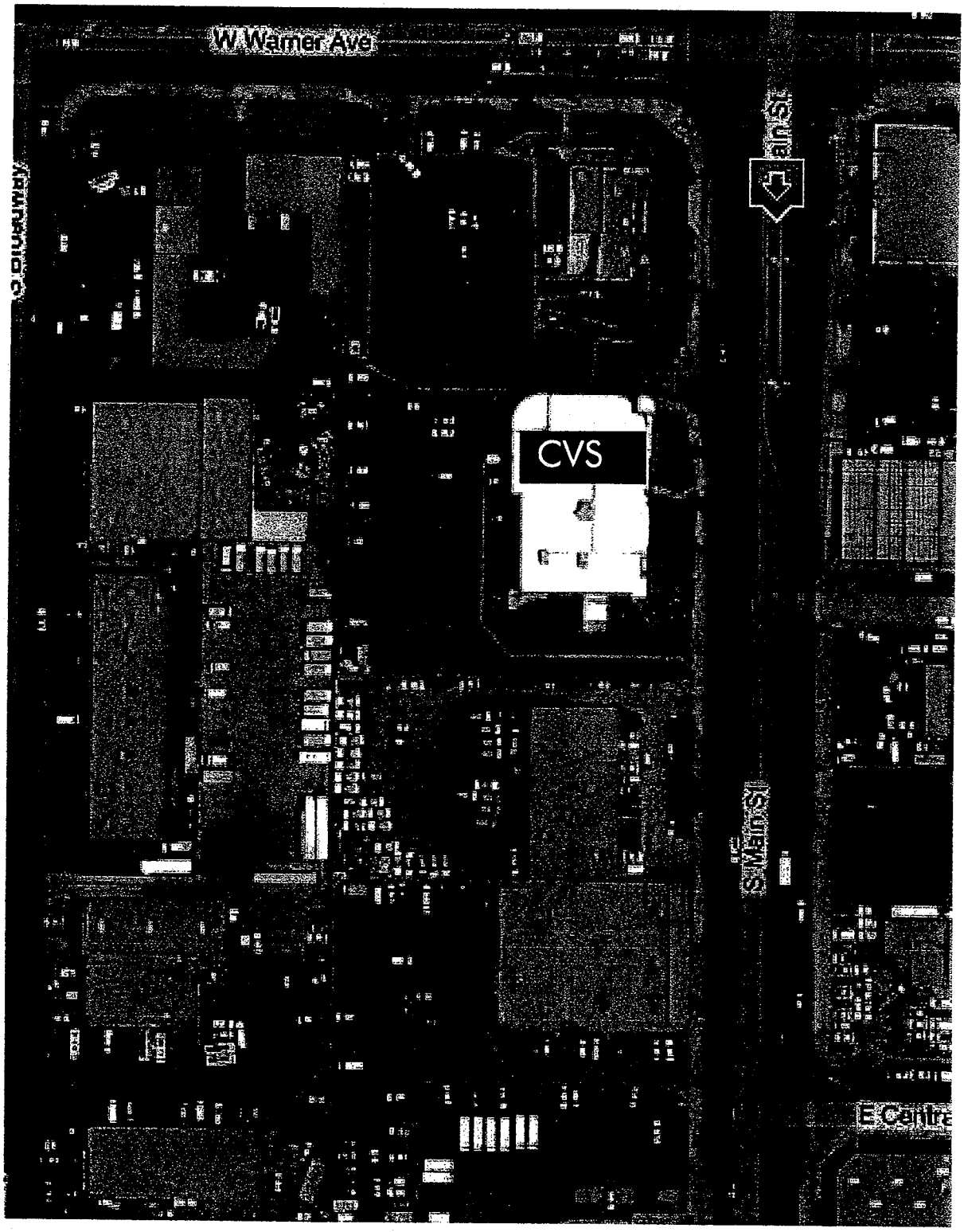
ATTACHMENT A

ATTACHMENT NO. 73-6



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2330 S. MAIN STREET, SANTA ANA
STORE # 5841

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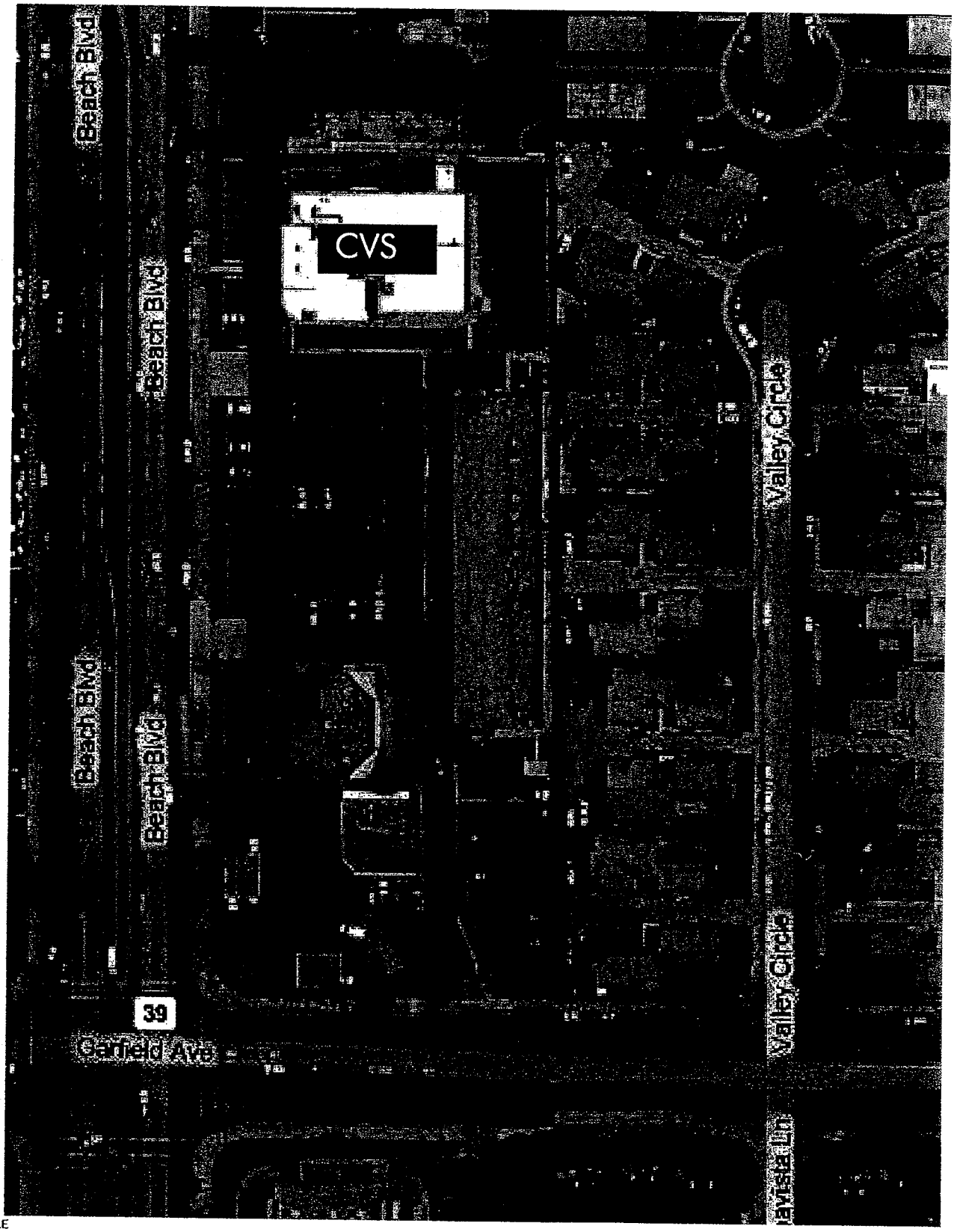

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18872 BEACH BLVD, HUNTINGTON BEACH
STORE # 6782

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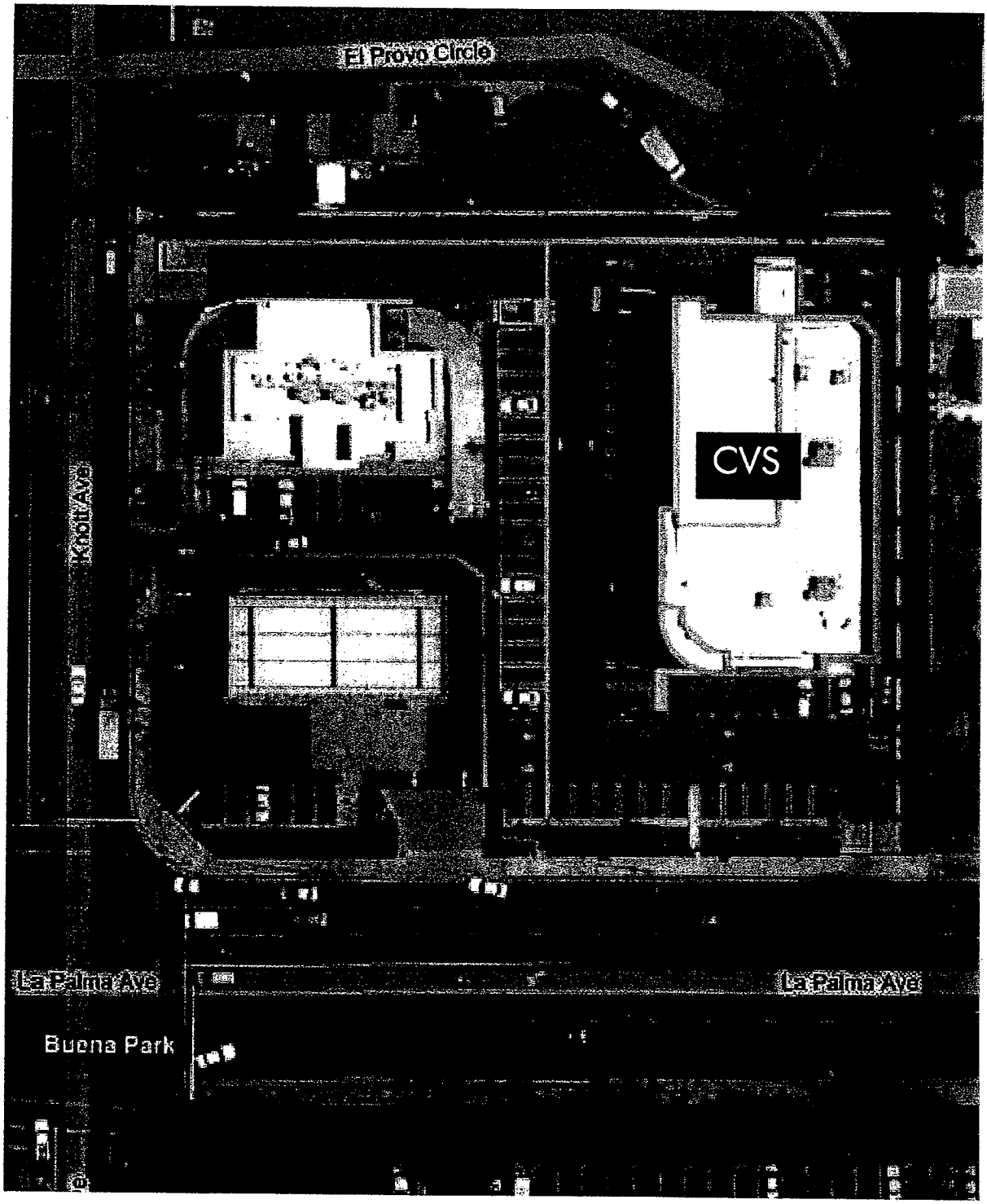

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NO SCALE

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7065 LA PALMA AVENUE, BUENA PARK
STORE # 5837

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DESIGN REVIEW CHECKLIST

Chapter 4
General Commercial

General Design Objectives

The design of each commercial project in Huntington Beach should:

- Contribute towards reinforcing or establishing a distinct architectural and environmental image for the district within which the project site is located
- Consider the scale, proportion and character of development in the surrounding area
- Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas, and a high quality architectural and landscape design which provides for proper access, visibility and identity
- Facilitate and encourage pedestrian activity and mitigate existing adverse automobile oriented planning patterns
- Minimize excessive or incompatible impacts of noise, light, traffic and visual character
- Preserve and incorporate natural amenities unique to the site such as ocean views, mature trees, etc. into the project development proposal
- Preserve and incorporate structures which are distinctive because of their age, cultural significance, or unique architectural style into the project development proposal

Site Planning

1. Grading	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Commercial developments should be sensitive to their natural surroundings. Grading should be minimized by following the natural contours as much as possible. Graded slopes should be rounded and contoured to blend with the existing terrain.	X		meet code and aesthetic requirements	
b. Grading should emphasize and accentuate scenic vistas and natural landforms.		x	flat land	

c. Large manufactured slopes should be avoided in favor of several smaller slopes integrated throughout the project. Smaller slopes are less obtrusive, more easily vegetated and can be used to add visual interest, preserve views and provide visual buffers where necessary.		X	no slopes	
d. Significant natural vegetation should be retained and incorporated into the project.	X		see arborist's report	

2. Compatibility	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. The arrangement of structures, parking and circulation areas and open spaces should recognize the particular characteristics of the site and should relate to the surrounding built environment in pattern, function, scale, character and materials. In developed areas, new projects should meet or exceed the standards of quality which have been set by surrounding development.	X			
b. Structures which are distinctive due to their age, cultural significance, or unique architectural style should be preserved and incorporated in the project development proposal.		X		
c. Residential uses should be buffered from incompatible commercial development. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses.		X		
d. Linkages (e.g walkways, common landscape areas, building orientation) between compatible commercial and residential uses are encouraged where appropriate.	X			

3. Site Entry Design	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Entry areas to commercial development should be enhanced by ornamental landscaping, decorative paving, raised medians, gateway structures, and monument signage.				
b. Main entry drives should extend from the street to the front				

cross aisle and should include: ▪ a median with a minimum 10-ft. wide clear landscaped area between the street and the first bisecting parking aisle ▪ a minimum 5-ft. wide sidewalk on each side of the driveway ▪ a minimum 10-ft. wide landscaped parkway on each side of the driveway ▪ a minimum 20-ft. wide decorative paving band				

4. Building Siting	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Structure siting should take into consideration the context of the commercial area, the location of incompatible uses, the location of major traffic generators as well as the site's characteristics.	X			
b. The placement and design of structures should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.	X			
c. Whenever possible new structures should be clustered to create plazas and pedestrian malls and avoid the creation of "barracks-like" rows of structures. When clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis, or other open structure.		X	stand alone building	
d. Parking shall not be permitted between the building and front and exterior side property lines for a minimum 40% of the total project street frontage. Such siting in conjunction with substantial landscape treatment, enhances the streetscape, and contributes in the screening of parking areas. This design solution should be utilized in high pedestrian activity areas and along auto-oriented corridors with less pedestrian traffic.				
e. Site and design buildings on corner and mid-block parcels to establish a strong tie to the street frontage. Buildings with angled corners or plazas are encouraged at corner locations.				

ATTACHMENT NO. 21 ~~70~~ 43

5. Vehicular Access/ Circulation/ Parking	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Site access and internal circulation should promote safety, efficiency, and convenience. Conflicts between vehicles and pedestrians should be avoided. Continuous circulation should be provided throughout the site to the greatest extend possible. Dead-end driveways should be minimized. Adequate areas for maneuvering, stacking, truck staging, loading and emergency vehicle access should be accommodated on site.	X			
b. The number of site access points should be minimized and located as far as possible from street intersections. The use of common or shared driveways is encouraged and in some case may be required. Designs which encourage the use of streets for "internal circulation" should be avoided.	X			
c. Driveway entry locations should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.	X			
d. Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking spaces. Loading and service areas should be provided with separate access and circulation whenever possible.				
e. Parking should not dominate street frontages.	X			
f. Parking areas should be screened by buildings and landscaping.	X			
g. Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.		X		
h. Parking lots should be separated from buildings by a raised walkway (minimum 4 feet wide) and landscape strip (minimum 7 feet wide).				

6. Pedestrian Circulation	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Placement of primary vehicle access points to the project site in close proximity to major building entries should be avoided in order to minimize pedestrian and vehicular conflicts.	X			
b. Clearly defined pedestrian paths should be provided from parking areas to primary building entrances and sidewalks along the site's perimeter.	X		Decorative Paving	
c. Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape islands to reach building entries.				
d. Raised pathways, decorative paving, landscaping and bollards should be used to separate pedestrian paths from vehicular circulation areas to the maximum extend possible.	X			

7. Plazas and Courtyards	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Commercial developments should incorporate plazas and courtyards into their design. Primary access to public plazas and courtyards should be provided from the street. Secondary access may be provided from retail shops, restaurants, offices and other uses within the development.				
b. Entries to the plazas and courtyards should be inviting and well lit.				
c. Shade trees or architectural elements which provide shelter and relief from direct sunlight should be provided within plazas and courtyards.				
d. Landscaping, water features, and public art should be incorporated into plaza and courtyard design.				
e. Courtyards should be buffered from the street, parking areas or drive aisles.				

ATTACHMENT NO. 2

8. Auxiliary Structures/ Areas	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Auxiliary structures and areas such as play areas and outdoor dining areas should be integrated within the overall site design. Play structures associated with commercial uses should be enclosed and integrated within the building design.		X		

9. Loading & Delivery	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts to the maximum feasible extent.	X			
b. Loading and delivery service areas should be screened with portions of the building, architectural wing walls, freestanding walls and landscape planting.	X			
c. Loading and delivery areas should not be located in required setback areas.	X			

10. Utility and Mechanical Equipment	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, transformers and junction boxes) should be screened from view. All screening devices should be compatible with the architecture, materials and colors of adjacent structures.				
b. Transformers should not dominate the streetscape. When transformers are required to be installed adjacent to the street, they should be undergrounded.				

11. Refuse and Storage Areas	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Trash storage must be enclosed within or adjacent to the main structure or located within separate freestanding enclosures.	X			
b. Trash enclosures should be unobtrusive and conveniently accessible for trash collection but should not impede circulation during loading operations.	X			

c. Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.	X			
d. Trash and storage enclosures should be architecturally compatible with the project design. Landscaping shall be incorporated into the design of trash enclosures to screen them and deter graffiti.	X			
e. Cart storage should be integrated within the initial building and site design. Large freestanding enclosures or unscreened "cart corrals" are generally considered unacceptable.				

12. Walls and Fences	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Wall/ fence design should complement the project's architecture. Landscaping should be used to soften the appearance of wall surfaces.	X			
b. Walls should be offset every 50 ft. Landscape pockets along the wall should be provided at regular intervals.				
c. Solid walls with pilasters, decorative caps and offsets are recommended for screening purposes. Low solid wall segments with integrated landscaped planters are encouraged for open space areas.				
d. Walls and fences within front and exterior side yards of commercial sites should be avoided.				

13. Paving	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways and crosswalks.	X			
b. Paving materials should complement the architectural design. The use of stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged.	X			

ATTACHMENT NO. 2 PAGE 4

14. Lighting	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. The type and location of parking area and building lighting should preclude direct glare onto adjoining property, streets, or skyward. Lighting systems should be designed for two operating levels; a higher intensity lighting level for business operating hours and a reduced intensity level for non-operating hours.				
b. The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.				
c. Pedestrian scale/decorative light fixtures are encouraged. "High mast" poles are discouraged.				

15. Other Site Amenities	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Site amenities within a commercial setting should be coordinated in terms of color, materials and design in order to convey a cohesive project appearance and distinctive character.				

Site Furniture	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Seating should be included in plaza and courtyard design. Where possible, seating should be provided in active and passive areas.		X	No seating	

Tree Grates/Guards	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Tree grates should be provided along street edges and plazas where a continuous walking surface is needed. Grates should be a minimum of four feet in diameter. Knockouts must be provided to enlarge the inside diameter to support a larger tree trunk as the tree grows.	X		There will be tree grates for all palms adjacent to parking stalls at front and side of building.	
b. Tree guards should be provided to protect trees in high activity areas. Tree guard design should be compatible with other site furnishings. Tree guards should be attached to the tree grate, welds should not be visible.				

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ATTACHMENT NO. 76-8

Pots and planters	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Planters and pots should not obstruct pedestrian traffic flow. Consider placing pots in building recesses, at locations where access is discouraged and adjacent to blank walls to provide visual interest and color accents.				
b. Group similar sized planters in clusters to enrich streetscapes and plazas.				
c. Planter materials should compliment the project architecture. Use of cast stone and masonry is encouraged.				

Bollards	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Bollard design should be consistent with the overall project theme and should coordinate with other site furnishings.	X			
b. In locations where emergency access may be necessary, removable bollards should be considered.				

Trash receptacles	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Trash receptacle design should coordinate with other streetscape furnishings.	X			

Bicycle Racks	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Bicycle rack design should be consistent with other streetscape furnishings. Use of "loop racks" and "ribbon bars" are encouraged.		X		

Newspaper Racks	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Newspaper racks should be consolidated. Newspaper rack locations should not inhibit pedestrian flow.		X		
b. Newspaper rack design should incorporate masonry and/or metal elements that compliment other streetscape furnishings.		X		

Kiosks, Bulletin Boards and Directories	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Kiosks, bulletin boards and directories should be provided near vehicular and pedestrian entrances to multi-tenant commercial developments.				
b. Directory and bulletin board siting should maximize their visibility while minimizing the potential for creating a traffic hazard.				
c. Kiosk design should be consistent with the architectural theme of the development and other site furnishings.				
Bus Shelters	**Applicable**	**Not Applicable**	**Applicant Remarks**	**Staff Remarks**
a. Bus shelters should be compatible with streetscape furniture and the architectural style of adjacent buildings.				
b. Bus shelters should be designed to provide unobstructed visibility into the shelter.				

Architectural Guidelines

1. Architectural Imagery	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. No particular architectural "style" is required for commercial structures. High quality, innovative and imaginative architecture is encouraged.	X		The Bella Terra style of design fits the existing community well – both commercial and residential	
b. The use of standardized "corporate" architectural styles associated with franchises is discouraged. Site specific design solutions are encouraged.	X		We have chosen a style that allows more architectural expression to integrate the design to the community rather than insert prototypes.	
c. The selected architectural style/ design should consider compatibility with surrounding character, including harmonious building style, form, size, color, materials and roofline. In developed areas infill projects should meet or exceed the standards of quality which have been set by surrounding development.	X		We decided on the Bella Terra style because it fits nicely with all surrounding structures, making a subtle impact while avoiding over powering adjacent structures.	
d. The designer is expected to employ variations in form, building details and siting in order to create visual interest. In all cases the selected architectural style should be	X		The parapet roof line is staggered, not flat. An entry tower highlights the store entry and ties the left and right sides of the building together.	

employed on all building elevations.				

2. Building Facade and Roof Articulation	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize building bulk.	X		The "entry tower" is distinctive in its design and the staggered parapet roof line is supported by ~~accentuated~~ accented build outs.	
b. Variable building facades along linear street frontages are encouraged.	X		creative facade variants have been included to create subtle points of interest w/o becomming overwhelming.	
c. Arcades trellises and other open structures should be utilized to visually and physically link buildings and provide connections to adjacent sidewalks.	X		Sidewalks are woven through a mass of trees, both new and existing at the corner of the intersection.	
d. The siting and design of "anchor buildings" for major tenants should balance rather to overwhelm minor tenant structures.		X		
e. Building entries should be readily identifiable. Use recess projections, columns and other distinctive materials and colors to articulate entries.	X		The entry tower provides an aesthetic appeal and provide the necessary way-finding to the entry	
f. All wall surfaces visible to the public should be architecturally enhanced.	X		In addition to previous comments, distinctive colors, decorative arches, and stone wainscot add to the visual appeal.	
g. Nearly vertical, mansard or pitched roofs should be avoided.	X		We have avoided anything remotely close to "nearly vertical" roofing elements.	
h. Vertical architectural elements such as towers should be used as focal points.	X		We have included the entry tower in our design.	
i. Stairways should be designed as an integral part of the building architecture. Boldly-projecting stairways that complement the architectural massing and form of commercial buildings are encouraged		X		
j. Gutters and downspouts should be concealed, unless designed as a decorative architectural feature.	X		All roof drainage is internalize or concealed from public view.	
k. All mechanical equipment should be screened from view of public streets, neighboring properties, and nearby higher buildings.	X		All roof-top equipment is completely screened from public view including nearby adjacent developments.	

3. Fenestration	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. The size and location of doors and windows should relate to the scale and proportions of the building elevation on which they are located.				

4. Building Materials and Colors	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Corporate franchise tenant buildings should utilize colors and materials which are complementary to the overall design theme and consistent with the colors/ materials palette for the commercial development.				
b. Exposed gutters should be colored to match fascia or wall materials. Exposed downspouts should be colored to match the surface to which they are attached.				

Landscaping Guidelines

1. Standard Guidelines	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Landscaping should enhance the quality of commercial developments by framing and softening the appearance of structures, defining site functions, screening undesirable views and buffering incompatible uses.	X		Preserving existing mature trees will soften entire project. Palms at corner and around building frame views and soften the facade	
b. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. All areas not covered by structures, service yards, walkways, driveways, and parking spaces should be landscaped, in accordance with City Ordinance requirements.	X		Once in final design, the landscape will utilize a tier system for planting, covering every open square foot with landscape.	

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ATTACHMENT NO. 16-12

1. Standard Guidelines (CONT)	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
c. The following design concepts should be utilized in all project design: ▪ Specimen trees (36-inch box or more) in informal groupings or rows at major focal points ▪ Use of flowering vines both on walls and arbors or trellises ▪ Use of planting to create shadow and patterns against walls ▪ Use of planting to soften building lines and emphasize the positive features of the site ▪ Trees to create canopy and shade, especially in parking areas and passive open space areas Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.	X		Project landscape design utilizes several new 36" box trees (informally spaced), several new palm trees, and several protected or transplanted mature existing trees. Flowering vines will be used on the South wall. · Final landscape design will consider shade and shadow, color and texture, landscape berming, and ultimate canopy to emphasize the positive features of the site.	
d. Trees generally should be placed as follows: ▪ A minimum of 8 ft. between center of trees and edge of driveway, 6 ft. from water meter or gas meter and sewer laterals ▪ A minimum of 25-ft. between center of trees and point of intersection of the edge of driveways and streets or walkways ▪ A minimum of 15-ft. between center of trees or large shrubs to utility poles/street lights ▪ A minimum of 8-ft. between center of trees or large shrubs and fire hydrants, fire department sprinklers, standpipe connections	X		Minimum tree setbacks will be achieved in final design / layout of plant material.	

ATTACHMENT NO. 1 ~~16~~

1. Standard Guidelines (CONT)	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
e. Trees or large shrubs should not be planted under overhead lines or over underground utilities if their growth will interfere with the installation or maintenance of these utilities.				
f. Landscaping materials should be spaced so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarms boxes.	X		Final planting design will take into account lighting and emergency access requirements	
g. Existing healthy mature trees should be preserved and incorporated into the overall landscaping plan.				
h. Gravel, or astroturf, is not allowed as a substitute for plant materials.		X		
i. Use of vines and climbing plants on buildings, trellises, and privately owned perimeter walls is encouraged.	X		Final planting design will consider all elements from i-l	
j. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.	X			
k. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces. Concrete step-off areas should be provided in landscape planters adjacent to parking spaces.	X			
l. Landscaping around the entire base of buildings is encouraged to soften the edge between parking lot and the structure.	X			

2. Parking lot landscaping	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Parking lot landscaping should accent driveways, frame the major circulation aisles, and highlight pedestrian pathways.				

2. Parking lot landscaping (CONT)	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
b. Parking for more than 250 parking spaces shall provide continuous landscape planting strips between every row of parking and should be planted with shade trees low shrubs and groundcover at a minimum distance of 35-ft on center. These landscaping areas should provide a minimum of 7-ft. clear plantable width and shall be protected by a 6-inch high curb and a 12-inch wide concrete or comparable hardscape material mow strip on both sides.				
c. Parking for more than 250 parking spaces shall provide landscaping islands with minimum 500 sq. ft. of plantable area and 7-ft. wide clear plantable width at the end of parking rows. These landscaping areas should be planted with shade trees, low shrubs and groundcover and should be protected by a 6-inch high curb on all sides and a 12-inch wide concrete step-off area adjacent to parking spaces.				
d. Parking for more than 250 parking spaces shall provide interior planting islands with minimum 135 sq. ft. of plantable area every 10 parking spaces. These landscaping areas should be planted with shade trees, low shrubs and groundcover and should be protected by a 6-inch high curb on all sides and a 12-inch wide concrete step-off area adjacent to parking spaces.				
e. All parking lot street frontages for lots with more than 250 parking spaces should be screened by landscaping. Screening materials should provide a clear line of sight between 32 inches and 5 ft. above grade. Parking lot landscape screening should be implemented by utilizing one or a combination of the following: ▪ a maximum 32-inch high evergreen hedge, to create a solid hedge ▪ a maximum 32-inch high earth berm with a slope no greater than 3.5:1 ▪ non-deciduous (evergreen) trees planted at a distance of 35 ft. on center. Trees should be a minimum 36-inch box container size, or as recommended by conditions of approval				

ATTACHMENT NO. 1 ~~165~~

3. Slope Revegetation and Erosion Control	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. All slopes to be constructed at a gradient steeper than 6:1 horizontal to vertical and with a vertical height of three feet or greater, shall be revegetated within 30 days of completion of grading.				
b. All slopes should be covered with herbaceous or prostrate shrubby ground covers.				
c. All plant materials should be appropriate to the site conditions, water conserving and appropriately spaced to control soil erosion.				
d. Trees, shrubs, and ground covers should be planted in undulating massings and groupings to reduce the constricted character of manufactured slopes.				
e. Revegetation on permanent slopes should include permanent irrigation systems.				

4. Plant Maintenance and Irrigation	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. All young trees should be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed in paved or other locations where roots could damage adjacent paving/curb surfaces.	X		Landscape plan and irrigation plan will achieve all requirements for maint. and irrigation ~~[illegible]~~ a. thru e.	
b. Automatic sprinkler controllers should be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves should be provided in accordance with current codes.	X			
c. Sprinkler heads and risers should be protected from car bumpers. "Pop-up" heads should be used near curbs and sidewalks.	X			
d. The landscape irrigation system should be designed to prevent run-off and overspray.	X			
e. All irrigation systems should be designed to reduce vandalism by placing controls in appropriate enclosures.	X			

Public Safety Through Design

Public Safety Through Design	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Electronic surveillance and security hardware should be as invisible and unobtrusive as possible. If security grilles are necessary, they should be architecturally integrated within the overall building design theme. The use of scissor grilles is strongly discouraged.				
b. Lighting should be designed to satisfy functional and decorative needs. Security lighting should be designed as part of an overall lighting plan rather than as single stand alone elements.				
c. Safety behind buildings should be ensured through: 1) adequate security lighting for parking areas and pedestrian ways; 2) limited access (walls, fences, gates, shrubs); 3) signage; 4) introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance; 5) surveillance through windows or with cameras; and 6) ongoing maintenance of storage areas and alleys.				
d. Storefront lighting should complement the architectural style of the building while providing illumination of building facades and entrances.				
e. Lighting should be sufficient for sidewalk and street illumination. Pedestrian scale lighting fixtures that provide good levels of lighting are encouraged.				
f. Window signage should be installed in a manner that provides clear and unobstructed view of the interior of the business establishment from the sidewalk.				

Public Safety Through Design (CONT)	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
g. Building address numbers should be visible from the public right-of-way.				
h. Landscaping should be planted and maintained to allow visibility and eliminate areas of potential criminal activity.				
i. Delineate the separation between public and private spaces with paving, building materials, grade separations or with physical barriers such as landscaping.				

Applicant Signature: _____ Date: 6/27/08

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CVS PHARMACY GREEN BUILDING FEATURES

City of Huntington Beach

OCT 30 2008

LEED Category	Points	GREEN BUILDING Comments
SUSTAINABLE SITES		
SS PREREQUISITE - Construction Activity Pollution Protection	1	Project will meet Erosion and Sedimentation Control
SS CREDIT 1 - Site Selection	1	Credit allowed- not prime farm land, in flood plain, within 100 feet of wetlands, within 50 feet of lake or stream or a part of a public parkland.
SS CREDIT 4.1 - Alternative Transportation, Public Transit Access	1	Project to be located within 1/2 mile of an existing urban or suburban bus routes -complies with this credit.
SS CREDIT 4.2 - Alternative Transportation, Bicycle Friendly	1	Bicycle rack provided for 5% of users per city code as well
SS CREDIT 4.4 - Alternative Transportation, Parking Capacity	1	Provide preferred parking for van or carpooling (set aside) spaces for 5% of building users.
SS CREDIT 7.2 - Heat Island Effect, Roof	1	Utilize PVC or TPO single ply roof materials that have a Solar Reflective Index (SRI) of 78 or better.
Category Credit Subtotal	**6**	
WATER EFFICIENCY		
WE CREDIT 1.1 - Water Efficient Landscaping, Reduce by 50%	1	Use indigenous and drought-tolerant plants -existing trees protected in place reduces initial watering requirements
WE CREDIT 3.1 - Water Use Reduction, 20% Reduction	1	Utilize water efficient fixtures such as ultra low-flow lavs, water closets and waterless urinals for building users and reduce occupancy-based potable water consumption by 20% compared to 1992 EPA baseline standards.
Category Credit Subtotal	**2**	
ENERGY AND ATMOSPHERE		
EA PREREQUISITE 2 - Minimum Energy Performance	1	Project to meet the mandatory or prescriptive requirements of ASHRAE\ IESNA 90.1-2004.
EA PREREQUISITE 3 - Fundamental Refrigeration Management	1	All refrigerants provided for HVAC systems shall be CFC free.
EA CREDIT 1 - Optimize Energy Performance (14% for new buildings for 2 points)	1	ENERGY MANAGEMENT SYSTEM for HVAC and all lighting building exceeds ASHRAE 90.1-2004 by 10%.
Category Credit Subtotal	**3**	
MATERIALS AND RESOURCES		
MR PREREQUISITE 1 - Storage and Collection of Recyclables	1	Plans to indicate set aside area for recyclables including: paper, cardboard, glass, plastic and metals storage (Pharmacy and\or Receiving Area).
MR CREDIT 2.1 - Construction Waste Management, Divert 50% from Disposal	1	Recycled site materials to be measured by weight or volume. 2 dumpster system during construction
MR CREDIT 3.1 - Materials Reuse 5%	1	Project will use salvaged, reused, or refurbished materials including furniture for 5% of the value of the entire project, Steel, masonry, ceiling tile, asphalt base materials have recycled content
MR CREDIT 5.1 - Local/Regional Materials, 10% Extracted, Processed & Manufactured Locally	1	Project incorporates percentage of regional materials/products.
Category Credit Subtotal	**4**	

ATTACHMENT NO. 21-150 ~~17.1~~

LEED Category	Points	GREEN BUILDING Comments
SUSTAINABLE SITES		
ENVIRONMENTAL QUALITY		
EQ PREREQUISITE 1 - Minimum IAQ Performance	1	Building ventilation to conform to ASHRAE 62.1-2004, Sections 4 through 7 as a minimum.
EQ PREREQUISITE 2 - Environmental Tobacco Smoke (ETS) Control	1	Building to be no smoking during construction and after occupancy.
EQ CREDIT 4.1 - Low-Emitting Materials, Adhesives and Sealants	1	Utilize low VOC emissions for each adhesive and sealant used inside the building. Developer to provide actual submittals to meet tabular requirements of LEED v. 2.2.
EQ CREDIT 4.2 - Low-Emitting Materials, Paints and Coatings	1	Utilize low or zero VOC emissions for each paint and coating type used inside the building.
EQ CREDIT 4.3 - Low-Emitting Materials, Carpet Systems	1	Utilize carpet tile that meets the Carpet and Rug Institute (CRI) Green Label program and all carpet adhesives have VOC emissions of less than 50g/L. Carpet vendor is "Interface" is a leader in the sustainable movement
Category Credit Subtotal	**5**	
INNOVATION AND DESIGN PROCESS		
DE CREDIT 1.1 - Innovation in Design	1	Provide recycling program for pharmaceuticals and\ or other customer packaging items.
Category Credit Subtotal	**1**	
Overall Credit Total	**21**	

ATTACHMENT NO. ~~17.~~2

ATTACHMENT #5

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PRELIMINARY SITE PLAN/GRADING PLAN/ LANDSCAPE PLAN/ARCHITECTURAL PLAN FOR:

CVS/ PHARMACY

CITY OF HUNTINGTON BEACH

PROJECT SUMMARY:

GOLDEN WEST COLLEGE IS PROPOSING TO SPLIT APPROXIMATELY 1.5 ACRES FROM APN 142-072-01 (37.26 AC) AND LEASE IT TO CVS/ PHARMACY. IMPROVEMENTS TO PARCEL "A" WILL BE PERFORMED BY CVS/ PHARMACY AS SHOWN BY THIS TENTATIVE PARCEL MAP.

EXISTING LAND INFORMATION

NUMBER OF EX. PARCELS UNDER CONSIDERATION	1
LEGAL DESCRIPTION OF EXISTING PARCEL	THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.
PARCEL NUMBER	APN 142-07-01
PROPERTY AREA	37.26 AC
EXISTING USE	GOLDEN WEST COLLEGE
SITE ADDRESS	15744 GOLDEN WEST STREET
FLOOD HAZARD ZONE	"X"

DEVELOPMENT DATA (PARCEL "A")

PROPOSED SITE AREA	1.50AC. (APPROXIMATE LEASED AREA)
EXISTING USE	VACANT/SEASONAL RETAIL
PROPOSED USE	RETAIL PHARMACY (PERMITTED IN COMMERCIAL ZONE) (REQUIRES RE-ZONING)
SITE ADDRESS	NA (SEC OF GOLDEN WEST & McFADDEN)

LEGAL DESCRIPTION OF PROPOSED PARCEL "A":

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED "LS 5411" IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "GPS" 5126R1" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET"; SAID POINT BEARS NORTH 89°31'11" WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "GPS" 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 229.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 1711 IN BOOK 7292, PAGE 378, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57" WEST 715.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 3.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 89°52'55" EAST 22.08 FEET; THENCE SOUTH 00°15'57" WEST 62.33 FEET; THENCE NORTH 89°44'03" WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA DATA TABLE

LOT NO.	GROSS LOT AREA (AC)	NET LOT AREA (AC)
"A"	1.50 AC	SAME
REMAINDER	35.76 AC	SAME

ZONING INFORMATION

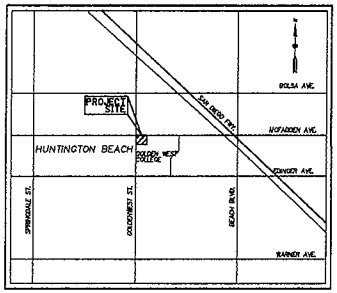
EXISTING ZONING	PS (PUBLIC-SEMI PUBLIC)
PROPOSED ZONING	GENERAL COMMERCIAL DISTRICT (RE-ZONING REQUIRED)

DEVELOPMENT SUMMARY (BASED ON COMMERCIAL (GC) DISTRICT PER SECTION 211.06)

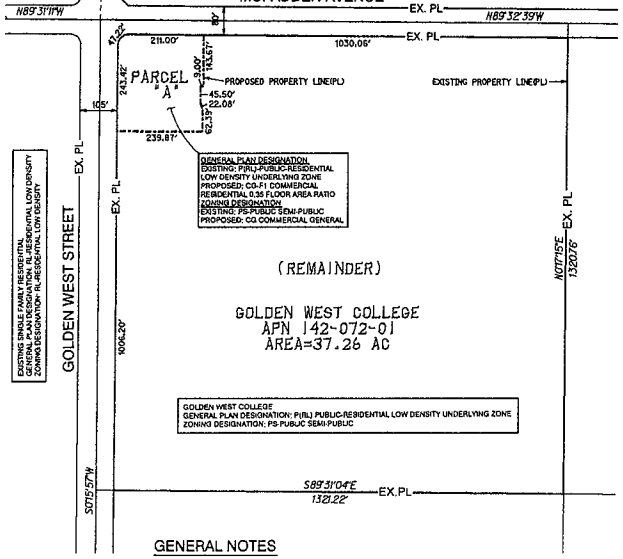
	REQUIRED STANDARD	PROPOSED
LOT AREA	10,000 SF MIN.	65,340 SF
LOT WIDTH	100 FT. MIN.	200 FT+
BUILDING FRONT SETBACK	10 FT.	34 FT
BUILDING SIDE SETBACK	0 FT.	51 FT & 42 FT
BLDG. STREET SIDE SETBACK	10 FT.	94 FT
BUILDING REAR SETBACK	0 FT.	51 FT & 42 FT
BUILDING HEIGHT LIMIT	50 FT. (PER CG DISTRICT)	39'
WALL DIMENSIONS	NA	NO FRONT OR STREET SIDE WALLS
FLOOR AREA RATIO	1.5	SEE ARCHITECTS PLAN
SITE LANDSCAPING	5,414 SF (8% MIN.)	13,370 SF
BUILDING DESIGN STD.	PER CITY STD.	SEE ARCHITECTS PLAN
FENCES AND WALLS	SECTION 230.88	AS SHOWN
OFF-STREET PARKING & LOADING	SECTION 231	AS SHOWN
OUTDOOR FACILITIES	SECTION 230.74	NONE PROPOSED
SCREENING OF MECH. EQUIPMENT	SECTION 230.76	AS SHOWN
REFUSE STORAGE AREAS	SECTION 230.78	AS SHOWN
UNDERGROUND UTILITIES	CH 17.64	AS SHOWN
PERFORMANCE STANDARDS	SECTION 230.82	NOTED
NON CONFORMING BLDG.	CH 236	SEE ARCHITECTS PLAN
SIGNS	CH 233	SEE ARCHITECTS PLAN
TOTAL PARKING REQUIRED	74 (1/200 S.F.) (231.04)	64
FLOOR AREA CALCULATION FOR PROP. CVS PHARMACY	TOTAL GROSS FLOOR AREA AS FOLLOWS: 14,967 SF (RETAIL/PHARMACY AREA) 533 SF (RECIEVEING AREA) 1,770 SF (MEZZANINE AREA) 14,670 SF (TOTAL FLOOR AREA)	
PARKING FRONT SETBACK	NA	20 FT
PARKING SIDE SETBACK	NA	3.0 FT
PARKING REAR SETBACK	NA	NA

UTILITY INFORMATION

GAS AVAILABILITY	☒ YES ☐ NO	
ELECTRIC AVAILABILITY	☒ YES ☐ NO	
TELEPHONE AVAIL.	☒ YES ☐ NO	
CABLE AVAILABILITY	☒ YES ☐ NO	
WATER AVAILABILITY	☒ YES ☐ NO	AS SHOWN (HUNTINGTON BEACH)
SEWER AVAILABILITY	☒ YES ☐ NO	MIDWAY CITY SEWER DISTRICT (WESTMINSTER)
STORM AVAILABILITY	☒ YES ☐ NO	AS SHOWN (HUNTINGTON BEACH)



VICINITY MAP
NO SCALE



GENERAL NOTES

1) ALL NEW PRIVATE UTILITY LINES WILL BE UNDERGROUND PER CITY STANDARDS.
2) FIRE FLOW DEMAND = 3000 GPM (TO BE VERIFIED WITH FIRE MARSHALL)
3) EASEMENTS AS REQUIRED BY CITY AND/OR DISTRICT.
4) FINISHED GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
5) FIRE HYDRANTS WILL BE INSTALLED AS REQUIRED BY FIRE MARSHALL.
6) SEWER, WATER, & STORM DRAIN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.

NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALFORNIA 92110

TELEPHONE: (619) 291-0707
FAX: (619) 291-4165

JOHN D. GODDARD JR. RCE. 33037 DATE

REGISTERED PROFESSIONAL ENGINEER JOHN D. GODDARD No. 33037 Exp. 6/30/08 CIVIL STATE OF CALIFORNIA

RICK ENGINEERING COMPANY
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J-15478A

LEGEND

EXISTING CONTOUR
EXISTING ELEVATION
EXISTING SIDEWALK
EXISTING WATERLINE
EXISTING PROPERTY LINE
EXISITING FIRE HYDRANT AND APPURTENANCES
PROPOSED WATER VALVE (BY LANDLORD)
PROPOSED PROPERTY LINE
PROPOSED WORK LIMIT
PROPOSED HARDSCAPE
PROPOSED ASPHALT PAVEMENT
PROP. CURB RAMP
PROP. CONTOUR
PROP. ELEVATION
PROP. SLOPE
PROP. SEWER
PROP. SEWER CLEANOUT
PROP. STORM DRAIN
PROP. CATCH BASIN
PROP. WATER
PROP. WATER VALVE
PROP. DOMESTIC SERVICE BACKFLOW DEVICE
PROP. FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY
PROP. FIRE DEPARTMENT CONNECTION
PROP. FIRE HYDRANT
PROP. SCREEN WALL

SYMBOL

POST CONSTRUCTION BMP'S

ALL PERMANENT CONTROLS (I.E. BMPS) SHALL BE PRIVATELY MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.

PROVIDING AND MAINTAINING PROPER SURFACE DRAINAGE IS IMPERATIVE TO ASSURE SOIL STABILITY AND TO REDUCE EROSION.

NO STORM OR IRRIGATION WATER SHALL BE ALLOWED TO DISCHARGE OVER THE TOP OF CUT OR FILL SLOPES. PERMANENT EROSION CONTROL MEASURES, SUCH AS COMPLETE LANDSCAPING WITH DROUGHT-TOLERANT, SLOPES-STABILIZING VEGETATION, SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY ENGINEER.

AN INTEGRAL PART OF ACHIEVING ADEQUATE POLLUTANT REMOVAL FROM COLLECTED STORM WATER IS THE IMPLEMENTATION OF SOURCE CONTROL PRACTICES THAT REDUCE THE AMOUNT OF CONTAMINANTS OF THE GROUND SURFACE THAT CAN COME IN DIRECT CONTACT WITH SURFACE FLOWS. THESE PRACTICES INCLUDE:

1. ENCOURAGE PROPER USE AND DISPOSAL OF MATERIALS INCLUDING FERTILIZERS, PESTICIDES, AND HERBICIDES AND INCLUDING APPROPRIATE METHODS, RATES, AND FREQUENCY OF APPLICATION OF THESE CHEMICALS.
2. ENCOURAGE ALTERNATIVE METHODS FOR CONTROLLING WEEDS AND INSECTS USING PHYSICAL, BIOLOGICAL, AND LOWER-TOXICITY METHODS.
3. RECYCLE CHEMICALS TO THE EXTENT POSSIBLE, AND DISPOSE OF MATERIALS IN A SAFE AND PROPER MANNER.

ALL ON-SITE CURB INLETS TO INCLUDE BIO-CLEAN ENVIRONMENTAL SERVICES FILTER INSERTS (OR EQUAL).

EARTHWORK QUANTITIES

CUT = 6,200 CY*
FILL = 2,800 CY**
IMPORT/EXPORT = 3,400 CY**

* THIS IS A RAW VOLUME BASED ON REMOVAL OF THE UPPER 3 FEET OF DISTURBED SOIL.
**THIS QUANTITY HAS BEEN ADJUSTED FOR 15% SHRINKAGE AND MISC. SPOILS.

NOTE: THESE QUANTITIES ARE APPROXIMATE AND BASED ON RECOMMENDATIONS BY NORCAL ENGINEERING DATED 10/8/07, PROJECT NO. 13988-07.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC MAP PREPARED BY SUN MAPS LAND SURVEYING AND MAPPING DATED 06/21/2005.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83 ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN ON SEPTEMBER 20,2007 AT POINT "GPS" 5126R1" AND POINT "GPS" 5124" AS SHOWN HEREON, PER COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET.

BEARING "GPS" 5126R1" TO "GPS" 5124":
N89°31'11"W

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE 3-3/4" DCS ALUM. BENCHMARK DISK STAMPED "HB-256-83" ON TOP OF A 6"X 6" CONCRETE POST LOCATED AT THE NORTHEAST CORNER OF GOLDENWEST STREET AND EDINGER AVENUE PER THE COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA SHEET.

ELEVATION = 22.337 NAVD88

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MEZZANINE PLAN 7 (A-2)
EXTERIOR ELEVATIONS 8-9 (A-3,4)

OWNER/SUBDIVIDER

COAST COMMUNITY COLLEGE DISTRICT (GOLDEN WEST)
1370 ADAMS AVE.
COSTA MESA, CA 92626

DEVELOPER

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19752 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
CONTACT: TOM WILMELM (949) 476-2700

ARCHITECT

CARTER BURGESS
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SANTA ANA, CA 92707

SOILS ENGINEER

NORCAL ENGINEERING
SOILS & GEOTECHNICAL CONSULTANTS
10641 HUNSOLT STREET
LOS ALAMITOS, CA 90720

ABBREVIATIONS

EX. ..... EXISTING
FG ..... FINISHED GRADE
FS ..... FINISHED SURFACE
P.I.P. ..... PROTECT IN PLACE
PL ..... PROPERTY LINE
R/W ..... RIGHT-OF-WAY
TC ..... TOP OF CURB
TP ..... TOP OF PIPE (WATER)
TYP. ..... TYPICAL
FL ..... FLOWLINE (SWALE)
P.O.C. ..... POINT OF CONNECTION
A.D. ..... AREA DRAIN
T.G. ..... TOP OF GRATE
I.E. ..... INVERT ELEVATION (STORM DRAIN)

Prepared By:
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Project Address:
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City of Huntington Beach, CA

Project Name:
CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

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TITLE SHEET & NOTES

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J# 15478A

21-163

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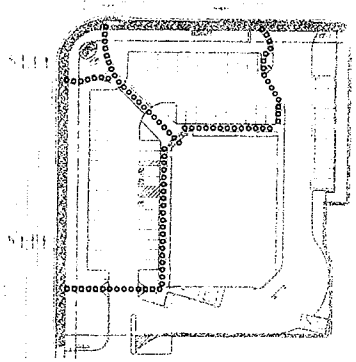
LEGAL DESCRIPTION -PARCEL "A"

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

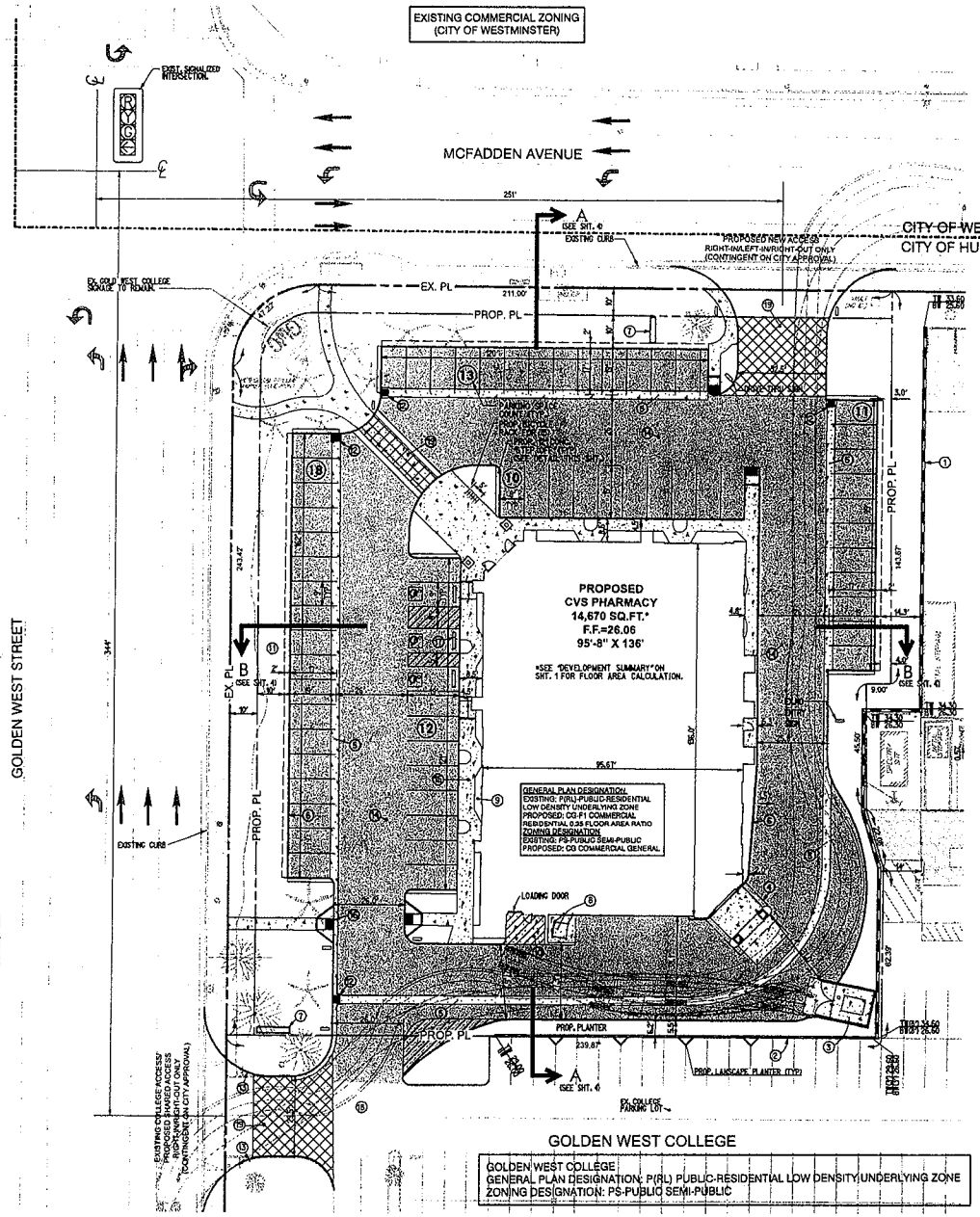
BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED "LS 5417" IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "CP5" 5126RM" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET", SAID POINT BEARS NORTH 89°37'17" WEST A DISTANCE OF 4996.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "CP5" 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 2291.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 7771 IN BOOK 7262, PAGE 376, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57" WEST 313.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT", SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 271.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 9.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 76°51'39" EAST 22.08 FEET; THENCE SOUTH 00°15'59" WEST 62.39 FEET; THENCE NORTH 89°44'05" WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

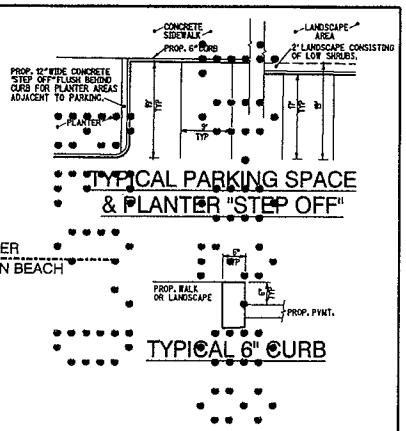
CONTAINING 1.50 ACRES, MORE OR LESS.

APN: PORTION OF 142-072-01



ADA ACCESSIBLE PATH





GOLDEN WEST COLLEGE
GENERAL PLAN DESIGNATION: P(RL) PUBLIC-RESIDENTIAL LOW DENSITY UNDERLYING ZONE
ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC

KEYNOTES:

1. PROPOSED 8' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON CUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED CVS MONUMENT SIGN (TYP)
8. PROPOSED TRASH COMPACTOR
9. PROPOSED PLANTER
10. PROPOSED LOADING AREA
11. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
12. PROP. CATCH BASIN WITH FILTER INSERT PER WQMP.
13. PROPOSED IMPROVEMENTS TO EXISTING DRIVE ACCESS.
14. PROPOSED ASPHALT PAVEMENT. (TYP)
15. PROPOSED CONCRETE WALK. (TYP)
16. PROPOSED CURB RAMP. (TYP)
17. PROPOSED WHEEL STOP 2.5' FROM CURB. (TYP)
18. TRAFFIC CONTROL PER CITY STANDARDS.
19. PROPOSED STAMPED CONCRETE.

N

20 10 0 20 40 80

GRAPHIC SCALE 1"= 20'

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Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title: SITE PLAN

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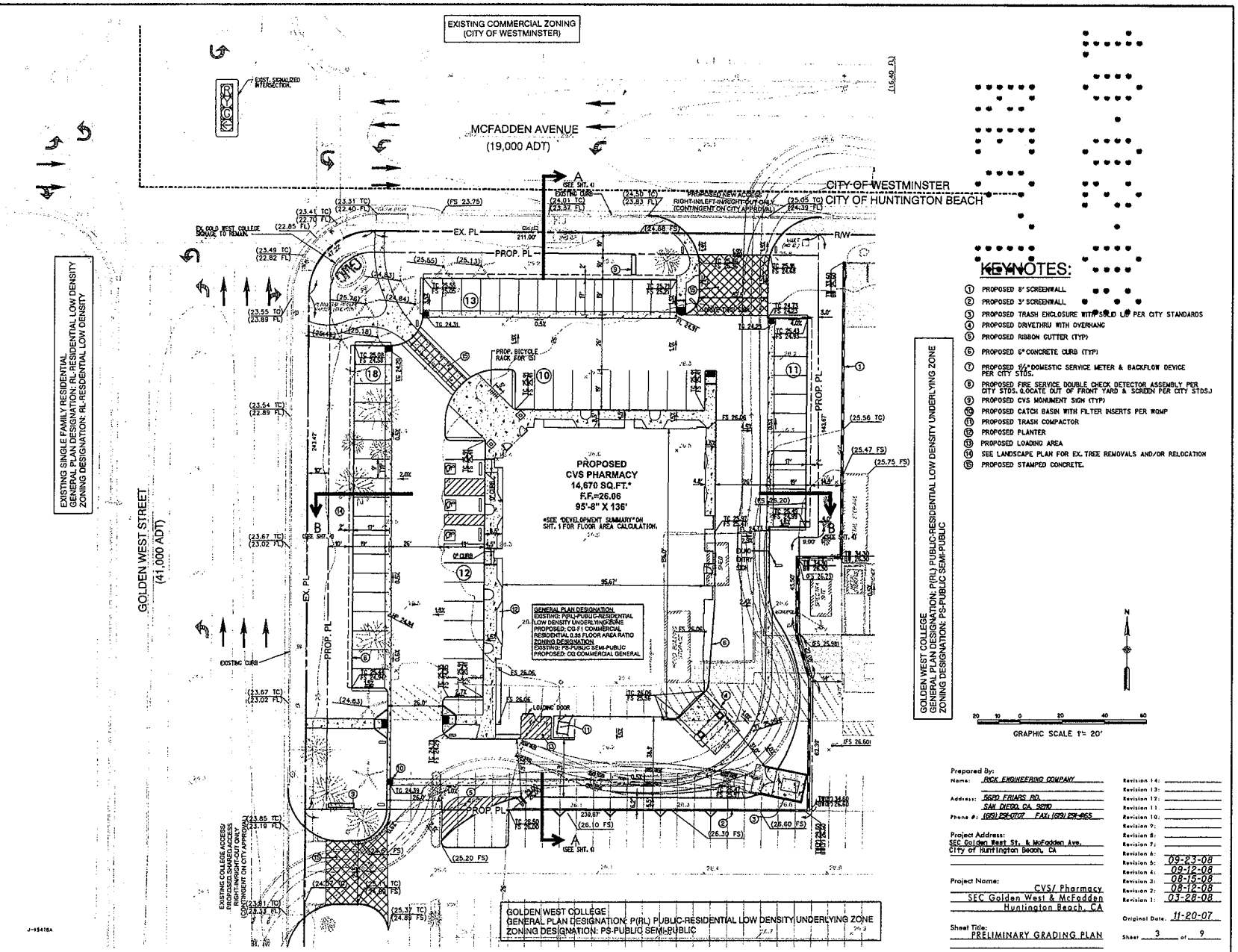

KEYNOTES:

1. PROPOSED 8' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON GUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED 1½" DOMESTIC SERVICE METER & BACKFLOW DEVICE PER CITY STDS.
8. PROPOSED FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STDS. (LOCATE OUT OF FRONT YARD & SCREEN PER CITY STDS.)
9. PROPOSED CVS MONUMENT SIGN (TYP)
10. PROPOSED CATCH BASIN WITH FILTER INSERTS PER WQMP
11. PROPOSED TRASH COMPACTOR
12. PROPOSED PLANTER
13. PROPOSED LOADING AREA
14. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
15. PROPOSED STAMPED CONCRETE.

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Project Name:
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SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title:
PRELIMINARY GRADING PLAN

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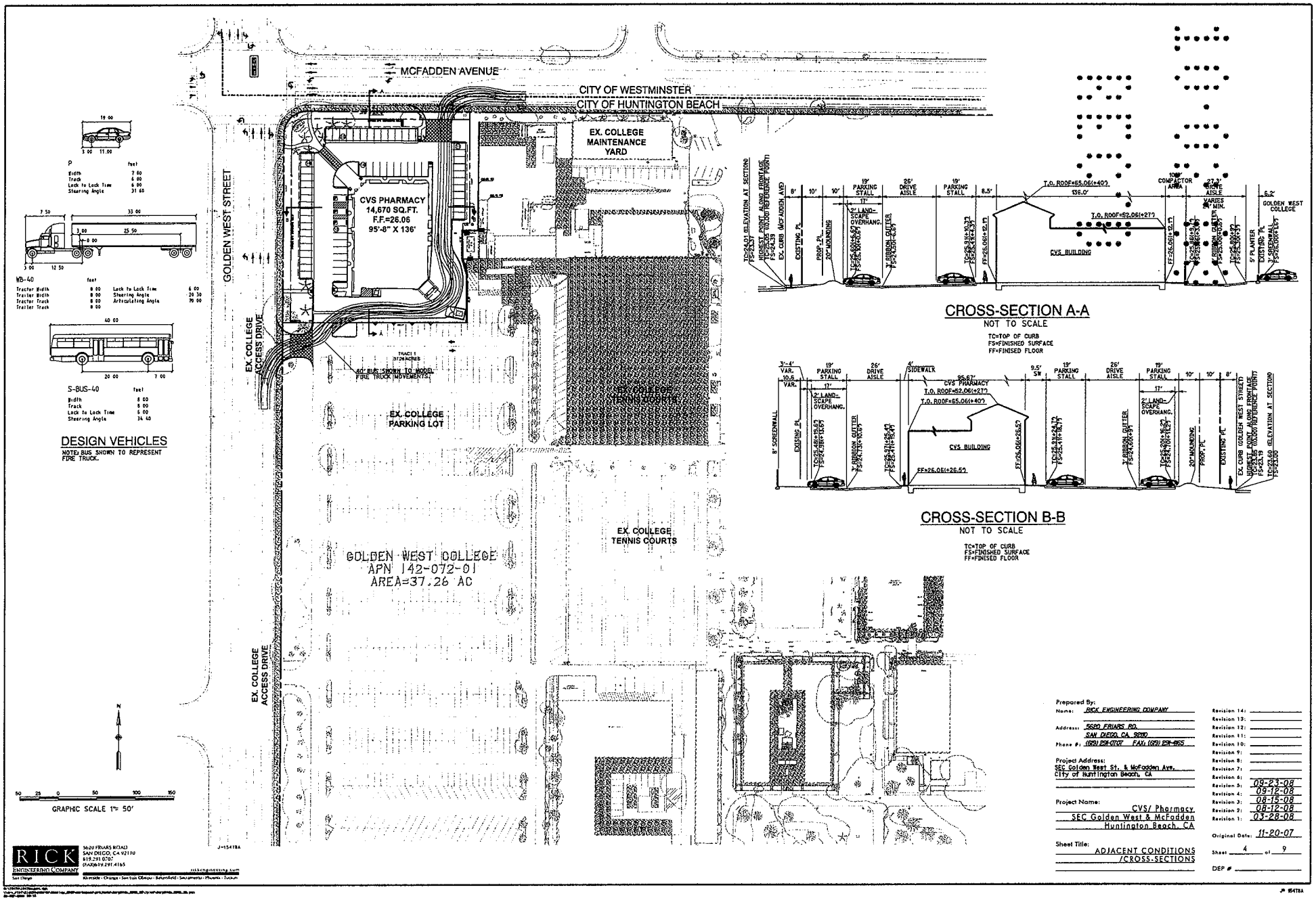
1-165


MCFADDEN AVENUE
CITY OF WESTMINSTER
CITY OF HUNTINGTON BEACH
GOLDEN WEST STREET
EX. COLLEGE MAINTENANCE YARD
CVS PHARMACY
14,670 SQ.FT.
F.F.=26.06
95'-8" X 136'
EX. COLLEGE ACCESS DRIVE
EX. COLLEGE PARKING LOT
EX. COLLEGE TENNIS COURTS
GOLDEN WEST COLLEGE
APN 142-072-01
AREA=37.26 AC
EX. COLLEGE ACCESS DRIVE
GRAPHIC SCALE 1"= 50'
DESIGN VEHICLES
NOTE: BUS SHOWN TO REPRESENT FIRE TRUCK.
CROSS-SECTION A-A
NOT TO SCALE
TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR
CROSS-SECTION B-B
NOT TO SCALE
TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR
CVS BUILDING
T.O. ROOF=65.06(+40')
T.O. ROOF=52.06(+27')
GOLDEN WEST COLLEGE
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City of Huntington Beach, CA
Project Name:
CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA
Sheet Title:
ADJACENT CONDITIONS /CROSS-SECTIONS
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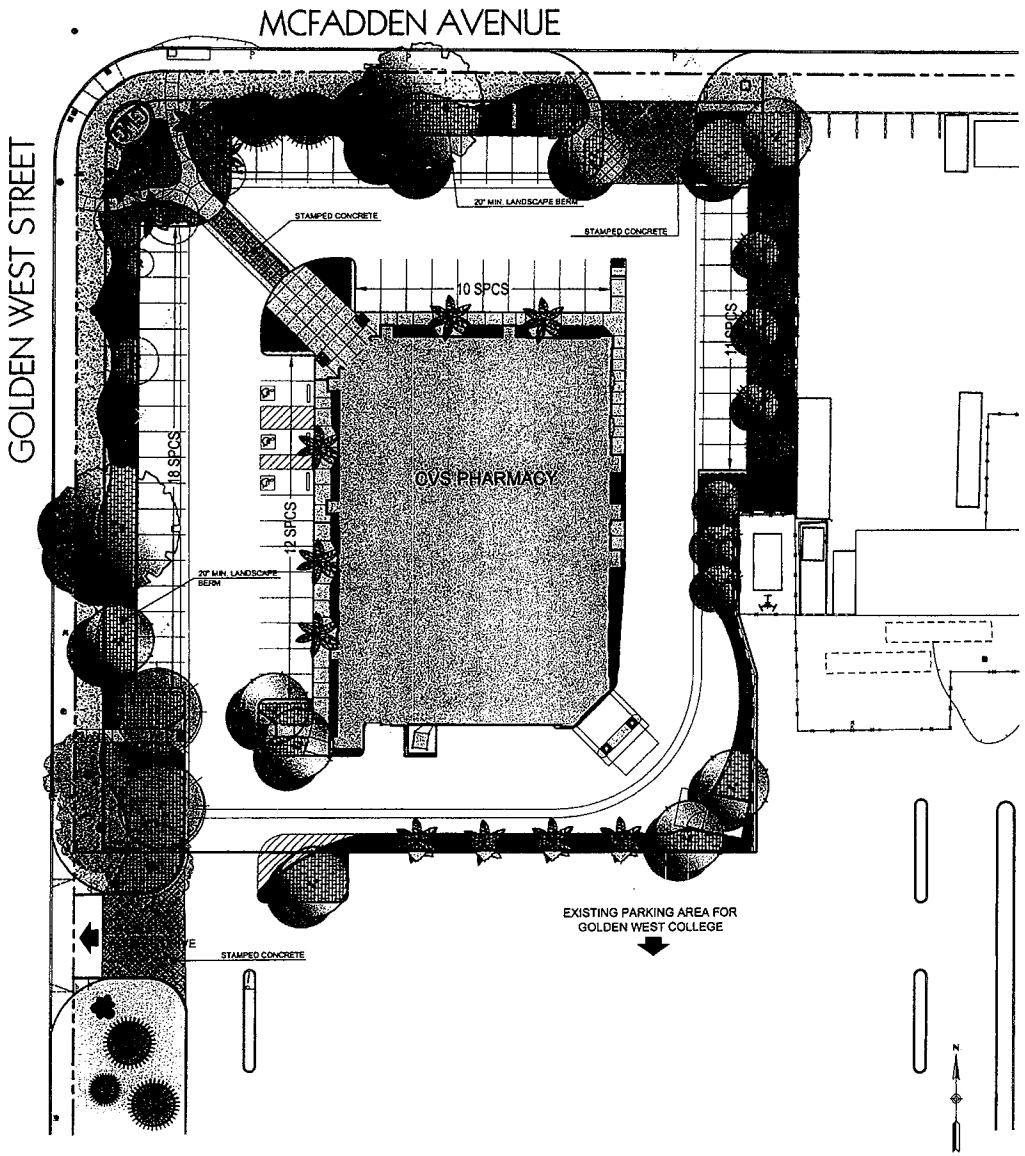

PLAN VIEW

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J-15478A

EXISTING PLANT MATERIAL TO BE PRESERVED:

EXISTING TREES TO BE PRESERVED IN PLACE (9 TOTAL) SUCH AS:

EUCALYPTUS CITRIODORA / LEMON SCENTED GUM (3 TOTAL)

PINUS CANARIENSIS / CANARY ISLAND PINE (2 TOTAL)

PINUS HALEPENSIS / ALEPPO PINE (2 TOTAL)

PITTOSPORUM UNDULATUM / VICTORIAN BOX (1 TOTAL)

SIZE AND SPECIES UNKOWN (1) TOTAL

EXISTING TREES TO BE RELOCATED (7 TOTAL)

R — PINUS CANARIENSIS / CANARY ISLAND PINE

PROPOSED PLANT MATERIAL:

PALM TREES SUCH AS (15' BTH MIN.):
WASHINGTONIA HYBRID / HYBRID FAN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.) SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

SHRUBS AND GROUNDCOVER SUCH AS:
CEANOTHUS 'DARK STAR' / CEANOTHUS
PHORMIUM 'MAORI CHIEF' / NEW ZEALAND FLAX
MISCANTHUS OCCIDENTALIS 'ZEBRINUS' / ZEBRA GRASS
ANIGOZANTHOS 'RED JUMPER' / KANGAROO PAW
CAREX DIVULSA / BERKELEY SEDGE
HELICHRYSUM THIANSCHANCUM / LICORICE PLANT
LAVANDULA 'GOODWIN CREEK GRAY' / LAVENDER
LEYMUS 'CANYON PRINCE' / WILD RYE
PENNISETUM MESSIACUM / RED BUNNY TAILS

LAWN AREAS SUCH AS:
MARATHON III / SOD
BUFFALO GRASS

VINE PLANTINGS
FICUS REPENS / CREEPING FIG (GROWING ON ADJACENT VERTICAL SURFACE)

SITE CALCULTIONS:
(174) SPACES REQUIRED
(64) PARKING SPACES PROVIDED

LANDSCAPE AREA REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (B1)
A MINIMUM OF 8% OF THE TOTAL NET SITE AREA SHALL BE LANDSCAPED.

TOTAL SITE AREA = 67,675± SQ. FT.

REQUIRED LANDSCAPE AREA = 5,414 SQ.FT
PROVIDED LANDSCAPE AREA = 9,785 SQ.FT.

STREET TREE REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (B4)
NUMBER OF REQUIRED STREET TREES EQUALS (1) TREE EVERY 45' OF STREET FRONTAGE.

STREET FRONTAGE FOR SITE = 555 L.F.

REQUIRED # OF STREET TREES = 12.33 (13)
STREET TREES PROVIDED = 15
(9) EXISTING TREES
(6) NEWLY PLANTED TREES – SEE PLANS

MITIGATION REQUIREMENT:
EXISTING TREES TO BE REMOVED SHALL BE REPLACED AT A MINIMUM RATE OF [2:1] W/ 36" BOX TREES.

EXISTING TREES TO BE REMOVED = 6

REPLACEMENT TREES REQUIRED BY MITIGATION REQ. = 12

REPLACEMENT TREES PROVIDED
ON-SITE = 28
OFF-SITE = 2

GENERAL NOTES:

LANDSCAPE:

THE LANDSCAPE CONCEPT PLAN WILL INCORPORATE THE CITY OF HUNTINGTON BEACH'S LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS.

1. ALL GRADED SLOPES SHALL BE PLANTED WITH TREES, SHRUBS, AND GROUND-COVERS OR COVERED W/ ROCK AGGREGATE. GROUND-COVERS SHALL BE PERMANENT SPECIES PLANTED FROM LINERS OR FLATS AT 12" O.C.

2. TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH SITE AESTHETICS AND OFF-SITE SCREENING REQUIREMENTS.

3. ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDIDTIONS PER SOIL REPORT.

4. ALL EXPOSED PLANTING AREAS WILL RECEIVE 2"-4" OF MULCH TO RETAIN SOIL MOISTURE, MAINTAIN COOLER SOIL TEMPS., AND MINIMIZE WEED GERMINATION.

5. ROOT BARRIER SHALL BE APPLIED ON ALL PLANTING BEDS ADJACENT TO HARDSCAPE AREAS.

6. ALL TREES TO BE PLANTED IN A MIN. 48" SQ. PLANTING AREA.

IRRIGATION:

1. TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.

3. PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES TO SITE-SPECIFIC INFILTRATION RATES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE THROUGHOUT THE YEAR.

4. ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.

MAINTENANCE:
ALL LANDSCAPE AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

ARBORIST REPORT:

ON OCTOBER 4TH, 2007, AN ARBORIST REPORT WAS CONDUCTED TO DETERMINE THE FEASABILITY OF PRESERVING THE EXISTING TREES. AT THAT TIME IT WAS DETERMINED THAT (8) OF THE EXISTING TREES COULD BE PRESERVED. THE SITE LAYOUT HAS SINCE BEEN REVISED TO PRESERVE MORE TREES. THOSE REVISIONS INCLUDED MOVING THE PROPOSED SOUTH ENTRANCE BACK TO THE EXISTING ENTRANCE FOR THE COLLEGE, REDUCING SOME CURB LINES TO ALLOW FOR FIRE AND DELIVERY TRUCKS, AND REMOVING SOME PROPOSED PLANTING ISLANDS THAT THE ARBORIST DETERMINED TO BE INEFFECTIVE IN PRESERVING THE EXISTING TREES. THE SITE LAYOUT WILL NOW PRESERVE (16) TREES BY LEAVING (9) IN PLACE, RELOCATING (4) ON-SITE AND ANOTHER (3) SOUTH TO THE COLLEGE.

LICENSED LANDSCAPE ARCHITECT — JAMES C. RUNYAN — SIGNATURE — 1-31-10 EXPIRATION DATE — DATE — STATE OF CALIFORNIA

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City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West St. & McFadden St.
City of Huntington Beach, CA

Sheet Title: LANDSCAPE CONCEPT PLAN

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Revision 3: 8/15/08
Revision 2: 8/12/08
Revision 1: 5/26/08

Original Date: 11-12-07
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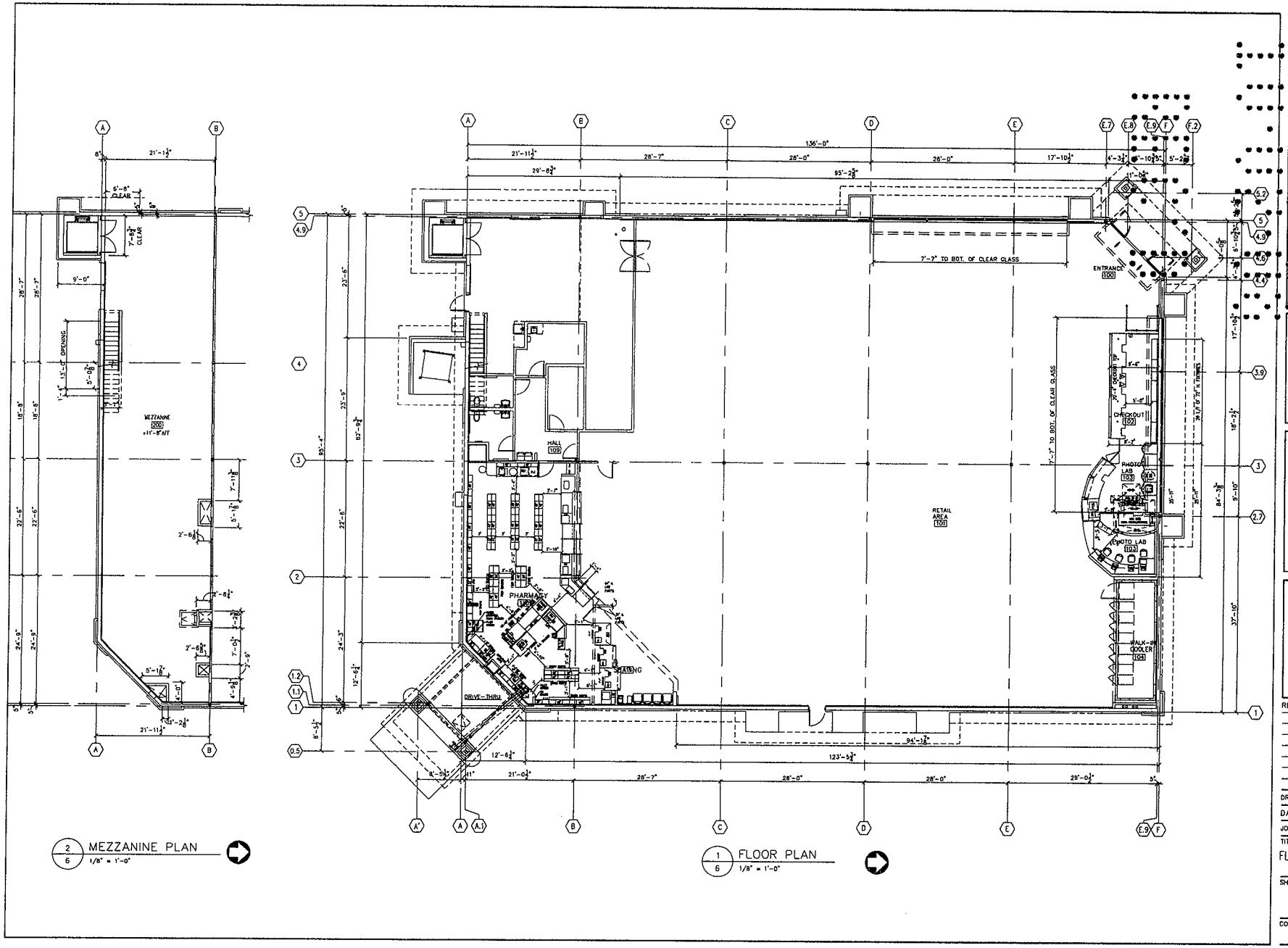
DEP #:

J# 6418A

21-167



2/6 MEZZANINE PLAN
1/8" = 1'-0"

1/6 FLOOR PLAN
1/8" = 1'-0"

Carter :: Burgess
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CONSULTANT:

SEAL:

CVS/ pharmacy

STORE NUMBER: #08885
GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
DEAL TYPE: NEW

DEVELOPER:
KZ HOLDINGS LLC
KZ HOLDINGS LLC.
18752 MacArthur Blvd, Suite 230
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(949) 476-2700

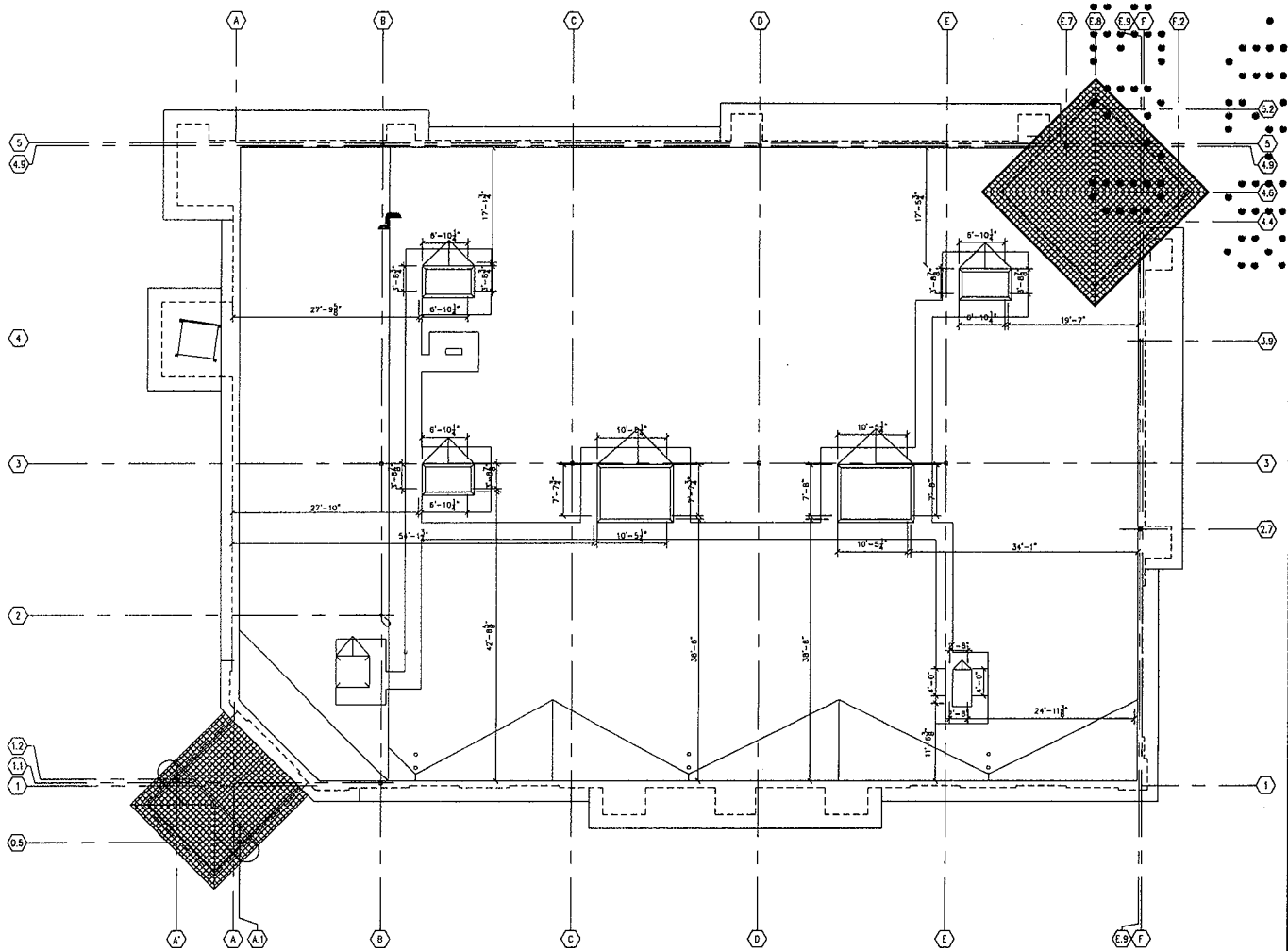
REVISIONS:

DRAWING BY:	GJ
DATE:	9.30.2008
JOB NUMBER:	193715.030

TITLE:
FLOOR/MEZZANINE PLANS

SHEET NUMBER:
6 of 9

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



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GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
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DRAWING BY:	GJ
DATE:	9.30.2007
JOB NUMBER:	193715.030

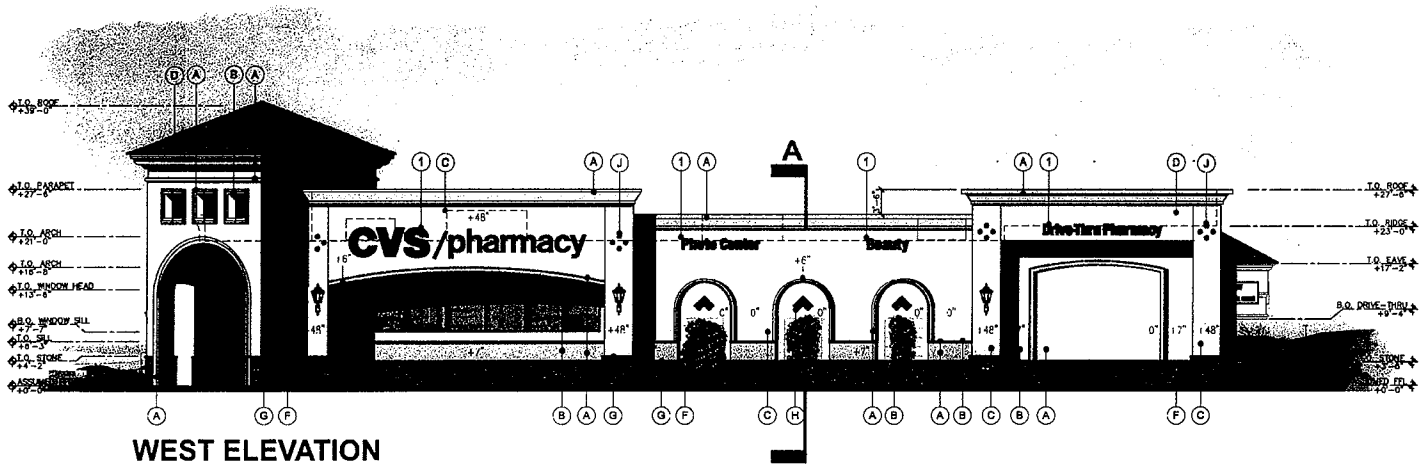
TITLE:

ROOF PLAN

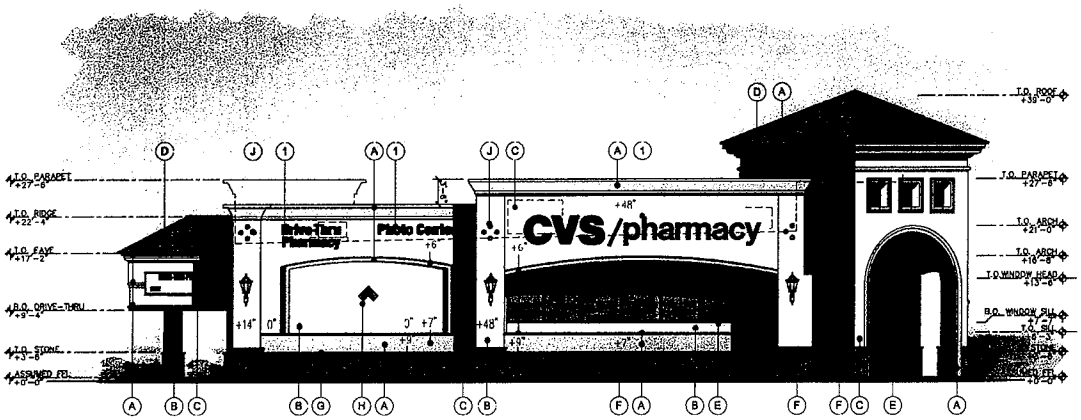
SHEET NUMBER: 7 of 9

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

21-170

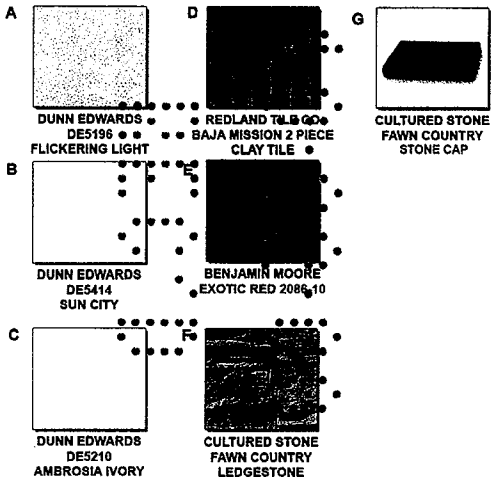


WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH

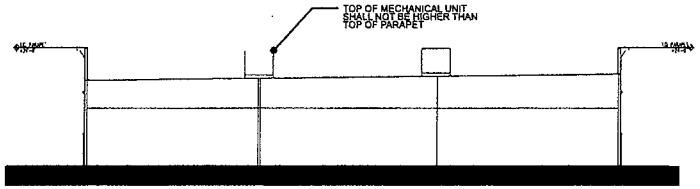


KEY NOTES

1	PROPOSED SIGN				
2	MECHANICAL UNITS				

FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR.	STYLE / CAT. NO.	COLOR	NOTES
A	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOLIT 1.5	DE 5196 FLICKERING LIGHT	
B	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOLIT 1.5	DE 5414 SUN CITY	GROUT PER MFG.
C	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOLIT 1.5	DE 5210 AMBROSIA IVORY	GROUT PER MFG.
D	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	308 TERRA COTA 308 TERRA ANTIQUA 308 CAFE ANTIQUA	
E	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
F	CULTURED STONE	OWENS CORNING	LEDGESTONE	FAWN COUNTRY CSY-2004	GROUT PER MFG.
G	STONE CAP - CULTURED STONE	OWENS CORNING	LEDGESTONE	FAWN COUNTRY CSY-2004	GROUT PER MFG.
H	DECORATIVE TILE	AMERICAN SLATE CO.	12" x 12" UNGAUGED	RAJAH RED	GROUT PER MFG.
J	DECORATIVE TILE	AMERICAN SLATE CO.	FLUTE CLUSTER	RAJAH RED	WITH 6" PROJECTION GROUT PER MFG.



BUILDING SECTION A

SCALE: 1/8"=1'-0"

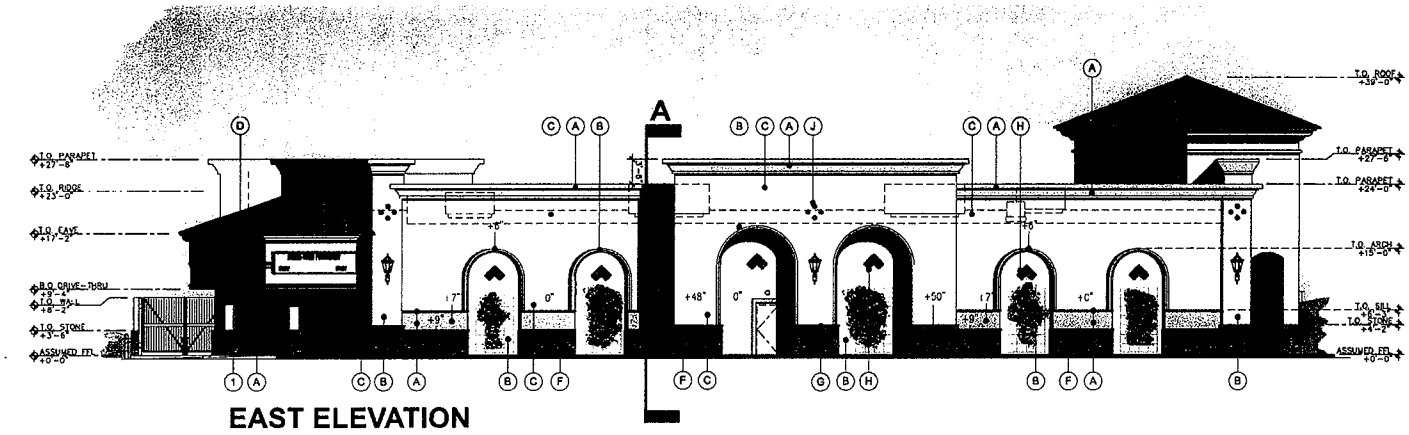
KZ DevCo LLC
19752 MacArthur BLVD. Suite 250
Irvine, CA 92612
(949) 476-2700

CVS/pharmacy

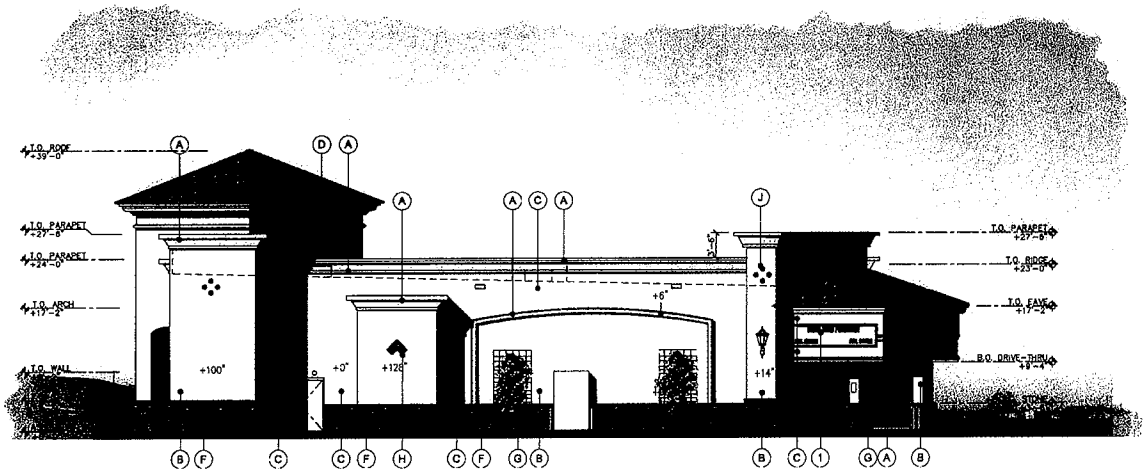
#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

JACOBS™

25 September 2008

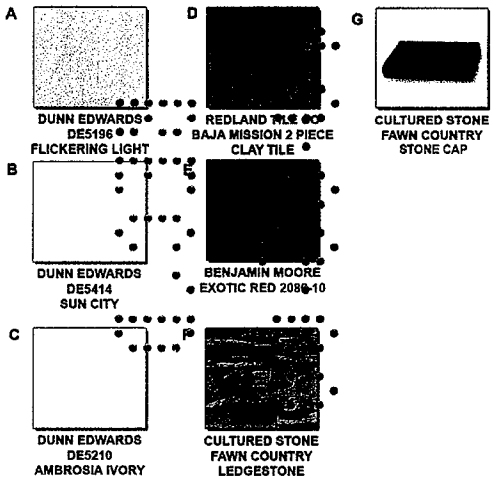


EAST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH



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D	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	302E TERRA COTA 303E TERRA ANTIGUA 305E CAFE ANTIGUA	
E	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
F	CULTURED STONE	OWENS CORNING	LEDGESTONE	FAWN COUNTRY CSV-22041	GROUT PER MFG.
G	STONE CAP - CULTURED STONE	OWENS CORNING	LEDGESTONE	FAWN COUNTRY CSV-22041	GROUT PER MFG.
H	DECORATIVE TILE	AMERICAN SLATE CO.	12" x 12" UNGAUGED	RAMAH RED	GROUT PER MFG.
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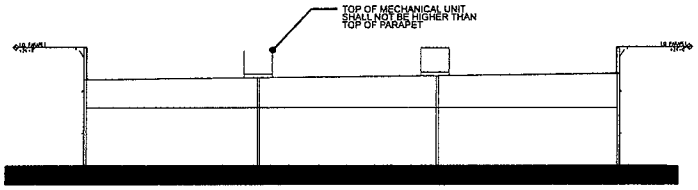

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HUNTINGTON BEACH, CALIFORNIA

JACOBS™

25 September 2008

SHEET 9 OF 9

21-171

21-172

TENTATIVE PARCEL MAP FOR:

CVS/ PHARMACY

CITY OF HUNTINGTON BEACH

PROJECT SUMMARY:

GOLDEN WEST COLLEGE IS PROPOSING TO SPLIT APPROXIMATELY 1.5 ACRES FROM APN 142-072-01 (37.26 AC) AND LEASE IT TO CVS/ PHARMACY. IMPROVEMENTS TO PARCEL "A" WILL BE PERFORMED BY CVS/ PHARMACY AS SHOWN BY THIS TENTATIVE PARCEL MAP.

EXISTING LAND INFORMATION

NUMBER OF EX. PARCELS UNDER CONSIDERATION	1
LEGAL DESCRIPTION OF EXISTING PARCEL	
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M., IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.	
PARCEL NUMBER	APN 142-07-01
PROPERTY AREA	37.26 AC
EXISTING USE	GOLDEN WEST COLLEGE
SITE ADDRESS	15744 GOLDEN WEST STREET
FLOOD HAZARD ZONE	"X"

DEVELOPMENT DATA (PARCEL "A")

PROPOSED SITE AREA	1.50AC. (APPROXIMATE LEASED AREA)
EXISTING USE	VACANT/SEASONAL RETAIL
PROPOSED USE	RETAIL PHARMACY (PERMITTED IN COMMERCIAL ZONE) (REQUIRES RE-ZONING)
SITE ADDRESS	NA (SEC OF GOLDEN WEST & McFADDEN)
LEGAL DESCRIPTION OF PROPOSED PARCEL "A"	

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M., IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED 'LS 5411' IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "GPS" 5126RT" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET"; SAID POINT BEARS NORTH 89°31'11" WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF McFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "GPS" 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 2291.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 7771 IN BOOK 7252, PAGE 378, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57" WEST 313.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT", SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 9.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 16°51'39" EAST 22.08 FEET; THENCE SOUTH 00°15'59" WEST 62.39 FEET; THENCE NORTH 89°44'03" WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA DATA TABLE

LOT NO.	GROSS LOT AREA (AC)	NET LOT AREA (AC)
"A"	1.50 AC	SAME
REMAINDER	35.76 AC	SAME

ZONING INFORMATION

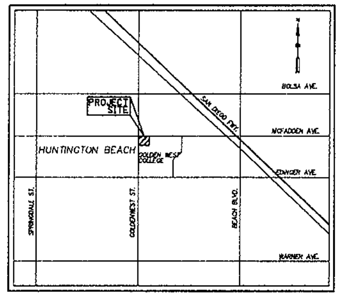
EXISTING ZONING	PS (PUBLIC-SEMI PUBLIC)
PROPOSED ZONING	GENERAL COMMERCIAL DISTRICT (RE-ZONING REQUIRED)

DEVELOPMENT SUMMARY (BASED ON COMMERCIAL(GC) DISTRICT PER SECTION 211.06)

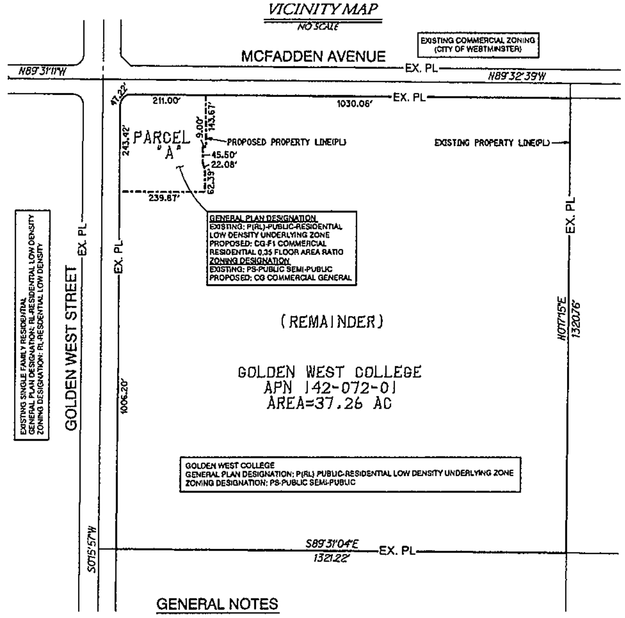
	REQUIRED STANDARD	PROPOSED
LOT AREA	10,000 SF MIN.	65,340 SF
LOT WIDTH	100 FT. MIN.	200 FT+
BUILDING FRONT SETBACK	10 FT.	94 FT
BUILDING SIDE SETBACK	0 FT.	51 FT & 42 FT
BLDG. STREET SIDE SETBACK	10 FT.	94 FT
BUILDING REAR SETBACK	0 FT.	51 FT & 42 FT
BUILDING HEIGHT LIMIT	50 FT. (PER CG DISTRICT)	39'
WALL DIMENSIONS	NA	NO FRONT OR STREET SIDE WALLS
FLOOR AREA RATIO	1.5	SEE ARCHITECTS PLAN
SITE LANDSCAPING	5,414 SF (8% MIN.)	13,370 SF
BUILDING DESIGN STD.	PER CITY STD.	SEE ARCHITECTS PLAN
FENCES AND WALLS	SECTION 230.88	AS SHOWN
OFF-STREET PARKING & LOADING	SECTION 231	AS SHOWN
OUTDOOR FACILITIES	SECTION 230.74	NONE PROPOSED
SCREENING OF MECH. EQUIPMENT	SECTION 230.76	AS SHOWN
REFUSE STORAGE AREAS	SECTION 230.78	AS SHOWN
UNDERGROUND UTILITIES	CH 17.64	AS SHOWN
PERFORMANCE STANDARDS	SECTION 230.82	NOTED
NON CONFORMING BLDG.	CH 236	SEE ARCHITECTS PLAN
SIGNS	CH 233	SEE ARCHITECTS PLAN
TOTAL PARKING REQUIRED	74 (1/200 S.F.) (231.04)	64
FLOOR AREA CALCULATION FOR PROP. CVS PHARMACY	TOTAL GROSS FLOOR AREA AS FOLLOWS: 11,967 SF (RETAIL/PHARMACY AREA) 933 SF (RECIEVEING AREA) 1,770 SF (MEZZANINE AREA) 14,670 SF (TOTAL FLOOR AREA)	
PARKING FRONT SETBACK	NA	20 FT
PARKING SIDE SETBACK	NA	3.0 FT
PARKING REAR SETBACK	NA	NA

UTILITY INFORMATION

GAS AVAILABILITY	[X] YES [ ] NO	
ELECTRIC AVAILABILITY	[X] YES [ ] NO	
TELEPHONE AVAIL.	[X] YES [ ] NO	
CABLE AVAILABILITY	[X] YES [ ] NO	
WATER AVAILABILITY	[X] YES [ ] NO	AS SHOWN (HUNTINGTON BEACH)
SEWER AVAILABILITY	[X] YES [ ] NO	MIDWAY CITY SEWER DISTRICT (WESTMINSTER)
STORM AVAILABILITY	[X] YES [ ] NO	AS SHOWN (HUNTINGTON BEACH)



VICINITY MAP
NO SCALE



GENERAL NOTES

1) ALL NEW PRIVATE UTILITY LINES WILL BE UNDERGROUND PER CITY STANDARDS.
2) FIRE FLOW DEMAND = 3000 GPM (TO BE VERIFIED WITH FIRE MARSHALL)
3) EASEMENTS AS REQUIRED BY CITY AND/OR DISTRICT.
4) FINISHED GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
5) FIRE HYDRANTS WILL BE INSTALLED AS REQUIRED BY FIRE MARSHALL.
6) SEWER, WATER, & STORM DRAIN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.

NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110

TELEPHONE: (619) 291-0707
FAX: (619) 291-4165

REGISTERED PROFESSIONAL ENGINEER • JOHN D. GODDARD JR. • No. 33037 • STATE OF CALIFORNIA • CIVIL

JOHN D. GODDARD JR. RCE. 33037 DATE

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
J-15478A
rickengineering.com

LEGEND

LEGEND	SYMBOL
EXISTING CONTOUR	(223)
EXISTING ELEVATION	(TC 218.69)
EXISTING SIDEWALK	
EXISTING WATERLINE	
EXISTING PROPERTY LINE	
EXISTING FIRE HYDRANT AND APPURTENANCES	
PROPOSED WATER VALVE (BY LANDLORD)	
PROPOSED PROPERTY LINE	P/L
PROPOSED WORK LIMIT	
PROPOSED HARDSCAPE	
PROPOSED ASPHALT PAVEMENT	
PROP. CURB RAMP	
PROP. CONTOUR	
PROP. ELEVATION	TC 218.69
PROP. SLOPE	1.5%
PROP. SEWER	S
PROP. SEWER CLEANOUT	
PROP. STORM DRAIN	SD
PROP. CATCH BASIN	
PROP. WATER	W
PROP. WATER VALVE	
PROP. DOMESTIC SERVICE BACKFLOW DEVICE	
PROP. FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY	
PROP. FIRE DEPARTMENT CONNECTION	
PROP. FIRE HYDRANT	
PROP. SCREEN WALL	

POST CONSTRUCTION BMP'S

ALL PERMANENT CONTROLS (I.E. BMPS) SHALL BE PRIVATELY MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.

PROVIDING AND MAINTAINING PROPER SURFACE DRAINAGE IS IMPERATIVE TO ASSURE SOIL STABILITY AND TO REDUCE EROSION.

NO STORM OR IRRIGATION WATER SHALL BE ALLOWED TO DISCHARGE OVER THE TOP OF CUT OR FILL SLOPES. PERMANENT EROSION CONTROL MEASURES, SUCH AS COMPLETE LANDSCAPING WITH DROUGHT-TOLERANT, SLOPE-STABILIZING VEGETATION, SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY ENGINEER.

AN INTEGRAL PART OF ACHIEVING ADEQUATE POLLUTANT REMOVAL FROM COLLECTED STORM WATER IS THE IMPLEMENTATION OF SOURCE CONTROL PRACTICES THAT REDUCE THE AMOUNT OF CONTAMINANTS OF THE GROUND SURFACE THAT CAN COME IN DIRECT CONTACT WITH SURFACE FLOWS. THESE PRACTICES INCLUDE:

1. ENCOURAGE PROPER USE AND DISPOSAL OF MATERIALS INCLUDING FERTILIZERS, PESTICIDES, AND HERBICIDES AND INCLUDING APPROPRIATE METHODS, RATES, AND FREQUENCY OF APPLICATION OF THESE CHEMICALS.
2. ENCOURAGE ALTERNATIVE METHODS FOR CONTROLLING WEEDS AND INSECTS USING PHYSICAL, BIOLOGICAL, AND LOWER-TOXICITY METHODS.
3. RECYCLE CHEMICALS TO THE EXTENT POSSIBLE, AND DISPOSE OF MATERIALS IN A SAFE AND PROPER MANNER.

ALL ON-SITE CURB INLETS TO INCLUDE BIO-CLEAN ENVIRONMENTAL SERVICES FILTER INSERTS (OR EQUAL).

EARTHWORK QUANTITIES

CUT = 6,200 CY*
FILL = 2,800 CY**
IMPORT/EXPORT = 3,400 CY**

* THIS IS A RAW VOLUME BASED ON REMOVAL OF THE UPPER 3 FEET OF DISTUBED SOIL.
** THIS QUANTITY HAS BEEN ADJUSTED FOR 15% SHRINKAGE AND MICS. SPOILS.

NOTE: THESE QUANTITIES ARE APPROXIMATE AND BASED ON RECOMMENDATIONS BY NORCAL ENGINEERING DATED 10/8/07, PROJECT NO. 13988-07.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC MAP PREPARED BY SUN MAPS LAND SURVEYING AND MAPPING DATED 06/21/2005.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83 ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN ON SEPTEMBER 20, 2007 AT POINT "GPS • 5126RT" AND POINT "GPS • 5124" AS SHOWN HEREON, PER COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET.

BEARING "GPS • 5126RT" TO "GPS • 5124": N89°31'11"W

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE 3-3/4" OCS ALUM. BENCHMARK DISK STAMPED "HB-256-83" ON TOP OF A 6"X 6" CONCRETE POST LOCATED AT THE NORTHEAST CORNER OF GOLDENWEST STREET AND EDINGER AVENUE PER THE COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA SHEET.

ELEVATION = 22.337 NAVD88

INDEX OF SHEETS

TITLE SHEET W/ NOTES......1
SITE PLAN......2
SITE PLAN W/ ADJACENT CONDITIONS......3

OWNER/SUBDIVIDER

COAST COMMUNITY COLLEGE DISTRICT (GOLDEN WEST)
1370 ADAMS AVE.
COSTA MESA, CA 92626

DEVELOPER

KZ HOLDINGS LLC
19752 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
CONTACT: TOM WILHELM (949) 476-2700

ARCHITECT

CARTER BURGESS
4 HUTTON CENTRE, SUITE 800
SANTA ANA, CA 92707

SOILS ENGINEER

NORCAL ENGINEERING
SOILS & GEOTECHNICAL CONSULTANTS
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720

ABBREVIATIONS

EX.	EXISTING
FG	FINISHED GRADE
FS	FINISHED SURFACE
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
TC	TOP OF CURB
TP	TOP OF PIPE (WATER)
TYP.	TYPICAL
FL	FLOWLINE (SWALE)
P.O.C.	POINT OF CONNECTION
A.D.	AREA DRAIN
T.G.	TOP OF GRATE
I.E.	INVERT ELEVATION (STORM DRAIN)

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA

Project Name:
CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title:
TITLE SHEET/NOTES
TENTATIVE PARCEL MAP

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	09-23-08
Revision 5:	09-12-08
Revision 4:	08-15-08
Revision 3:	08-12-08
Revision 2:	04-28-08
Revision 1:	03-28-08
Original Date:	11-20-07

Sheet 1 of 3

DEP #

J# 15478A

LEGAL DESCRIPTION -PARCEL "A"

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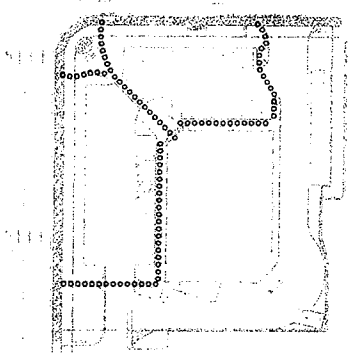
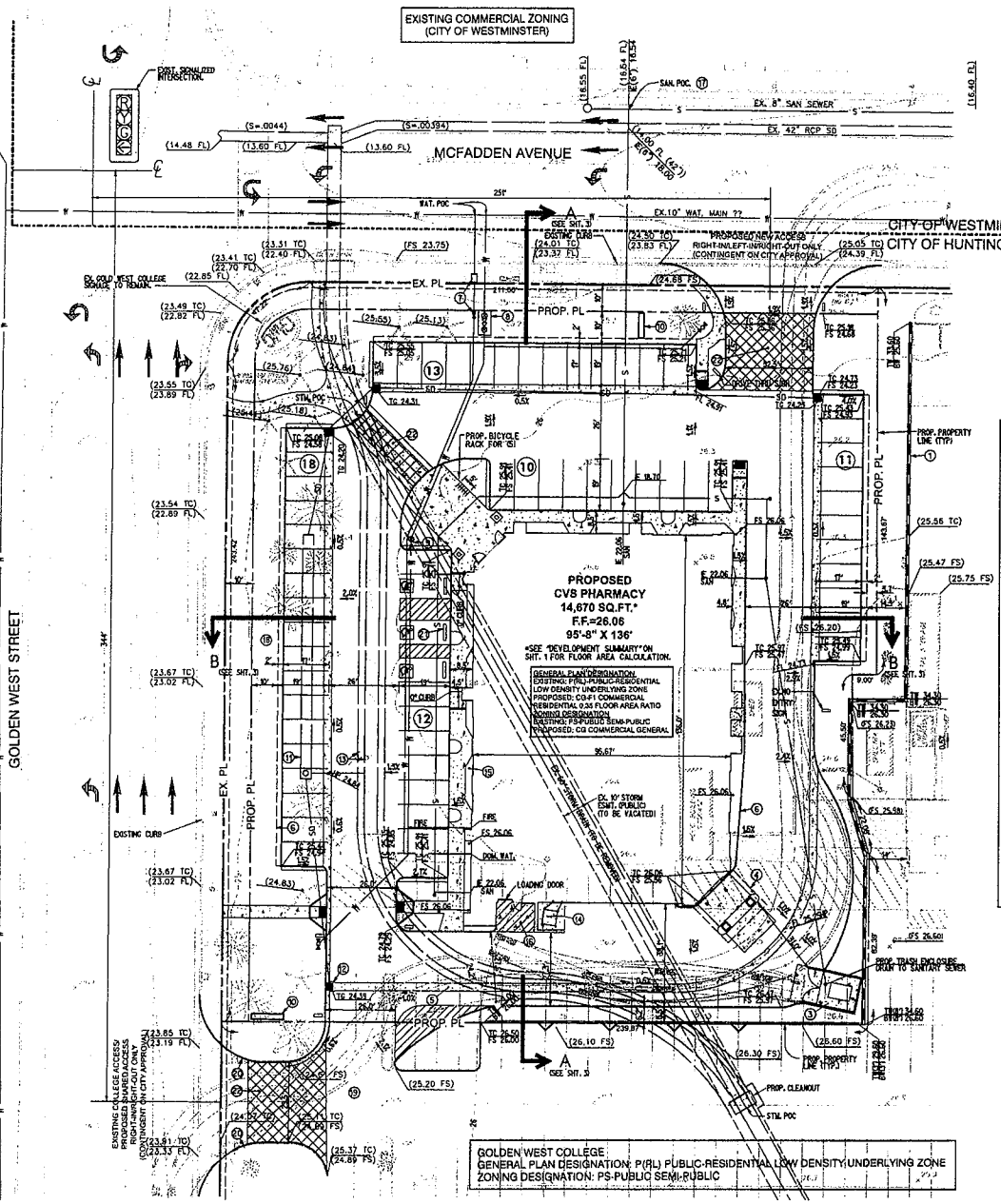
CONTAINING 1.50 ACRES, MORE OR LESS.

APN: PORTION OF 142-072-01



ADA ACCESSIBLE PATH



KEYNOTES:

1. PROPOSED 8' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON GUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED 3/4" DOMESTIC SERVICE METER & BACKFLOW DEVICE PER CITY STDS.
8. PROPOSED FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STDS. (LOCATE OUT OF FRONT YARD & SCREEN PER CITY STDS.)
9. PROPOSED FIRE SERVICE POST INDICATOR VALVE (PIV) & FIRE DEPARTMENT CONNECTION (FDC)
10. PROPOSED CVS MONUMENT SIGN (TYP)
11. PROPOSED UNDERGROUND DETENTION 90LF OF 48" RCP. (SEE WATER QUALITY MANAGEMENT PLAN)
12. PROPOSED CATCH BASIN WITH FILTER INSERTS PER WQMP (TYP)
13. PROPOSED RELOCATED 60" STORM DRAIN WITH 10' EASEMENT (PUBLIC)
14. PROPOSED TRASH COMPACTOR
15. PROPOSED PLANTER
16. PROPOSED LOADING AREA
17. SANITARY SEWER SERVICE SHOWN CONTINGENT ON MIDWAY CITY SEWER DISTRICT APPROVAL
18. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
19. TRAFFIC CONTROL PER CITY STANDARDS.
20. PROPOSED IMPROVEMENTS TO EXISTING DRIVE ACCESS.
21. PROPOSED WHEEL STOP AR 2.5' FROM CURB. (TYP AT ADA STALLS)
22. PROPOSED STAMPED CONCRETE.

GRAPHIC SCALE 1"= 20'

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J-15478A

Prepared By:
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Address: 5620 FRIARS RD. SAN DIEGO, CA. 92110
Phone #: (619) 291-0707 FAX: (619) 297-4165

Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

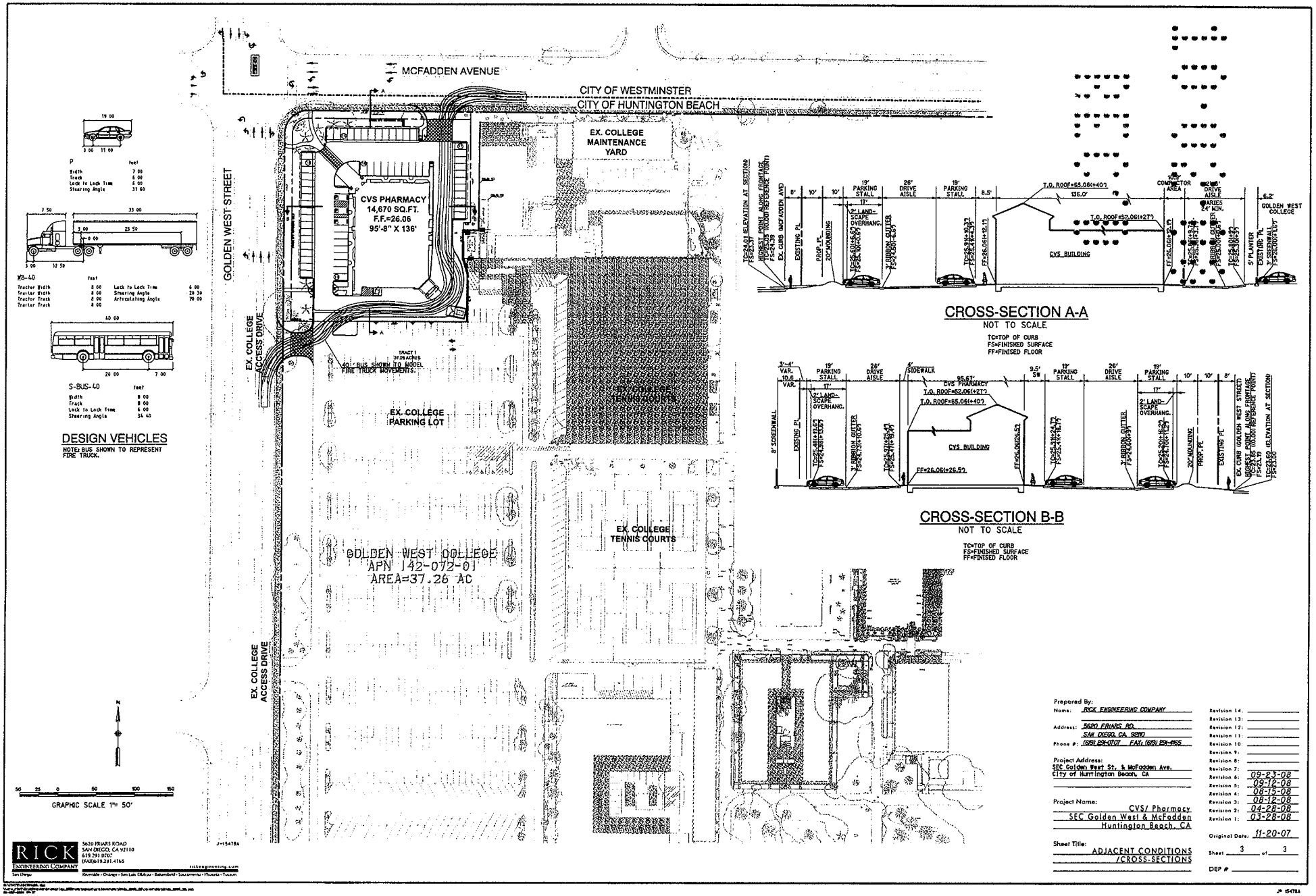
Sheet Title: SITE PLAN/ PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	09-23-08
Revision 4:	08-15-08
Revision 3:	08-12-08
Revision 2:	04-28-08
Revision 1:	03-28-08
Original Date:	11-20-07

Sheet 2 of 3

DEP #

J# 15478A


MCFADDEN AVENUE
CITY OF WESTMINSTER
CITY OF HUNTINGTON BEACH
GOLDEN WEST STREET
EX. COLLEGE MAINTENANCE YARD
CVS PHARMACY
14,670 SQ.FT.
F.F.=26.06
95'-8" X 136'
EX. COLLEGE ACCESS DRIVE
EX. COLLEGE PARKING LOT
EX. COLLEGE TENNIS COURTS
GOLDEN WEST COLLEGE
APN 142-072-01
AREA=37.26 AC
EX. COLLEGE ACCESS DRIVE
DESIGN VEHICLES
NOTE: BUS SHOWN TO REPRESENT FIRE TRUCK.
CROSS-SECTION A-A
NOT TO SCALE
TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR
CROSS-SECTION B-B
NOT TO SCALE
TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR
GRAPHIC SCALE 1"= 50'
RICK ENGINEERING COMPANY
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Phone #: (619) 291-0707 FAX: (619) 291-4165
Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA
Project Name:
CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA
Sheet Title:
ADJACENT CONDITIONS
/CROSS-SECTIONS
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7: 09-23-08
Revision 6: 09-12-08
Revision 5: 08-15-08
Revision 4: 08-12-08
Revision 3: 04-28-08
Revision 2: 03-28-08
Revision 1: 03-28-08
Original Date: 11-20-07
Sheet 3 of 3
DEP #
J#15478A

ATTACHMENT #6

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General Application Project Narrative – 15520 Goldenwest St.

Project Summary

This proposal is to develop a CVS/Pharmacy with drive-thru use on the Southeast corner of Goldenwest Street and McFadden Avenue. The proposed building size is 14,670 square feet and we are requesting 24-hour continual operation. There will be approximately 35 employees at this store with an average of 5 employees in the building at any given time.

Uses to the north include a shopping center with a gas station, medical center, retail, and restaurants. To the south is the Golden West College parking lot. To the east is the Golden West College maintenance facility. Lastly, to the west is Greer Park and residential. The populations served by the proposed project are Huntington Beach residents immediately to the west of the proposed site, as well as local residents to the north in the City of Westminster.

Requested Actions

General Plan Amendment to amend the General Plan land use designation from P(RL) (Public-Residential Low Density Underlying Zone) to CG-F1 (Commercial Residential – 0.35 Floor Area Ratio).

Zoning Map Amendment to amend the zoning designation from PS (Public-Semi-Public) to CG (Commercial General).

Conditional Use Permit to permit the development of a 12,900 square foot pharmacy with a drive-thru and 64 parking spaces.

Design Review to review and approve the design, colors, and materials of the proposed pharmacy.

Tentative Parcel Map to create a separate parcel for the proposed pharmacy.

Variance for relief from code section 231.04 to include 64 parking spaces rather than the required 74.

City of Huntington Beach

AUG 19 2008

Tentative Parcel Map Project Narrative – 15520 Goldenwest St.

Summary

This proposal is to create a separate parcel at the northwest corner of the existing 37.26 acre parcel owned by the Coast Community College District and known as Golden West College (APN: 142-072-01).

Explanation

The present zoning is PS (Public-Semi-Public) and the existing use of the property is vacant land with a seasonal pumpkin patch and Christmas tree lot. The proposed new zoning is CG (Commercial General) to support the use of a 24 hour CVS/Pharmacy with a drive-thru.

We propose a number of improvements that will benefit the City of Huntington Beach, including improvements to the existing drive access within the city's right of way, re-aligning the existing storm drain per the city's request, installation of a waterline from the south side of McFadden, and installation of a sewer lateral across McFadden Avenue to tie into Midway City Sanitary District facilities per the City's request. We are proposing to bring water and sewer to the site as soon as possible to facilitate construction. The Midway City Sanitary District has approved our proposal and issued a "will serve" letter. All other improvements are to be part of normal construction proposed to begin the week of July 20, 2009.

Currently there are 22 trees on the site that give character to the surrounding community as well as maintain a positive image for Golden West College. Keeping these important aspects in mind, a consulting arborist was contracted to determine the maximum amount of trees that can be retained onsite. Among other changes, the site plan was revised to move the proposed South entrance back to the existing entrance for the college to keep more of the existing trees. The result is a landscape plan which calls for the removal of six existing trees to be replaced with 28 new trees of a similar type/species.

We are willing to propose a restrictive covenant stating that the mezzanine and receiving areas of the proposed building will be used strictly for inventory storage and shall not be converted into any other use.

City of Huntington Beach

AUG 19 2008

Application for Variance – 15520 Goldenwest St.

AUG 19 2008

Summary

We are requesting this variance to resolve practical difficulties associated with the City's off-street parking development standards as they relate to the proposed development of a 14,670 square foot 24-hour CVS/Pharmacy with a drive-thru.

Explanation

We are requesting relief from HBZSO code section 231.04 – to reduce the number of required parking spaces to 64 from the city requirement of 74 spaces (14% reduction).

a. What exceptional circumstances apply to the subject property (including size, shape, topography, location or surroundings) that deprive it of privileges normally enjoyed by other properties in the vicinity and under identical zone classification (as proposed for this site)?
    - The zoning ordinance mandates 74 off-site parking spaces be provided for the proposed pharmacy, based upon its use and the gross square footage. The property, being a vacant lot, is constrained by existing Golden West College facilities and many large, magnificent trees along the existing street frontage. An arborist's report was completed to determine the optimal plan for the removal and relocation of these trees to provide for the development of this pharmacy. As a result of the report, the orientation of this property and the location and number of parking stalls were designed to maximize to the greatest extent possible the parking to be provided.

b. Explain why the request will not constitute a grant of special privilege.
    - The underlying property is owned by the State of California and as such has unique restrictions associated with the type of uses that can be developed here or elsewhere on the Golden West College property. Any other development/use on this property would have a reasonably similar proposed floor area ratio and would be subject to the same constraints described above.

c. Why is this request necessary for the preservation and enjoyment of one or more substantial property rights when compared with other properties in the same zoning designation?
    - Other property owners in the vicinity with zoning similar to that proposed for this site are afforded the ability to make many changes to their site design through the development process. The proposed CVS site plan has been modified to the greatest extent possible to meet all other code requirements and departmental requests (including orientation of the drive-thru, location of the trash enclosure, compactor & loading/receiving area, and landscape planters & setbacks) while maintaining a relatively small building footprint. The City of Huntington Beach calculates the total gross floor area as follows:

- 11,967 s.f. (Retail/Pharmacy Area)
- 933 s.f. (Ground Floor Receiving Area)
- 1,770 s.f. (Mezzanine Area)
- 14,670 s.f. (Total Floor Area)

The Retail/Pharmacy area is the only occupied space in the building, leaving the Receiving and Mezzanine areas strictly for surplus inventory storage; there are no employee areas or offices in either space. It is understood that the City of Huntington Beach does not calculate the parking requirement based on occupied floor area; however in practice the Receiving and Mezzanine areas do not demand any parking. In this case, the practical parking requirement would be 11,967 s.f. / 200 = 60 spaces.

Dedicating the Receiving and Mezzanine areas strictly to storage allows CVS to make less truck deliveries because the Mezzanine is used to efficiently and safely store more products for a longer period of time. Traditional drug stores do not use the mezzanine system and require a larger building foot print to hold inventory and stock more products on the sales floor, resulting in cramped, narrow aisles, often stacking products close to the ceiling.

The Mezzanine and Receiving areas will never be used as occupied floor area and we are willing to submit a restrictive covenant stating these areas will not be converted into any other use.

d. State reasons why the granting of the request will not be materially detrimental to the public welfare.

- The improvements proposed for this property will substantially improve the value of the property and enhance that of neighboring properties. Further, the variance will not be materially detrimental to either the public welfare or other properties, as the practical number of parking spaces will be provided to meet customer demand and ensure the safety of drivers and pedestrians visiting the site.

ATTACHMENT #7

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ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 07-07

1. PROJECT TITLE: **CVS Pharmacy**

Concurrent Entitlements: **General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 08-032, Variance No. 08-008, Design Review No. 2008-026, Tentative Parcel Map 2008-121**

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Tess Nguyen
Phone: (714) 536-5271
Email: tnguyen@surfcity-hb.org

3. PROJECT LOCATION: 15520 Goldenwest Street (Southeast corner of Goldenwest Street and McFadden Avenue)

4. PROJECT PROPONENT: Austin Rogers
2400 East Katella Avenue
Anaheim, CA 92806

Contact Person: Austin Rogers
Phone: (714) 934-9070

5. GENERAL PLAN DESIGNATION: P (RL) (Public—underlying zone of Low Density Residential)

6. ZONING: PS (Public-Semipublic)

7. PROJECT DESCRIPTION:

The proposed project consists of construction of a ~~12,900~~ **14,670** square-foot CVS Pharmacy, ~~63~~ **64** parking spaces, and associated site improvements on a vacant lot at the southeast corner of Goldenwest Street and McFadden Avenue. The vacant site has been used as a pumpkin patch and a Christmas tree lot. The approximate height of the proposed one-story building is 28 feet. The proposal includes drive-thru service in conjunction with the pharmacy use. The CVS Pharmacy,

including the drive-thru, is proposed to be open 24 hours a day and seven days a week. **The floor plan includes 11,967 square feet of retail area with a 933 square foot receiving area and a 1,770 square foot storage mezzanine.** Access to the site is proposed via a two-way driveway along Goldenwest Street and a two-way driveway along McFadden Avenue. The project includes a General Plan Amendment and Zoning Map Amendment to allow commercial uses at the proposed project site. Construction of the proposed project is expected to last approximately seven months.

8. SURROUNDING LAND USES AND SETTING:

The project site is located at the southeast corner of Goldenwest Street and McFadden Avenue as a part of the Goldenwest College campus. The project site is currently vacant with seasonal use as a pumpkin patch and a Christmas tree lot. A shopping center with a gas station, medical center, and retail and restaurant uses exists to the north, across McFadden Avenue in the City of Westminster. Goldenwest College parking lots exist to the south. Single-family dwellings exist to the west, across Goldenwest Street. A Goldenwest College maintenance facility exists to the east.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☑ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☑ Biological Resources	☐ Utilities / Service Systems
☐ Geology / Soils	☐ Mineral Resources	☑ Aesthetics
☐ Hydrology / Water Quality	☐ Hazards and Hazardous Materials	☐ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agriculture Resources	☐ Mandatory Findings of Significance	

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on ☑

an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

for Tan Ngo	09/10/08
Signature	Date
Jennifer Villaseñor	Associate Planner
Printed Name	Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

   All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

2. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

3. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

4. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

5. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

6. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒
Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the project:				
a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2)	☐	☐	☑	☐

Discussion:

The project site is currently vacant. The subject property has a General Plan designation of P(RL) (Public—underlying zone of Low Density Residential). The project site currently has a zoning designation of PS (Public-Semipublic), consistent with the General Plan.

Implementation of the proposed project would require a General Plan Amendment to amend the land use designation from P(RL) (Public—underlying land use of Low Density Residential) to CG (Commercial General) on the site and to establish a permitted density. A Zoning Map Amendment from PS (Public-Semipublic) to CG (Commercial General) would also be required to establish a commercial zoning designation for the project site. These amendments represent a departure from land uses currently allowed on the project site.

In addition, a Conditional Use Permit for development on vacant land, a review by the Design Review Board for a project within 500 ft of a PS (Public-Semi-public) District, and a Tentative Parcel Map for creation of a new parcel **are required for the proposed project** ~~would be required~~. **The application also includes a variance request to deviate from the parking requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) (refer to discussion under Section VI. – Traffic/Transportation item f.). The proposed project complies with all other provisions of the CG (Commercial General) zoning district and other applicable provisions of the HBZSO including maximum lot coverage, building height and landscaping requirements.**

The site is surrounded by neighborhood serving commercial uses to the north, residential uses to the west across Goldenwest Street, and institutional uses to the east and south. The uses permitted under the current land use designation and zoning include governmental administrative and related facilities. The uses permitted under the proposed land use designation and zoning include a range of commercial uses. The uses permitted under the current and proposed land use designations and zoning are not very different in terms of traffic generation, noise, utilities or service systems demands. In addition, the area south of the project site (Goldenwest College parking lot at the corner of Goldenwest Street and Edinger Avenue) already has commercial activities (i.e. weekend swap meets). Therefore, the proposed zoning and land use designation would permit uses that are compatible with existing uses north and south of the project site. In addition, the proposed use of the site as a pharmacy would serve existing residences to the west as well as the Goldenwest College campus east of the project site. Furthermore, the proposed project would be consistent with the following goals and objectives of the Land Use and Economic Development Elements of the General Plan:

Goal LU 10—Achieve the development of a range of commercial uses.

Objective LU 10.1—Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Goal ED 1—Provide economic opportunities for present and future Huntington Beach residents and businesses

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

through employment and local fiscal stability.

Objective ED 1.1—Enhance the City's market potential in terms of retail, office, industrial and visitor serving activity. This would allow Huntington Beach to provide for retail, office, and industrial opportunities that serve the current and projected population and enhance sales and occupancy tax revenue.

The City's land use policies generally encourage projects that provide a mix of uses, are compatible and harmonious with surrounding development, and enhance the image and quality of life and the environment. The proposed project would not conflict with the identified policies and objectives contained in the General Plan. **Less than significant impacts would occur.** ~~For the reasons cited above, amending the zoning and land use designations from Public to Commercial General will result in less than significant impacts.~~

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1)	☐	☐	☐	☑

Discussion:

The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

c) Physically divide an established community? (Sources: 3, 4)	☐	☐	☐	☑

Discussion:

The proposed project would not disrupt or physically divide an established community. The subject site is located at the southeast corner of two arterial streets and is located within an established urban area; therefore, it will not divide any established communities. The project would not impact access to surrounding development. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses)or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 4)	☐	☐	☑	☐

Discussion:

The proposed project will not be growth inducing through construction or extension of roads or other infrastructure. The proposed use of the site is neighborhood serving commercial and will cater to local residents and commuters along Goldenwest Street and McFadden Avenue. There will be no substantial growth as a result of the proposed project. Less than significant impacts are anticipated.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4)	☐	☐	☐	☑

Discussion:

The proposed project site is currently vacant. The project will not result in the displacement of any existing housing.

c) Displace substantial numbers of people, necessitating the

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of replacement housing elsewhere? (Sources: 4)	☐	☐	☐	☑

Discussion:

The proposed project site is currently vacant. The project will not result in the displacement of any existing residents. No impacts resulting from the development are anticipated.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources: 1, 14)	☐	☐	☐	☑

Discussion:

The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1.75 miles southwest of the project site. No impacts are anticipated.

ii) Strong seismic ground shaking? (Sources: 1, 14)	☐	☐	☑	☐

Discussion:

The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 14)	☐	☐	☑	☐

Discussion:

The project site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. According to the Liquefaction Potential map in the City of Huntington Beach General Plan, the project site is located within an area identified as having a high to very high potential for liquefaction. Based on an analysis by NorCal Engineering (October 8, 2007), the potential for liquefaction at this site is considered to be low due to the highly plastic clay layers below a historic groundwater depth of 10 feet. Seismic-induced settlements would be on the order of one inch or less and should occur rather uniformly across the site. Thus, the design of the proposed construction in conformance with the latest applicable regulations (i.e., California Building Code) for earthquake design will minimize impacts from ground shaking hazards.

iv) Landslides? (Sources:1, 7)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 7)	☐	☐	☑	☐

Discussion:

The project site and vicinity are urbanized and have relatively flat topography. Construction of the proposed project would require grading of the entire site which could potentially result in erosion of soils. Erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. Approximately ± 1,000 cubic yards of cut will be excavated and a new concrete slab on grade will be poured for the building pad. In the event that unstable soil conditions occur on the project site due to grading, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study for the project site. A less than significant impact is anticipated.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 7)	☐	☐	☑	☐

Discussion:

Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of groundwater, oil, or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 7)	☐	☐	☑	☐

Discussion:

According to the Expansive Soil Distribution map in the City of Huntington Beach General Plan, the project site is located within an area identified as having a moderate to high potential for expansive soil. This is common in the City and impacts can be addressed through compliance with applicable soils, grading, and structural foundation requirements, codes, and ordinances, such that any potential geologic impacts will be reduced to a level of insignificance. Less than significant impacts are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
are not available for the disposal of wastewater? (Sources: 1)				

Discussion:

The project site is located in an urbanized area in which wastewater infrastructure is currently in place. Therefore, the capability of the soils to support septic tanks or alternative waste water systems is not relevant to the proposed project. No impact would occur related to septic tanks or alternative waste water disposal systems.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 17)	☐	☐	☑	☐

Discussion:

Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Program (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 17)	☐	☐	☑	☐

Discussion:

In 2005, the Huntington Beach Public Works Department prepared an Urban Water Management Plan (UWMP), which analyzed the City's past and future water pipeline infrastructure, sources, supplies, reliability and availability. Based on the estimated water demand required for this project, it would not result in a significant increase in water demand consumption that was not previously planned for in the Water Master Plan and UWMP. Therefore, this project would not present a substantial impact to the groundwater supply and table.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which will ensure that water consumption is minimized. Less than significant impacts are anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1, 17)	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the impact of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics (H&H) Study. The preliminary Drainage Study prepared by Rick Engineering indicates that the proposed site runoff will enter the new storm drain system via an underground detention basin. With the development of the project, approximately 60 percent of the site will be paved, 20 percent will be covered with buildings, and 20 percent will be landscaped. Since the majority of the site will be covered with impervious surfaces, the proposed drainage pattern will not result in substantial erosion or siltation on or off-site. Less than significant impacts are anticipated.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1, 17)	☐	☐	☑	☐

Discussion:

The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the impact of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics (H&H) Study. The proposed realignment of this storm drain line will lengthen the pipe and therefore create a decrease in pipe slope. The H&H Study shall address the impact of the decrease in pipe slope. The preliminary Drainage Study prepared by Rick Engineering indicates that the proposed use of underground detention basins will reduce post-development runoff to pre-development runoff rates. Therefore, less than significant impacts are anticipated.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 17)	☐	☐	☑	☐

Discussion:

The project would increase the impermeable surface area of the project site, contributing to an increase in runoff water. This would include runoff that may contain pollutants which could potentially degrade surface water quality. A Hydrology and Hydraulics Study, subject to review and approval by the Public Works Department, will evaluate impacts from runoff generated by the proposed project. The project will be designed such that runoff for the proposed development shall not exceed the pre-development condition. Any such increase in stormwater runoff shall be managed via onsite detention or upsizing of the existing downstream storm drain pipeline. Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to less than significant level by employing Best Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP and WQMP, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring a less than significant impact associated with polluted runoff.

f) Otherwise substantially degrade water quality? (Sources: 1,	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

17)

Discussion:

The Public Works Department requires a Water Quality Management Plan (WQMP) to be prepared in accordance with National Pollution Discharge Elimination System (NDPES) regulations in order to control the quality of water runoff and protect downstream areas. NDPES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system. The WQMP shall be submitted to the Public Works Department for review and approval prior to issuance of a precise grading permit for the project. Therefore, less than significant impacts are anticipated.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 8)	☐	☐	☐	☑

Discussion:

The proposed project site consists entirely of commercial uses. No housing is proposed. The subject site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. Therefore, no impacts are anticipated.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1, 8)	☐	☐	☐	☑

Discussion:

The proposed project site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. The project site is not situated within the 100-year flood hazard area as mapped in the FIRM. Therefore, no impacts are anticipated.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 8)	☐	☐	☐	☑

Discussion:

The project site is not located within a flood hazard zone. In addition, the site is not in the immediate vicinity of a levee or dam. Therefore, no impacts are anticipated.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 8)	☐	☐	☐	☑

Discussion:

According to the Moderate Tsunami Run-up Area map in the City of Huntington Beach General Plan, the project site is not located in an identified moderate tsunami run-up area. Due to the lack of land-locked bodies of water (i.e., ponds or lakes) in proximity to the project site, the potential for seiches is considered to be non-existent. The project site and vicinity are urbanized and have relatively flat topography. The project site and vicinity are not identified as areas with the potential for mudflows. Therefore, no impacts are anticipated.

k) Potentially impact stormwater runoff from construction activities? (Sources: 1, 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV (a), (c), (d), and (e) above.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV (a), (c), and (d) above.

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 18)	☐	☐	☑	☐

Discussion:

The proposed project does not include uses involving the storage, handling or distribution of hazardous materials except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Additionally, no fuel station or equipment maintenance will occur on the project site. Therefore, less than significant impacts are anticipated.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV (a) above. Huntington Harbor, the ultimate downstream receiving water from the site, is approximately 3 miles to the west. Huntington Harbor is on the 2006 Federal Clean Water Act Section 303(d) list for the following pollutants: chlordane, copper, lead, nickel, pathogens, PCBs, and sediment toxicity. The required Water Quality Management Plan will establish Best Management Practices to address the pollutants of concern from the discharge of stormwater. Therefore, less than significant impacts are anticipated.

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV (a) above.

p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV (c) above. The precise grading plan will include an erosion control plan for the construction phase of the project.

V. <u>AIR QUALITY.</u> The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...tentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
quality plan? (Sources: 9)	☐	☐	☑	☐

Discussion:

Projects that are consistent with the General Plan are considered consistent with the air quality plan. The project site currently has a General Plan designation of P(RL) (Public—underlying zone of Low Density Residential) which allows development of a range of different uses, ranging from government offices to schools. These uses are not dissimilar to the proposed use of a pharmacy in terms of their intensity or potential to affect growth in the region. Therefore, the proposed project does not represent growth not anticipated in the General Plan and does not conflict with the implementation of the applicable air quality plan. Less than significant impacts are anticipated.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9)	☐	☐	☑	☐

Discussion:

Short Term: The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities, including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Using data from the Air Quality Handbook produced by the South Coast Air Quality Management District (SCAQMD), construction of a ~~12,900~~ **14,670** square foot commercial structure falls below the threshold for similar commercial development. However, in order to address community concerns regarding air quality during construction, it is common to reduce any potential air quality and emissions impacts through standard code requirements. The requirements include, but are not limited to: frequent watering down of the site to prevent dust movement, wind barriers along the perimeter of the site, removal of debris and dirt around the project site, use of low sulfur vehicles, avoiding construction on high-ozone days, and decreasing activities during windy conditions. The standard code requirements also require that the site be posted with a name and phone number of a contact person capable of handling construction complaints with regard to noise and dust control measures. The contact information will also be mailed out to surrounding property owners prior to grading and construction. No adverse impacts are anticipated with implementation of standard code requirements pertaining to dust control and compliance with AQMD requirements.

Long Term: Using the data from the 1993 CEQA Air Quality Handbook produced by SCAQMD, construction of a ~~12,900~~ **14,670** square foot commercial structure for retail uses falls below the threshold of significance for air quality impacts. The threshold established by SCAQMD for a small shopping center is 22,000 square feet. Vehicle trips for the project are estimated at approximately 1,137 trips per day after development. The vehicle trips generated by the proposed project are not expected to produce emissions that will significantly impact air quality. Because the scale of the project is substantially below the threshold criteria established by the SCAQMD for potentially significant impacts, its contribution is minor in nature. Less than significant air quality impacts to the area are anticipated.

c) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 9)	☐	☐	☑	☐

Discussion:

Proposed construction and grading activities are expected to generate short-term dust and equipment emissions. These impacts will be minimized through standard development practices and restrictions imposed by the City of Huntington Beach and monitored by City Public Works and Building and Safety Department inspectors. The project is expected to generate a less than significant increase in traffic and associated vehicle emissions. Based on the proposed use as a drugstore and distance from sensitive receptors, there will be a less than significant impact.

d) Create objectionable odors affecting a substantial number of

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
people? (Sources: 9)	☐	☐	☑	☐

Discussion:

The project does not propose uses that are significant sources of objectionable odors. The emissions of significant odors would not be anticipated during construction. The operation of the proposed project would not emit new objectionable odors on the project site and in the vicinity that would affect a substantial number of people. Less than significant impacts are anticipated.

e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 9)	☐	☐	☑	☐

Discussion:

Refer to the discussion for items V (b) above.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1, 10, 20)	☐	☐	☑	☐

Discussion:

Based on the Traffic Impact Assessment prepared by Rick Engineering (June 2, 2008), the proposed development is projected to result in approximately 1,137 new vehicle trips per day. **The number of vehicle trips derived in the Traffic Impact Assessment is based on 12,900 square feet of commercial space which includes the retail/pharmacy and receiving areas. The 1,770 square foot mezzanine is intended solely for long-term storage and will not generate additional vehicle trips; therefore, the mezzanine was not included in the square footage used to determine vehicle trips for the project.** Two access points are proposed for the pharmacy. A new access point is proposed along McFadden Avenue and shared access is proposed with Goldenwest College at the current location of the school's northernmost driveway on Goldenwest Street. Goldenwest Street is designated as a Major Arterial Street and McFadden Avenue is designated as Primary Arterial Street in the Circulation Element of the General Plan (1996).

The Transportation Division of the City of Huntington Beach has indicated that acceptable levels of service (LOS) for roadway segments and intersections exist in the project vicinity. The City's General Plan considers LOS for all surrounding roadway segments and intersections acceptable. Traffic generation associated with the project is anticipated to have a less than significant impact to levels of service. The project is subject to standard code requirements including the payment of traffic impact fees to minimize any potential impacts.

The following recommendations from the Traffic Impact Assessment will be incorporated into the design of the project:

McFadden Avenue at Project Driveway—Construct the driveway to allow right-turn in/left-turn in/right-turn out movements. The driveway shall be signed and striped to show the permitted movements.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Goldenwest Street at Goldenwest College/Project Driveway—Maintain the existing driveway to the college, sharing access with the proposed pharmacy. The movements permitted shall remain at right-turn in/right-turn out only. The driveway shall be signed and striped to show the permitted movements.

Construction traffic resulting from development of the project may result in short-term interruptions to traffic circulation, including pedestrian and bicycle flow. Based on the scope of the project construction, the short-term interruptions to traffic are not considered to be significant. These potential impacts will be reduced through implementation of code requirements requiring Department of Public Works approval of a construction vehicle control plan.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 10)	☐	☐	☑	☐

Discussion:

Refer to the discussion under item VI.a. above. Increased trip generation from long-term operation of the project will not exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. Less than significant impacts are anticipated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (**Sources:** 10, 12)	☐	☐	☐	☑

Discussion:

The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1)	☐	☐	☐	☑

Discussion:

The project site is located along a major arterial street and a primary arterial street that provide access to the site. Project access will be provided via new and existing driveways off Goldenwest Street and McFadden Avenue. The project is subject to compliance with City standards for vision clearance at street/driveway intersections, minimum drive aisle widths and truck turning radii designed to ensure hazards are minimized. No impacts are anticipated.

e) Result in inadequate emergency access? (Sources: 1, 21)	☐	☐	☐	☑

Discussion:

Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. No impacts are anticipated.

f) Result in inadequate parking capacity? (Sources: 2)	☐	☑	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

A total of ~~63~~ 64 parking spaces ~~will be provided on the site in compliance with the Zoning Code~~ **are proposed for the project. Chapter 231 of the HBZSO requires commercial/retail establishments to provide parking at a ratio of 1 space for every 200 square feet of gross floor area. The gross floor area of the proposed project is 14,670 square feet, which would require 74 parking spaces. Because the project, as proposed, is deficient in parking, the applicant has applied for a variance to deviate from the parking requirements of the HBZSO. Although the project does not meet the City's code for number of parking spaces, storage uses generally require less parking than retail uses and use a reduced parking standard. Of the total floor area for the proposed project, 11,967 square feet will be utilized as commercial/retail space and 2,703 square feet will be utilized for storage purposes only. The required number of parking spaces for 11,967 square feet of commercial/retail area is 60 and the required number of parking spaces for the receiving and mezzanine storage areas, based on the HBZSO storage/warehouse parking ratio of 1:1000, would be three. If separate parking requirements were applied for each use, based on the requirements of Chapter 231, the total number of parking spaces required would be 63. It should be noted that the City has previously permitted a pharmacy with a storage mezzanine parked at the 1:1000 ratio. This particular project was developed several years ago and the City has not observed nor has there been a history of complaints due to insufficient parking capacity at the site. Additionally, although the receiving area was included in the Traffic Impact Assessment for determining vehicle trips, those trips generated by the receiving area would be limited to trucks making deliveries. The delivery trucks would utlilize the appropriate loading space on the site and would not generate additional parking demand. In light of this information, and given that the storage areas are not accessible to patrons of the store, it can be further concluded that the actual parking demand would be 63 spaces. Therefore, although the strict application of the City's code would require 74 parking spaces, based on the actual parking demand, the proposed project would require a minimum of 63 spaces.**

To confirm that the parking demand is not greater than the number of spaces proposed and mitigate potentially significant impacts associated with inadequate parking capacity to a less than significant level, the following mitigation measure is recommended:

The applicant shall submit a Parking Demand Study, prepared by a licensed Traffic Engineer, to confirm that the parking demand for the proposed project would not be greater than the number of spaces currently proposed. At a minimum, the study shall include a survey of the parking demand at three CVS Pharmacy locations in Orange County during peak hour weekday and weekend times. If the Parking Demand Study does not confirm a parking demand of no greater than 64 spaces, then the applicant should evaluate providing more parking spaces on site and/or reduce the building size accordingly.

~~The proposed project has been designed according to City parking regulations and provides sufficient parking spaces.~~

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 2, 5)	☐	☐	☐	☑

Discussion:

The project will provide bicycle racks onsite, in accordance with the requirements of the HBZSO Section 231.20—*Bicycle Parking*. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The proposed project site is currently vacant. The project site does not support any unique, sensitive, or endangered species, is not shown in the General Plan as a generalized habitat area, and is not in the vicinity of any sensitive habitat. Therefore, no impacts to any habitat or wildlife area are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project does not contain any wetlands; therefore, no impacts are anticipated.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 10)	☐	☑	☐	☐

Discussion:

There are no wildlife nursery sites within the project site. The project site is not part of a major or local wildlife corridor/travel route, as it does not serve to connect two significant habitats. It is located within a developed urban landscape, surrounded by existing commercial, residential, and institutional uses. The existing right-of-ways that are located immediately north and west of the site do not connect to a larger open space area and do not provide adequate space, cover, food, and water for wildlife movement. The area is constrained and fragmented as a result of urban development. However, due to the abundance of mature trees on the college campus and the project site, migratory species may use portions of the site for nesting during breeding season, which are protected under the *Migratory Bird Treaty Act* (MBTA). Project implementation and construction-related activities may result in the disturbance of nesting species protected by the MBTA. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. The loss of nesting efforts of sensitive species protected by

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	·otentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

the MBTA, as a result of the removal of mature trees onsite, would be considered a potentially significant impact. Therefore, the following mitigation measure would be required to lessen the impact on migratory wildlife species.

Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.

Nesting habitat for protected or sensitive species:

1) *Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.*
2) *Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.*
3) *Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.*

Implementation of the above mitigation measure would ensure that the substantial loss of these species will not occur and would reduce this impact to a less than significant level.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 10, 22, 23)	☐	☑	☐	☐

Discussion:

An Arborist's Report, prepared by Consulting Arborist Alden Kelley, has been completed for the project site, which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. According to the Report, the site contains 22 mature trees that would be impacted by construction. Of the 22 impacted trees, nine are proposed to remain, seven are proposed to be relocated, and six trees are proposed to be removed. Two trees that are proposed to be removed to accommodate on-site parking are of superior and high average conditions.

The removal of six mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO.

For the seven trees to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. To mitigate this potentially significant impact, the Arborist's Report shall be revised to include the following:

1. *The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department.*
2. *The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008.*
3. *The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be*

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

submitted to the City Landscape Architect for review. In the even that any tree is not surviving, it shall be replaced with the same type and size of tree.

4. *A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.*

Implementation of the translocation specifications by Darrell Simpson, guarantee of tree survival, and tree replacement requirements would reduce the impact of the translocation of these mature trees to a less than significant level.

Construction of the project will be subject to standard City requirements for the submittal of landscape plans demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a minimum of 2:1 ratio. Twenty seven trees are proposed to replace the six trees that are removed. A total of 43 trees are proposed to be onsite.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is within an urbanized area and does not support any unique or endangered plant or animal species. The project site is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No impacts are anticipated.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The proposed commercial development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 10)	☐	☐	☑	☐

Discussion:

The proposed retail building is designed for the sale of packaged household items and pharmaceutical products. The

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

applicant is not intending to operate the site in a way that would generate hazardous materials except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Less than significant impacts are anticipated.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 10)	☐	☐	☑	☐

Discussion:

During grading and construction activities for the proposed project, there would be typical worker safety risks associated with the use of construction equipment and exposure to potentially toxic construction materials. Compliance with Federal and State Occupational Safety and Health (OSHA) regulatory requirements would reduce the potential for construction related risks from the transport and use of hazardous materials. In addition, although construction activities would include the use of hazardous materials such as gasoline, diesel fuel, herbicides, and solvents, the use of these materials would be typical of commercial construction and landscaping and would pose a low risk of hazard. Less than significant impacts are anticipated.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 10)	☐	☐	☑	☐

Discussion:

The project site is adjacent to Goldenwest College and is located 0.70 mile from the nearest elementary school (Circle View). The proposed project will not emit hazardous emissions or handle hazardous materials beyond general cleaning supplies except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Therefore, less than significant impacts are anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts are anticipated.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

Although the City is located within the Planning Area for the Joint Forces Training Center, Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is not located near any private airstrips. No impacts are anticipated.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 12, 21)	☐	☐	☐	☑

Discussion:

The project will be designed to be in compliance with fire access and circulation requirements. The proposed development will not interfere or conflict with an adopted emergency response plan or evacuation plan. No impacts are anticipated.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1)	☐	☐	☐	☑

Discussion:

The project site is located in an urbanized area and is not near any wildlands. No impacts are anticipated.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 5)	☐	☐	☑	☐

Discussion:

During the site grading for the new building and other construction phases of the project, noise levels on the site may increase from normal construction vehicles such as concrete trucks and a backhoe as well as other equipment and tools typically used on construction sites. Construction of the project will create short-term noise impacts. However, the development will be required to comply with the City Noise Ordinance (Chapter 8.40 Noise Control), which restricts the hours of construction to reduce impacts to the area. No other significant impacts are anticipated after construction due to the nature of the use, which is compatible with the character of the area.

Long-term noise impacts from the project, including the drive-thru service, are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed uses which will not result in any significant noise impact. Less than significant short- and long-term noise impacts resulting from the new development project are anticipated.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 5)	☐	☐	☑	☐

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Although there may be some temporary groundbourne vibration or groundbourne noise levels due to construction activities, these would occur infrequently and would be short-term. In addition, the proposed commercial development on the project site would not result in the generation of significant groundbourne vibration or groundbourne noise during long-term operation. Implementation of the proposed project would not result in the exposure of people to or the generation of excessive groundbourne vibration or groundbourne noise levels. Less than significant impacts are anticipated.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 5)	☐	☐	☑	☐

Discussion:

The type of noise to be generated by the project in the long term will be similar to that generated by other commercial uses in the area and is not anticipated to increase the ambient noise levels significantly.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 5)	☐	☐	☑	☐

Discussion:

The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a negligible impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other uses in the area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 10, 12)	☐	☐	☐	☑

Discussion:

The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 1, 12)	☐	☐	☐	☑

Discussion:

The project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

XI. <u>PUBLIC SERVICES</u>. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection? (Sources: 1)	☐	☐	☑	☐

Discussion:

Fire and emergency services to the project and vicinity are provided by the City of Huntington Beach Fire Department. Primary response services are provided by the Murdy Station, Fire Station No. 2, located at 16221 Gothard Street, approximately 0.75 mile southeast of the project site. The proposed development can be adequately served by existing Fire protection service levels. Less than significant impacts are anticipated.

b) Police Protection? (Sources: 1)	☐	☐	☑	☐

Discussion:

Police services to the project site and vicinity are provided by the City of Huntington Beach Police Department. The closest police station is the Police Sub-Station at Bella Terra Mall, approximately 0.75 mile southeast of the project site. The proposed development can be adequately served by existing Police protection service levels. Less than significant impacts are anticipated.

c) Schools? (Sources: 1)	☐	☐	☑	☐

Discussion:

The project site is adjacent to Goldenwest College and is located approximately 0.70 mile from the nearest elementary school (Circle View) and will not result in substantial adverse physical impacts. Payment of school impact fees will be required prior to issuance of building permits. No significant impacts are anticipated based on the location of the site and nature of the use.

d) Parks? (Sources: 1)	☐	☐	☑	☐

Discussion:

The proposed project is not expected to have significant impacts to park facilities based on the location of the site nor result in a significant demand on existing park facilities.

e) Other public facilities or governmental services? (Sources: 1)	☐	☐	☑	☐

Discussion:

Due to the small size of the project, it is not expected to have significant effects on other public facilities or governmental services. With compliance of standard code requirements and compliance with City specifications, less than significant adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 18)	☐	☐	☑	☐

Discussion:

The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 18)	☐	☐	☑	☐

Discussion:

The project site is currently vacant. The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. There are existing public water pipelines along Goldenwest Street and McFadden Avenue that could satisfy the demands of the project. A Utility Plan for new water service connections shall be reviewed and approved by the Public Works Department. All utility connections to the project site will be in accordance with all applicable City standards. Wastewater services for the proposed project will be provided by the Midway City Sanitary District. A "will-serve" letter from the Midway City Sanitary District has been provided by the applicant. The project is subject to standard code requirements and no adverse impacts to the City's utilities or services are anticipated.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1)	☐	☐	☑	☐

Discussion:

The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics Study. The precise Grading Plan, Storm Drain Improvement Plan, and Storm Water Pollution Prevention Program will address the construction impacts of the relocation of the storm water drainage facility. Less than significant impacts are anticipated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 17)	☐	☐	☑	☐

Discussion:

The project site is currently vacant. Because the proposed project would result in an intensification of development on the project site, the project would result in an increase in water demand. However, the project would not result in a significant increase in water consumption that was not previously planned for in the 2005 Water Master Plan and 2005 Urban Water Management Plan. The estimated project demand can be accommodated from the City's water supply and does not represent a significant impact.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1)	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The proposed project would generate approximately 100 gallons of wastewater per day. Sewage from the proposed project will be delivered from the Midway City Sanitary District's feeder lines that connect to the Orange County Sanitary District's trunk sewer lines. The wastewater generated from the proposed project would be treated by Orange County Sanitation District's Plants No. 1 and No. 2. The two plants have a treatment capacity of 276 mgd. Average daily flow to both plants combined is 243 mgd. These levels provide an additional capacity of 33 mgd for both Plants No. 1 and No. 2. The proposed project would generate negligible wastewater and would require the use of approximately 0.0003% of the remaining capacity of the OCSD's facilities; therefore, less than significant impacts are anticipated.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1)	☐	☐	☑	☐

Discussion:

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on present solid waste generation rates and the project's net increase of ~~approximately 13,000~~ **14,670** square feet of new floor area is not expected to generate a substantial amount of daily waste products in the long term based on the proposed use of a drugstore. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1)	☐	☐	☐	☑

Discussion:

The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the City.

h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 18)	☐	☐	☑	☐

Discussion:

Refer to discussion under item IV.a., above.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 3, 4)	☐	☐	☐	☑

Discussion:

The proposed project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. As a result, no impacts are expected.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The State of California Department of Transportation designates scenic highway corridors. The project site is not within a state scenic highway; nor is the project site visible from any (officially designated or eligible) scenic highway. In addition, as the project site is presently developed, the site does not contain rock outcroppings or historic buildings. No impacts are anticipated.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 10)	☐	☑	☐	☐

Discussion:

The project site currently has 22 mature trees. Of the 22 impacted trees by the construction of the proposed project, nine are proposed to remain, seven are proposed to be relocated, and six are proposed to be removed. The trees to be removed are ornamental and will be replaced with similar landscaping. Pursuant to a recommended mitigation measure, the trees to be relocated shall adhere to proper procedures for the translocation in the revised Arborist's Report, prepared by Consulting Arborist Alden Kelly: the Report shall include detailed translocation specifications; the work will be performed by a qualified tree service to be approved by the City of Huntington Beach Public Works Department; and any tree that does not survive after four years shall be replaced with the same type and size of tree. Implementation of the recommendations in the Report would reduce the potentially significant impact to the visual character of the site to a less than significant level.

In addition, the proposed project will be designed in accordance with the City's Urban Design Guidelines. The proposed building will be divided into distinct massing elements and all building facades will be articulated with architectural elements and details. The project will be reviewed by the Design Review Board (DRB), who is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials, and compatibility with the surrounding neighborhood.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 3, 4)	☐	☐	☑	☐

Discussion:

The proposed project is located within a highly urbanized area. Because the project site is currently vacant, implementation of the proposed project would result in additional nighttime lighting and the potential for glare from the building, parking lot, and the increased number of vehicles on the project site. The project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. With the condition of approval in place, less than significant impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site does not contain any historic structures and is not located within any of the City's historic districts. No historical resources will be impacted by construction of the project.

b) Cause a substantial adverse change in the significance of an	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	...entially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
archaeological resource pursuant to δ15064.5? (Sources: 1, 10)				

Discussion:

The project site is not located in an identified archaeological site; therefore, no impacts are anticipated.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is not designated as having any paleontological resources and does not contain any unique geologic features. No impacts are anticipated.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site is not expected to result in the disturbance of human remains. No impacts are anticipated.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1)	☐	☐	☑	☐

Discussion:

Although employees of the proposed use may visit existing park facilities, no significant increase in the use of existing neighborhood, community, and regional parks or regional facilities is anticipated based on the small size of the project. Moreover, the project will be subject to payment of the City's park fee pursuant to the HBZSO. Less than significant impacts are anticipated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1)	☐	☐	☐	☑

Discussion:

The project will not require the construction or expansion of new or existing recreational facilities. The proposed use is a CVS Pharmacy; therefore, no adverse impacts to recreational facilities are anticipated.

c) Affect existing recreational opportunities? (Sources: 1)	☐	☐	☑	☐

Discussion

The vacant project site, used seasonally as a pumpkin patch and a Christmas tree lot, has provided temporary recreational opportunities for the community. Implementation of the proposed project would result in the loss of the site from being used for temporary recreational events. However, the impacts to existing recreational opportunities would be less than significant since these seasonal uses are temporary in nature and do not impact the City's overall inventory of parkland and recreational facilities. There are also other locations where these type of seasonal events

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

can and do occur.

Although employees of the proposed use may visit existing recreational facilities, no significant increase in the use of these facilities is anticipated based on the small size of the project. Less than significant impacts are anticipated.

XVI. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 10)	☐	☐	☐	☑

Discussion:

The project site does not serve as farmland and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2)	☐	☐	☐	☑

Discussion:

The subject site is presently zoned PS (Public-Semipublic) which does not permit agricultural uses. In addition, the project site is not under a Williamson Act contract. Development of the site will not conflict with agricultural uses or zoning.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2)	☐	☐	☐	☑

Discussion:

This site is currently vacant but is surrounded by commercial, institutional, and residential uses. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3, 4)	☐	☑	☐	☐

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is currently vacant. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resources.

As discussed above in section VII. Biological Resources, the proposed project site is vacant with little to no native habitat on site, and suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site. In addition, no riparian habitat or other sensitive natural community or wetlands exists on the proposed project site. It is unlikely that any substantial wildlife movement would occur through the proposed project site, as the site is mostly dirt and contains 22 mature trees. Implementation of the proposed project would result in the removal of six mature trees from the project site and relocation of seven mature trees onsite. As a result, the project has the potential to significantly impact the existing mature trees onsite. Mitigation measures relative to the relocation and removal of the mature trees shall be implemented to reduce potential impacts to a less than significant level.

As discussed above in section XIV. Cultural Resources, the project site does not contain any historically aged structures or any unique archeological or paleontological resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 5, 10)	☐	☐	☑	☐

Discussion:

As discussed above in Sections I to XVI, the project with implementation of standard code requirements and mitigation measures is anticipated to have less than significant impacts due to the small scale of the project and would not result in any cumulatively considerable impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 5, 10)	☐	☑	☐	☐

Discussion:

As discussed above in Sections XIII. Aesthetics, the project site currently has 22 mature trees. Implementation of the proposed project would result in the removal of six mature trees from the project site and relocation of seven mature trees onsite. As a result, the project has the potential to significantly impact the visual character and quality of the site and its surroundings. Standard conditions of approval and mitigation measures relative to the relocation and replacement of the mature trees shall be implemented in order to reduce potential impacts to a less than significant level. As a result, a total of 43 trees are proposed to be onsite.

XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Preliminary Site Plan, Floor Plans, Elevations, Landscape Plan, Grading Plan	See Attachment #2
5	City of Huntington Beach Municipal Code	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
6	City of Hutington Beach Archaeological Site Vicinity Map	"
7	City of Huntington Beach Geotechnical Inputs Report	"
8	FEMA Flood Insurance Rate Map (February 18, 2004)	"
9	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
10	City of Huntington Beach CEQA Procedure Handbook	"
11	Trip Generation Handbook, 6th Edition, Institute of Traffic Engineers	"
12	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
13	Hazardous Waste and Substances Sites List	"
14	State Seismic Hazard Zones Map	"
15	Geotechnical Engineering Investigation Prepared by Norcal Engineering (October 8, 2007)	"

16	Phase 1 Environmental Site Assessment Prepared by Shaw Environmental, Inc. (October 3, 2007)	"
17	2005 Urban Water Management Plan	"
18	Water Quality Management Plan Prepared by Rick Engineering Company (April 23, 2008)	"
19	Drainage Study Prepared by Rick Engineering Company (April 21, 2007)	"
20	Traffic Impact Assessment Prepared by Rick Engineering Company (June 2, 2008)	"
21	City of Huntington Beach Emergency Management Plan	"
22	Consulting Arborist's Report Prepared by Alden Kelley (October 2007)	"
23	Letters from Darrell Simpson from Great Scott Tree Service Inc. dated June 4, 2008 and June 5, 2008	Attachment # 3
24	Trees on Site Excerpted from the Arborist's Report Prepared by Alden Kelly (October 2007)	Attachment # 4
25	Summary of Mitigation Measures	Attachment # 5

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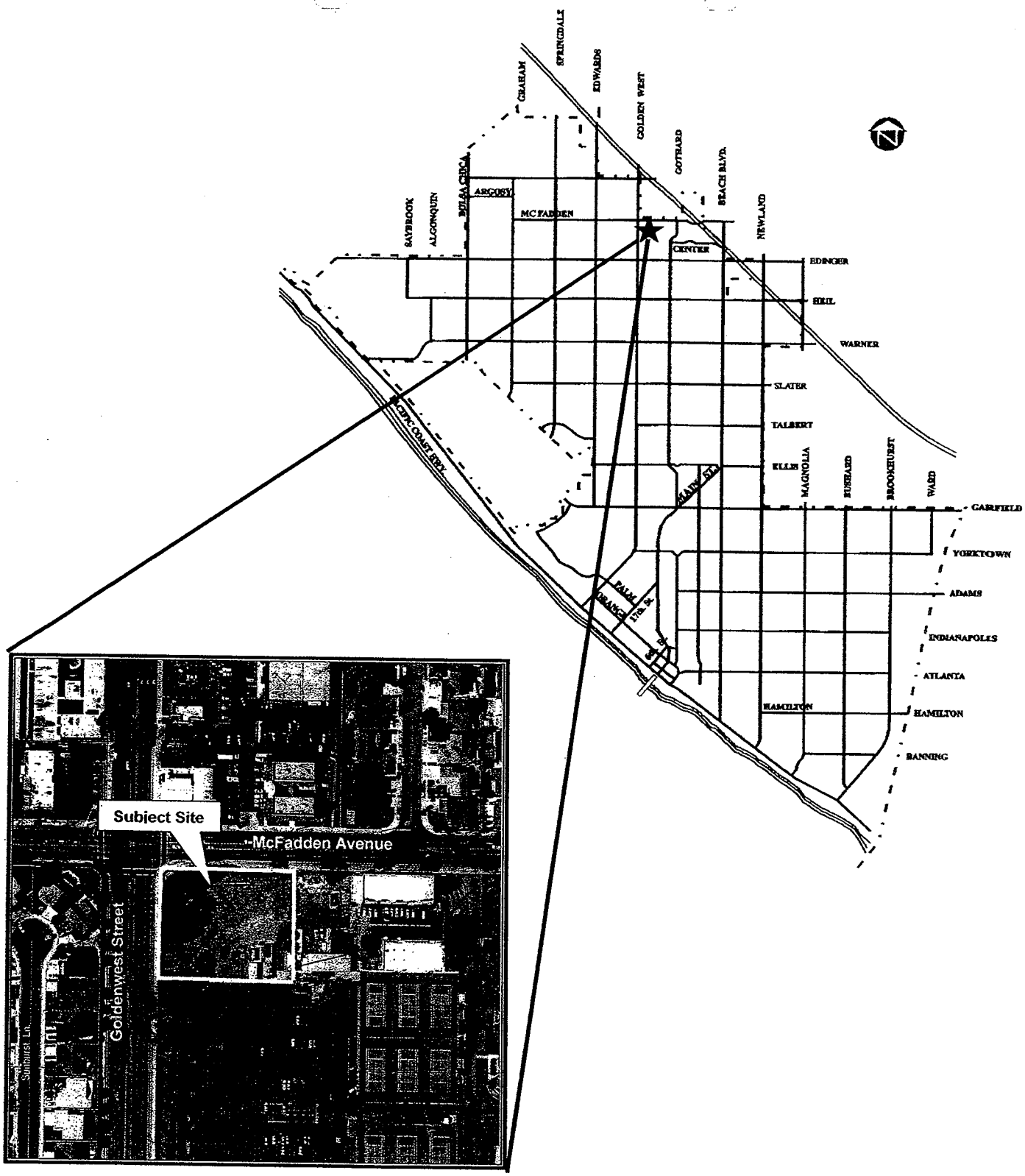

VICINITY MAP
ENVIRONMENTAL ASSESSMENT NO. 07-007
(CVS PHARMACY – 15520 GOLDENWEST STREET)

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PRELIMINARY SITE PLAN/GRADING PLAN/ LANDSCAPE PLAN/ARCHITECTURAL PLAN FOR:
CVS/ PHARMACY
CITY OF HUNTINGTON BEACH

PROJECT SUMMARY:

GOLDEN WEST COLLEGE IS PROPOSING TO SPLIT APPROXIMATELY 1.5 ACRES FROM APN 142-072-01 (37.26 AC) AND LEASE IT TO CVS/ PHARMACY. IMPROVEMENTS TO PARCEL "A" WILL BE PERFORMED BY CVS/ PHARMACY AS SHOWN BY THIS TENTATIVE PARCEL MAP.

EXISTING LAND INFORMATION

NUMBER OF EX. PARCELS UNDER CONSIDERATION	1
LEGAL DESCRIPTION OF EXISTING PARCEL	
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.	
PARCEL NUMBER	APN 142-07-01
PROPERTY AREA	37.26 AC
EXISTING USE	GOLDEN WEST COLLEGE
SITE ADDRESS	15744 GOLDEN WEST STREET
FLOOD HAZARD ZONE	"X"

DEVELOPMENT DATA (PARCEL "A")

PROPOSED SITE AREA	1.50AC. (APPROXIMATE LEASED AREA)
EXISTING USE	VACANT/SEASONAL RETAIL
PROPOSED USE	RETAIL PHARMACY (PERMITTED IN COMMERCIAL ZONE (REQUIRES RE-ZONING))
SITE ADDRESS	NA (SEC OF GOLDEN WEST & McFADDEN)

LEGAL DESCRIPTION OF PROPOSED PARCEL "A"

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, M.D.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL WITH TAG STAMPED LS 5411 IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "GPS# 5126RP" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET"; SAID POINT BEARS NORTH 89°31'11"WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "GPS# 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39"WEST 289.33 FEET TO THE EAST LINE OF "PARCEL 1" AS DESCRIBED IN THE STREET AND PUBLIC UTILITY EASEMENT DOCUMENT RECORDED OCTOBER 8, 1964 AS INSTRUMENT NO. 7771 IN BOOK 7252, PAGE 378, OFFICIAL RECORDS, SAID DOCUMENT HEREINAFTER REFERRED TO AS "STREET EASEMENT DOCUMENT"; THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°15'57"WEST 313.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'57"EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39"EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05"EAST 143.67 FEET; THENCE SOUTH 89°52'55"WEST 9.00 FEET; THENCE SOUTH 00°07'05"EAST 45.50 FEET; THENCE SOUTH 16°53'39"EAST 22.08 FEET; THENCE SOUTH 00°15'57"WEST 62.39 FEET; THENCE NORTH 89°44'03"WEST 239.87 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA DATA TABLE

LOT NO.	GROSS LOT AREA (AC.)	NET LOT AREA (AC)
"A"	1.50 AC	SAME
REMAINDER	35.76 AC	SAME

ZONING INFORMATION

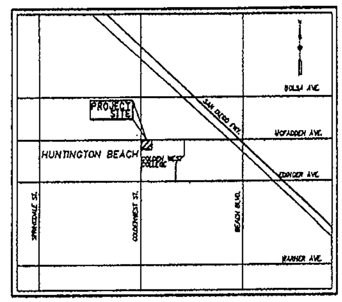
EXISTING ZONING	PS (PUBLIC-SEMI PUBLIC)
PROPOSED ZONING	GENERAL COMMECIAL DISTRICT (RE-ZONING REQUIRED)

DEVELOPMENT SUMMARY (BASED ON COMMERCIAL(CG) DISTRICT PER SECTION 211.06)

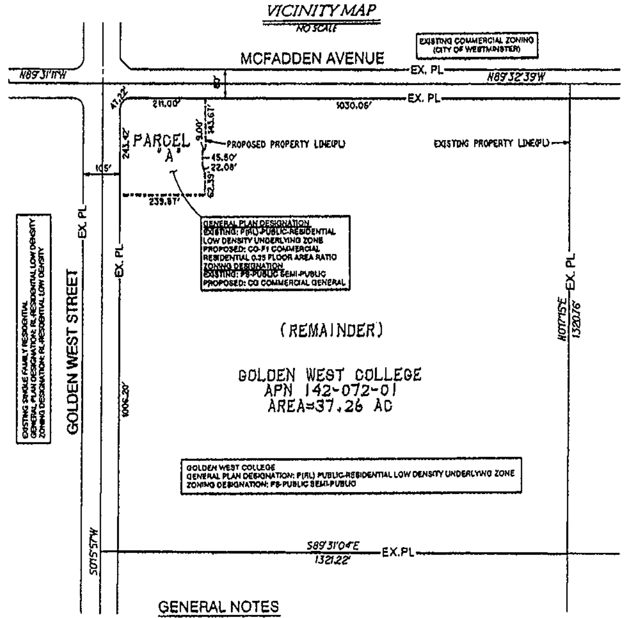
	REQUIRED STANDARD	PROPOSED
LOT AREA	10,000 SF MIN.	65,340 SF
LOT WIDTH	100 FT. MIN.	200 FT+
BUILDING FRONT SETBACK	10 FT.	34 FT
BUILDING SIDE SETBACK	0 FT.	51 FT & 42 FT
BLDG. STREET SIDE SETBACK	10 FT.	34 FT
BUILDING REAR SETBACK	0 FT.	51 FT & 42 FT
BUILDING HEIGHT LIMIT	50 FT. (PER CG DISTRICT)	30'
WALL DIMENSIONS	NA	NO FRONT OR STREET SIDE WALLS
FLOOR AREA RATIO	1.5	SEE ARCHITECTS PLAN
SITE LANDSCAPING	5,414 SF (8% MIN.)	13,370 SF
BUILDING DESIGN STD.	PER CITY STD.	SEE ARCHITECTS PLAN
FENCES AND WALLS	SECTION 230.88	AS SHOWN
OFF-STREET PARKING & LOADING	SECTION 231	AS SHOWN
OUTDOOR FACILITIES	SECTION 230.74	NONE PROPOSED
SCREENING OF MECH. EQUIPMENT	SECTION 230.76	AS SHOWN
REFUSE STORAGE AREAS	SECTION 230.78	AS SHOWN
UNDERGROUND UTILITIES	CH 17.64	AS SHOWN
PERFORMANCE STANDARDS	SECTION 230.82	NOTED
NON CONFORMING BLDG.	CH 236	SEE ARCHITECTS PLAN
SIGNS	CH 233	SEE ARCHITECTS PLAN
TOTAL PARKING REQUIRED	74 (1/200 S.F.) (231.04)	64
FLOOR AREA CALCULATION FOR PROP. CVS PHARMACY	TOTAL GROSS FLOOR AREA AS FOLLOWS: 11,967 SF (RETAIL/PHARMACY AREA) 933 SF (RECIEVEING AREA) 1,770 SF (MEZZANINE AREA) 14,670 SF (TOTAL FLOOR AREA)	
PARKING FRONT SETBACK	NA	20 FT
PARKING SIDE SETBACK	NA	3.0 FT
PARKING REAR SETBACK	NA	NA

UTILITY INFORMATION

GAS AVAILABILITY	☒ YES ☐ NO
ELECTRIC AVAILABILITY	☒ YES ☐ NO
TELEPHONE AVAIL.	☒ YES ☐ NO
CABLE AVAILABILITY	☒ YES ☐ NO
WATER AVAILABILITY	☒ YES ☐ NO AS SHOWN (HUNTINGTON BEACH)
SEWER AVAILABILITY	☒ YES ☐ NO MIDWAY CITY SEWER DISTRICT (WESTMINSTER)
STORM AVAILABILITY	☒ YES ☐ NO AS SHOWN (HUNTINGTON BEACH)



VICINITY MAP
NO SCALE



GENERAL NOTES

1) ALL NEW PRIVATE UTILITY LINES WILL BE UNDERGROUND PER CITY STANDARDS.
2) FIRE FLOW DEMAND = 3000 GPM (TO BE VERIFIED WITH FIRE MARSHALL)
3) EASEMENTS AS REQUIRED BY CITY AND/OR DISTRICT.
4) FINISHED GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
5) FIRE HYDRANTS WILL BE INSTALLED AS REQUIRED BY FIRE MARSHALL.
6) SEWER, WATER, & STORM DRAIN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.

NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

ENGINEER OF WORK

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5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
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FAX: (619) 291-4165

REGISTERED PROFESSIONAL ENGINEER · JOHN D. GODDARD JR. · No. 33037 · CIVIL · STATE OF CALIFORNIA

JOHN D. GODDARD JR. RCE. 33037 DATE

LEGEND

LEGEND	SYMBOL
EXISTING CONTOUR	(223)
EXISTING ELEVATION	(TC 218.69)
EXISTING SIDEWALK	
EXISTING WATERLINE	
EXISTING PROPERTY LINE	
EXISTING FIRE HYDRANT AND APPURTENANCES	
PROPOSED WATER VALVE (BY LANDLORD)	
PROPOSED PROPERTY LINE	P/L
PROPOSED WORK LIMIT	
PROPOSED HARDSCAPE	
PROPOSED ASPHALT PAVEMENT	
PROP. CURB RAMP	
PROP. CONTOUR	223
PROP. ELEVATION	TC 218.69
PROP. SLOPE	1.5%
PROP. SEWER	S
PROP. SEWER CLEANOUT	
PROP. STORM DRAIN	SD
PROP. CATCH BASIN	
PROP. WATER	W
PROP. WATER VALVE	
PROP. DOMESTIC SERVICE BACKFLOW DEVICE	
PROP. FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY	
PROP. FIRE DEPARTMENT CONNECTION	
PROP. FIRE HYDRANT	
PROP. SCREEN WALL	

POST CONSTRUCTION BMP'S

ALL PERMANENT CONTROLS (I.E. BMPS) SHALL BE PRIVATELY MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.

PROVIDING AND MAINTAINING PROPER SURFACE DRAINAGE IS IMPERATIVE TO ASSURE SOIL STABILITY AND TO REDUCE EROSION.

NO STORM OR IRRIGATION WATER SHALL BE ALLOWED TO DISCHARGE OVER THE TOP OF CUT OR FILL SLOPES. PERMANENT EROSION CONTROL MEASURES, SUCH AS COMPLETE LANDSCAPING WITH DROUGHT-TOLERANT, SLOPE-STABILIZING VEGETATION, SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY ENGINEER.

AN INTEGRAL PART OF ACHIEVING ADEQUATE POLLUTANT REMOVAL FROM COLLECTED STORM WATER IS THE IMPLEMENTATION OF SOURCE CONTROL PRACTICES THAT REDUCE THE AMOUNT OF CONTAMINANTS OF THE GROUND SURFACE THAT CAN COME IN DIRECT CONTACT WITH SURFACE FLOWS. THESE PRACTICES INCLUDE:

1. ENCOURAGE PROPER USE AND DISPOSAL OF MATERIALS INCLUDING FERTILIZERS, PESTICIDES, AND HERBICIDES AND INCLUDING APPROPRIATE METHODS, RATES, AND FREQUENCY OF APPLICATION OF THESE CHEMICALS.
2. ENCOURAGE ALTERNATIVE METHODS FOR CONTROLLING WEEDS AND INSECTS USING PHYSICAL, BIOLOGICAL, AND LOWER-TOXICITY METHODS.
3. RECYCLE CHEMICALS TO THE EXTENT POSSIBLE, AND DISPOSE OF MATERIALS IN A SAFE AND PROPER MANNER.

ALL ON-SITE CURB INLETS TO INCLUDE BIO-CLEAN ENVIRONMENTAL SERVICES FILTER INSERTS (OR EQUAL).

EARTHWORK QUANTITIES

CUT = 6,200 CY*
FILL = 2,800 CY**
IMPORT/EXPORT = 3,400 CY**

* THIS IS A RAW VOLUME BASED ON REMOVAL OF THE UPPER 3 FEET OF DISTUBED SOIL.
** THIS QUANTITY HAS BEEN ADJUSTED FOR 16% SHRINKAGE AND MISC. SPOILS.

NOTE: THESE QUANTITIES ARE APPROXIMATE AND BASED ON RECOMMENDATIONS BY NORCAL ENGINEERING DATED 10/8/07, PROJECT NO. 13988-07.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC MAP PREPARED BY SUN MAPS LAND SURVEYING AND MAPPING DATED 08/21/2005.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83 ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN ON SEPTEMBER 20,2007 AT POINT "GPS # 5126RP AND POINT "GPS # 5124" AS SHOWN HEREON, PER COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET.

BEARING "GPS # 5126RP TO "GPS # 5124": N89°31'11"W

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE 3-3/4" OCS ALUM. BENCHMARK DISK STAMPED "HB-236-83" ON TOP OF A 6"X 6" CONCRETE POST LOCATED AT THE NORTHEAST CORNER OF GOLDENWEST STREET AND EDINGER AVENUE PER THE COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS VERTICAL CONTROL DATA SHEET.

ELEVATION = 22.337 NAVD88

INDEX OF SHEETS

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SITE PLAN W/ ADJACENT CONDITIONS......4
LANDSCAPE PLAN......5
ARCHITECTURAL
FLOOR PLAN......6 (A-1)
MEZZANINE PLAN......7 (A-2)
EXTERIOR ELEVATIONS......8-9 (A-3.0)

OWNER/SUBDIVIDER

COAST COMMUNITY COLLEGE DISTRICT (GOLDEN WEST)
1370 ADAMS AVE.
COSTA MESA, CA 92626

DEVELOPER

KZ HOLDINGS LLC
19752 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
CONTACT: TOM WILHELM (949) 476-2700

ARCHITECT

CARTER BURGESS
4 HUTTON CENTRE, SUITE 800
SANTA ANA, CA 92707

SOILS ENGINEER

NORCAL ENGINEERING
SOILS & GEOTECHNICAL CONSULTANTS
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720

ABBREVIATIONS

EX. — EXISTING
FG — FINISHED GRADE
FS — FINISHED SURFACE
P.I.P. — PROTECT IN PLACE
PL — PROPERTY LINE
R/W — RIGHT-OF-WAY
TC — TOP OF CURB
TP — TOP OF PIPE (WATER)
TYP — TYPICAL
FL — FLOWLINE (SWALE)
P.O.C. — POINT OF CONNECTION
A.D. — AREA DRAIN
T.G. — TOP OF GRATE
I.E. — INVERT ELEVATION (STORM DRAIN)

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City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title: TITLE SHEET & NOTES

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J-13988
J# 13988

ATTACHMENT NO. 2.1

ATTACHMENT NO. 2

LEGAL DESCRIPTION -PARCEL "A"

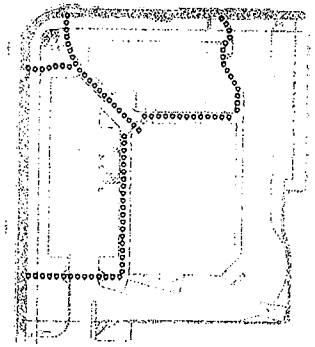
BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 WEST, U.S.B. & M. IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL WITH TAG STAMPED "LS 5417" IN THE NORTH LINE OF SAID NORTHWEST QUARTER, ACCEPTED AS POINT "CP5" 5126R1" PER THE "COUNTY OF ORANGE, P.F.R.D. / GEOMATICS - LAND INFORMATION SYSTEMS HORIZONTAL CONTROL DATA SHEET", SAID POINT BEARS NORTH 89°31'11" WEST A DISTANCE OF 4986.78 FEET TO A FOUND SPIKE AT THE CENTERLINE INTERSECTION OF MCFADDEN AVENUE AND EDWARDS STREET, ACCEPTED AS POINT "5P5" 5124" PER SAID HORIZONTAL CONTROL DATA SHEET; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 89°32'39" WEST 229.33 FEET TO THE EAST LINE OF "PARCEL 1" AS [illegible]RIBED IN THE STREET AND PUBLIC UTILITY [illegible]NT DOCUMENT RECORDED OCTOBER 8, 1964 AS [illegible]NT NO. 7771 IN BOOK 7292, PAGE 378, [illegible] RECORDS, SAID DOCUMENT HEREINAFTER [illegible]3 TO AS "STREET EASEMENT DOCUMENT"; THENCE [illegible]LY ALONG SAID EAST LINE, SOUTH [illegible]9'51" WEST 310.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING A PORTION OF SAID EAST LINE, NORTH 00°15'51" EAST 243.42 FEET TO A POINT IN THE EASTERLY LINE OF "PARCEL 3" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT", SAID POINT BEING THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID "PARCEL 3" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°11'24" A DISTANCE OF 47.22 FEET TO A POINT IN THE SOUTH LINE OF "PARCEL 2" AS DESCRIBED IN SAID "STREET EASEMENT DOCUMENT"; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°32'39" EAST 211.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°07'05" EAST 143.67 FEET; THENCE SOUTH 89°52'55" WEST 3.00 FEET; THENCE SOUTH 00°07'05" EAST 45.50 FEET; THENCE SOUTH 45°51'39" EAST 22.08 FEET; THENCE SOUTH 00°15'39" WEST 62.39 FEET; THENCE NORTH 89°44'03" WEST 239.67 FEET TO THE TRUE POINT OF BEGINNING.

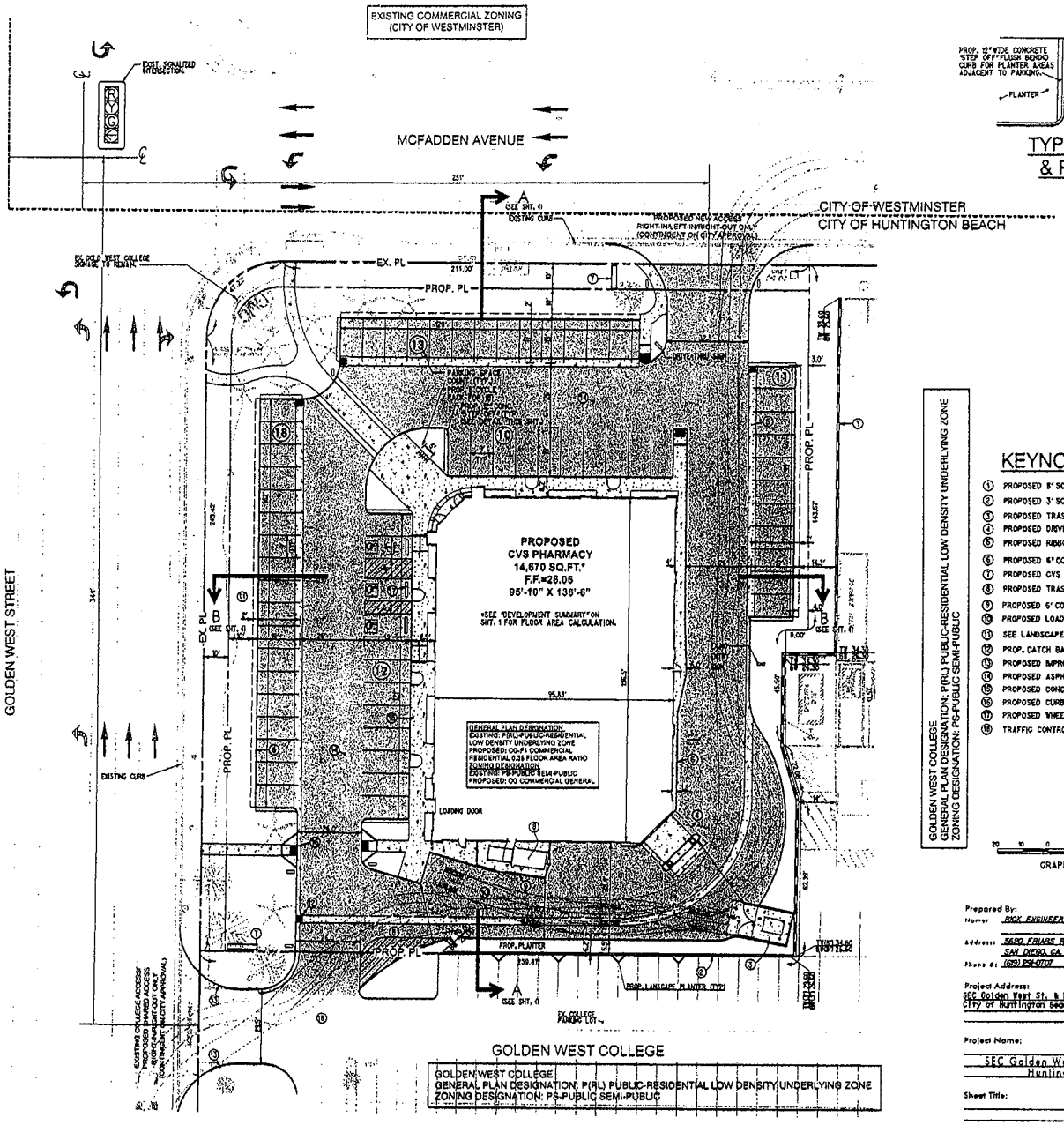
CONTAINING 1.50 ACRES, MORE OR LESS.

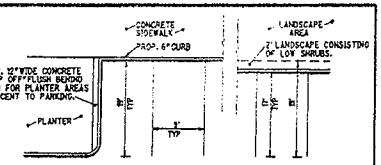
APN: PORTION OF 142-072-01

EXISTING SINGLE FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION: RL-RESIDENTIAL LOW DENSITY
ZONING DESIGNATION: RL-RESIDENTIAL LOW DENSITY

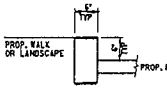


ADA ACCESSIBLE PATH





TYPICAL PARKING SPACE & PLANTER "STEP OFF"



TYPICAL 6" CURB

GOLDEN WEST COLLEGE
GENERAL PLAN DESIGNATION: P(RL) PUBLIC-RESIDENTIAL LOW DENSITY UNDERLYING ZONE
ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC

KEYNOTES:

1. PROPOSED 8' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON GUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED CVS MONUMENT SIGN (TYP)
8. PROPOSED TRASH COMPACTOR
9. PROPOSED 6' COMPACTOR SCREENWALL
10. PROPOSED LOADING AREA
11. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
12. PROP. CATCH BASIN WITH FILTER INSERT PER WQMP.
13. PROPOSED IMPROVEMENTS TO EXISTING DRIVE ACCESS.
14. PROPOSED ASPHALT PAVEMENT. (TYP)
15. PROPOSED CONCRETE WALK. (TYP)
16. PROPOSED CURB RAMP. (TYP)
17. PROPOSED WHEEL STOP 2.5' FROM CURB. (TYP)
18. TRAFFIC CONTROL PER CITY STANDARDS.

GRAPHIC SCALE 1"= 20'

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Sheet Title: SITE PLAN

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Revision 2: 08-12-08
Revision 1: 03-28-08

Original Date: 11-20-07

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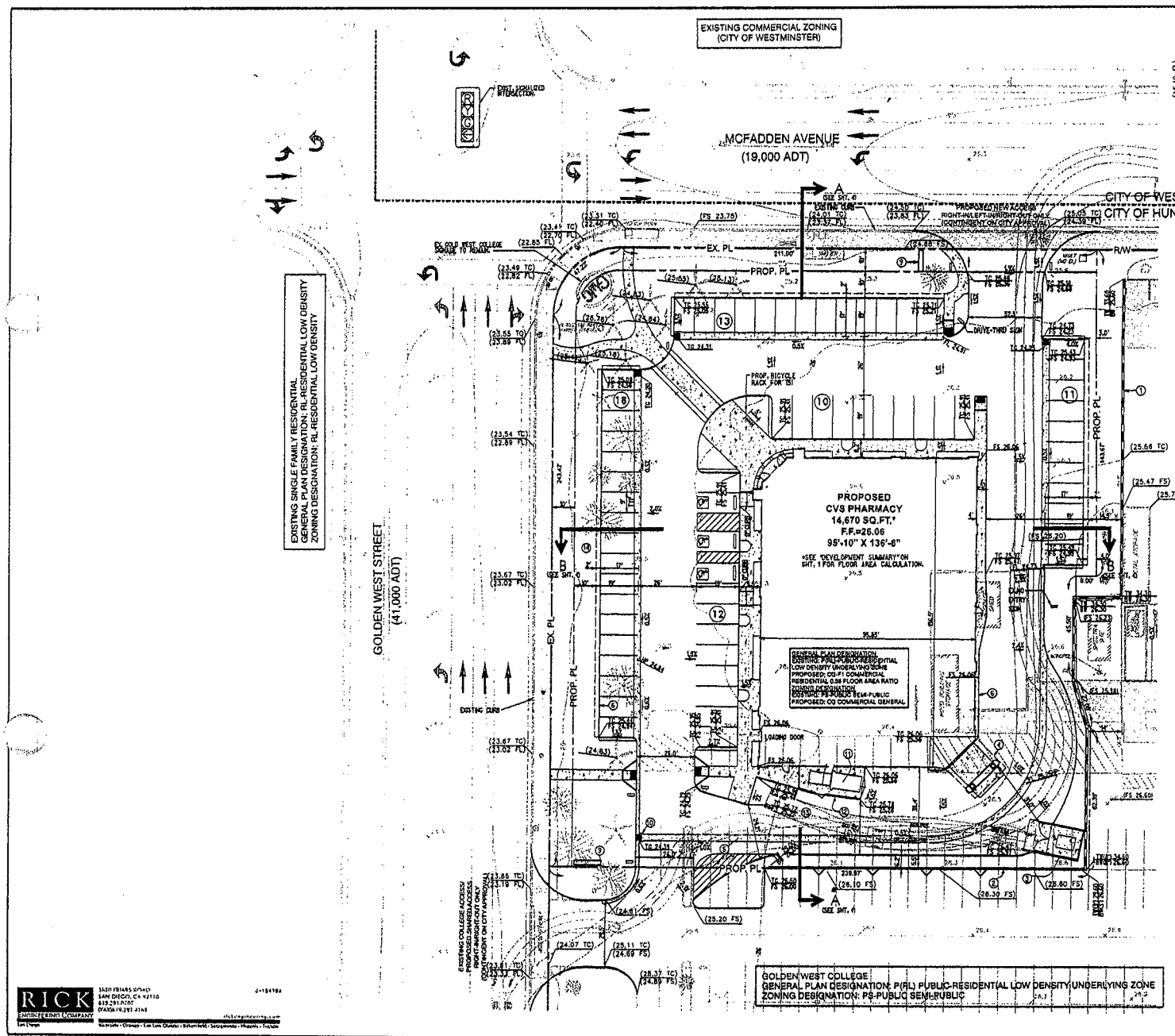

KEYNOTES:

1. PROPOSED 6' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON GUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED 1/2" DOMESTIC SERVICE METER & BACKFLOW DEVICE PER CITY STDS.
8. PROPOSED FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STDS. (LOCATE OUT OF FRONT YARD & SCREEN PER CITY STDS.)
9. PROPOSED CVS MONUMENT SIGN (TYP)
10. PROPOSED CATCH BASIN WITH FILTER INSERTS PER WQMP
11. PROPOSED TRASH COMPACTOR
12. PROPOSED 6' COMPACTOR SCREENWALL
13. PROPOSED LOADING AREA
14. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION

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Project Name: CVS/ Pharmacy
SEC Golden West & McFadden
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Sheet Title: PRELIMINARY GRADING PLAN

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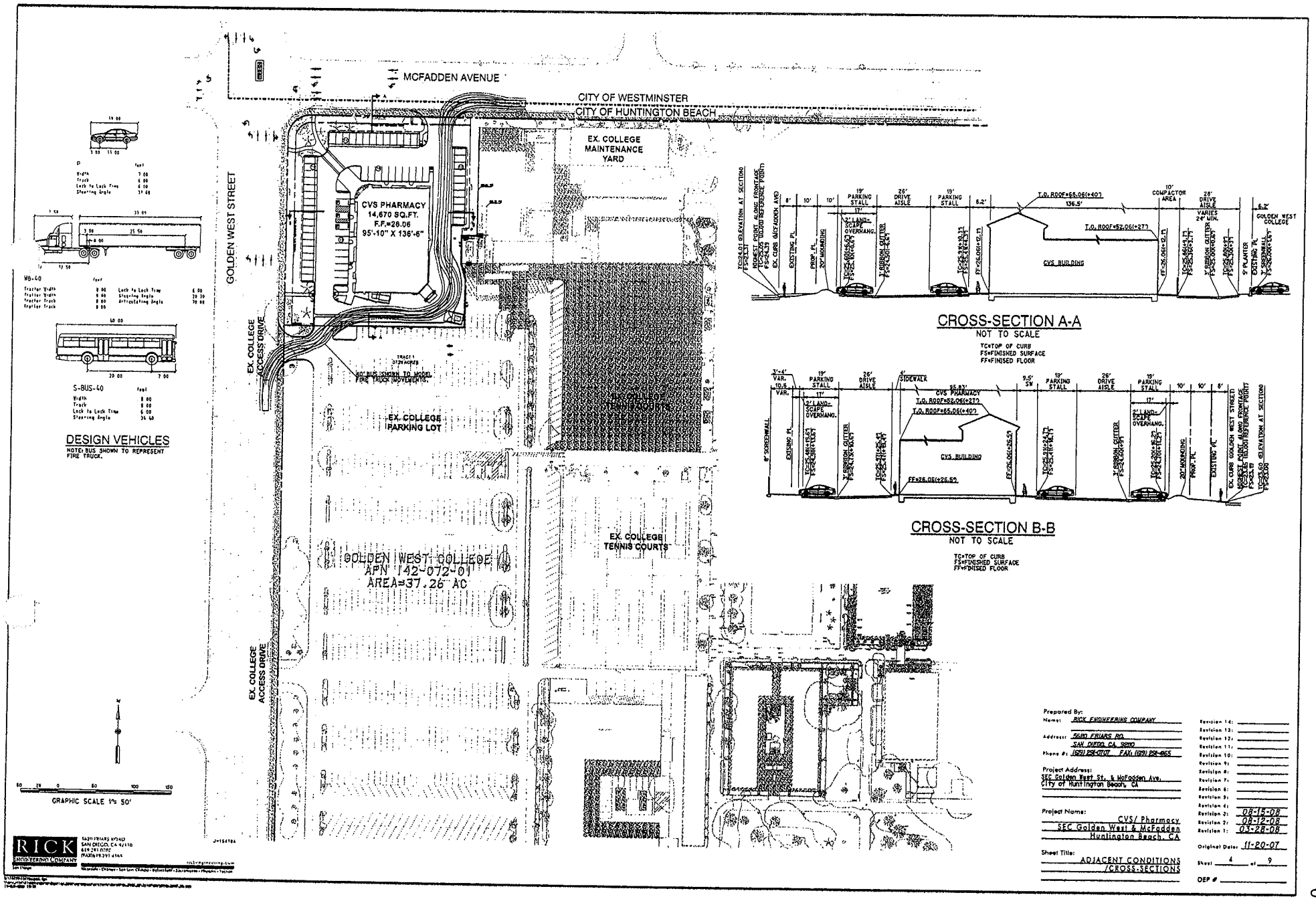
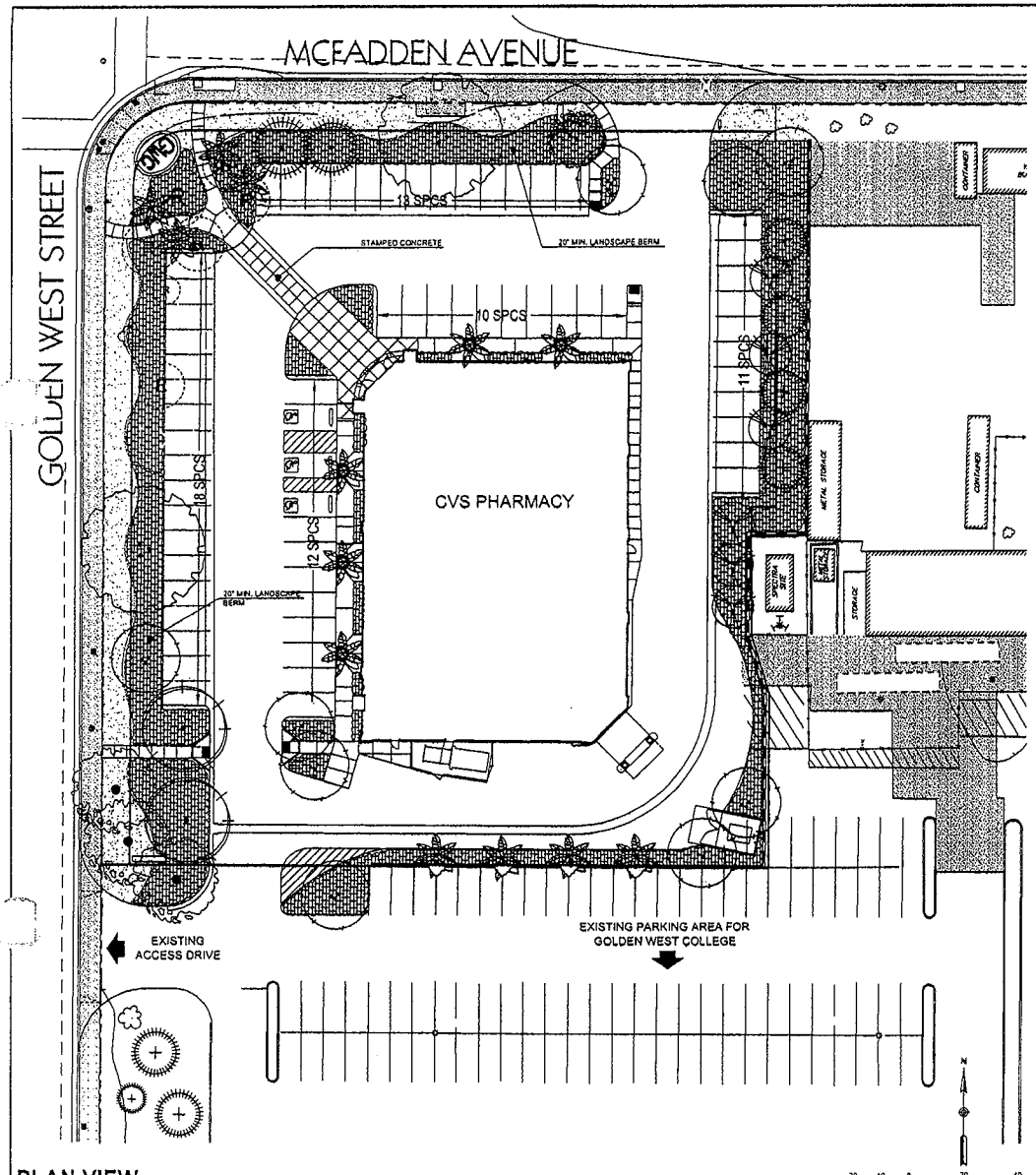
ATTACHMENT NO. 2.4



21-220



PLAN VIEW

EXISTING PLANT MATERIAL TO BE PRESERVED:

EXISTING TREES TO BE PRESERVED IN PLACE (9 TOTAL)
SUCH AS:

EUCALYPTUS CITRIODORA / LEMON SCENTED GUM (3 TOTAL)

PINUS CANARIENSIS / CANARY ISLAND PINE (2 TOTAL)

PINUS HALEPENSIS / ALEPPO PINE (2 TOTAL)

PITTOSPORUM UNDULATUM / VICTORIAN BOX (1 TOTAL)

SIZE AND SPECIES UNKOWN (1) TOTAL

EXISTING TREES TO BE RELOCATED (7 TOTAL)

R

PINUS CANARIENSIS / CANARY ISLAND PINE

PROPOSED PLANT MATERIAL:

PALM TREES SUCH AS (18' BTH MIN.):
WASHINGTONIA HYBRID / HYBRID FAN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

SHRUBS AND GROUNDCOVER SUCH AS:
CEANOTHUS 'DARK STAR' / CEANOTHUS
PHORMIUM 'MAORI CHIEF' / NEW ZEALAND FLAX
MISCANTHUS OCCIDENTALIS 'ZEBRINUS' / ZEBRA GRASS
ANIGOZANTHOS 'RED JUMPER' / KANGAROO PAW
CAREX DIVULSA / BERKELEY SEDGE
HELICHRYSUM THIANSCHANCUM / LICORICE PLANT
LAVANDULA 'GOODWIN CREEK GRAY' / LAVENDER
LEYMUS 'CANYON PRINCE' / WILD RYE
PENNISETUM MESSIACUM / RED BUNNY TAILS

LAWN AREAS SUCH AS:
MARATHON III / SOD
BUFFALO GRASS

VINE PLANTINGS
FICUS REPENS / CREEPING FIG
(GROWING ON (3') WALL)

SITE CALCULTIONS:
(65) SPACES REQUIRED
(64) PARKING SPACES PROVIDED

LANDSCAPE AREA REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (A1)
A MINIMUM OF 8% OF THE TOTAL NET SITE AREA SHALL BE LANDSCAPED.

TOTAL SITE AREA = 67,675± SQ. FT.

REQUIRED LANDSCAPE AREA = 5,414 SQ.FT
PROVIDED LANDSCAPE AREA = 9,765 SQ.FT.

STREET TREE REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (B4)
NUMBER OF REQUIRED STREET TREES EQUALS (1) TREE EVERY 45' OF STREET FRONTAGE.

STREET FRONTAGE FOR SITE = 555 L.F.

REQUIRED # OF STREET TREES = 12.33 (13)
STREET TREES PROVIDED = 15
(9) EXISTING TREES
(6) NEWLY PLANTED TREES – SEE PLANS

MITIGATION REQUIREMENT:
EXISTING TREES TO BE REMOVED SHALL BE REPLACED AT A MINIMUM RATE OF (2:1) W/ 36" BOX TREES.

EXISTING TREES TO BE REMOVED = 6

REPLACEMENT TREES REQUIRED BY MITIGATION REQ. = 12

REPLACEMENT TREES PROVIDED
ON-SITE = 28
OFF-SITE = 2

GENERAL NOTES:

LANDSCAPE:

THE LANDSCAPE CONCEPT PLAN WILL INCORPORATE THE CITY OF HUNTINGTON BEACH'S LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS.

1. ALL GRADED SLOPES SHALL BE PLANTED WITH TREES, SHRUBS, AND GROUND-COVERS OR COVERED W/ ROCK AGGREGATE. GROUND-COVERS SHALL BE PERMANENT SPECIES PLANTED FROM LINERS OR FLATS AT 12" O.C.

2. TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH SITE AESTHETICS AND OFF-SITE SCREENING REQUIREMENTS.

3. ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDITIONS PER SOIL REPORT.

4. ALL EXPOSED PLANTING AREAS WILL RECEIVE 2"-4" OF MULCH TO RETAIN SOIL MOISTURE, MAINTAIN COOLER SOIL TEMPS., AND MINIMIZE WEED GERMINATION.

5. ROOT BARRIER SHALL BE APPLIED ON ALL PLANTING BEDS ADJACENT TO HARDSCAPE AREAS.

6. ALL TREES TO BE PLANTED IN A MIN. 45" SQ. PLANTING AREA.

IRRIGATION:

1. TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.

3. PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES TO SITE-SPECIFIC INFILTRATION RATES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE THROUGHOUT THE YEAR.

4. ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.

MAINTENANCE:
ALL LANDSCAPE AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

ARBORIST REPORT:

ON OCTOBER 4TH, 2007, AN ARBORIST REPORT WAS CONDUCTED TO DETERMINE THE FEASABILITY OF PRESERVING THE EXISTING TREES. AT THAT TIME IT WAS DETERMINED THAT (8) OF THE EXISTING TREES COULD BE PRESERVED. THE SITE LAYOUT HAS SINCE BEEN REVISED TO PRESERVE MORE TREES. THOSE REVISIONS INCLUDED MOVING THE PROPOSED SOUTH ENTRANCE BACK TO THE EXISTING ENTRANCE FOR THE COLLEGE, REDUCING SOME CURB LINES TO ALLOW FOR FIRE AND DELIVERY TRUCKS, AND REMOVING SOME PROPOSED PLANTING ISLANDS THAT THE ARBORIST DETERMINED TO BE INEFFECTIVE IN PRESERVING THE EXISTING TREES. THE SITE LAYOUT WILL NOW PRESERVE (16) TREES BY LEAVING (9) IN PLACE, RELOCATING (4) ON-SITE AND ANOTHER (3) SOUTH TO THE COLLEGE.

LICENSED LANDSCAPE ARCHITECT
JAMES C. KUNTZ
11/10/09
REVISED DATE
DATE
STATE OF CALIFORNIA

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
Riverside · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

J-15478A

Prepared By:
Name: RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone: PH. (619) 291-0707
FAX: (619) 291-4165

Project Address:
SEC Golden West St. & McFadden St.
City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West St. & McFadden St.
City of Huntington Beach CA

Sheet Title: LANDSCAPE CONCEPT PLAN

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Revision 8:
Revision 9:
Revision 10:
Revision 11:
Revision 12: 8/13/08
Revision 13: 8/12/08
Revision 14: 3/28/08

Original Date: 11-17-07

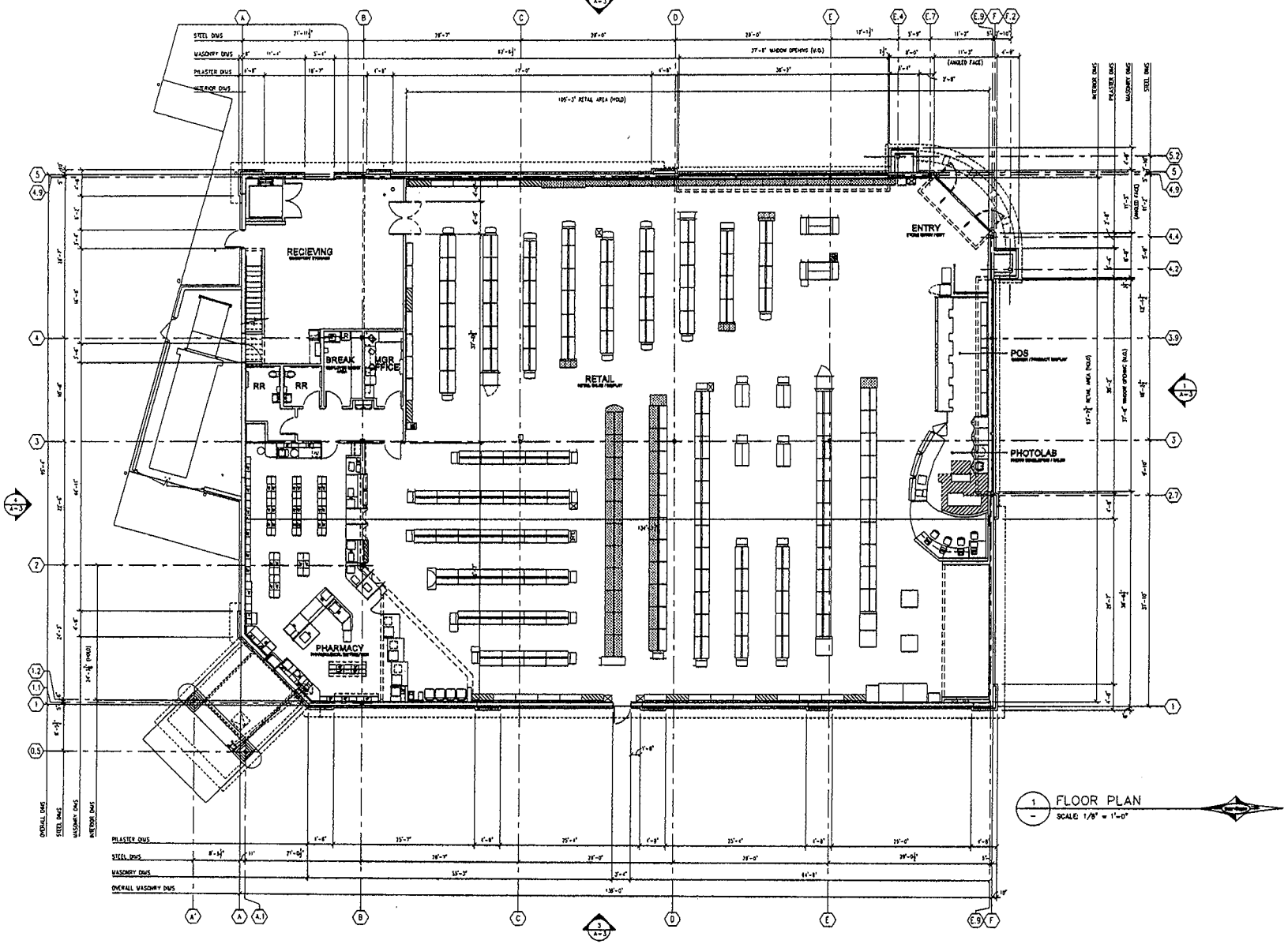
Sheet 5 of 9

DEP #

J-15478A

21-221

ATTACHMENT NO. 5



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Carter :: Burgess
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

CARTER & BURGESS, INC.
101 N. FIRST AVE
SUITE 3100
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

SEAL:

CVS/ pharmacy

STORE NUMBER: #08885
GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
DEAL TYPE: NEW

DEVELOPER:
KZ HOLDINGS LLC
KZ HOLDINGS LLC
[illegible]
Irvine, CA 92612
[illegible]

REVISIONS:

DRAWING BY:	CAD TEAM
DATE:	11.20.2007
JOB NUMBER:	193715.030

TITLE:
FLOOR PLAN

SHEET NUMBER:
A-1

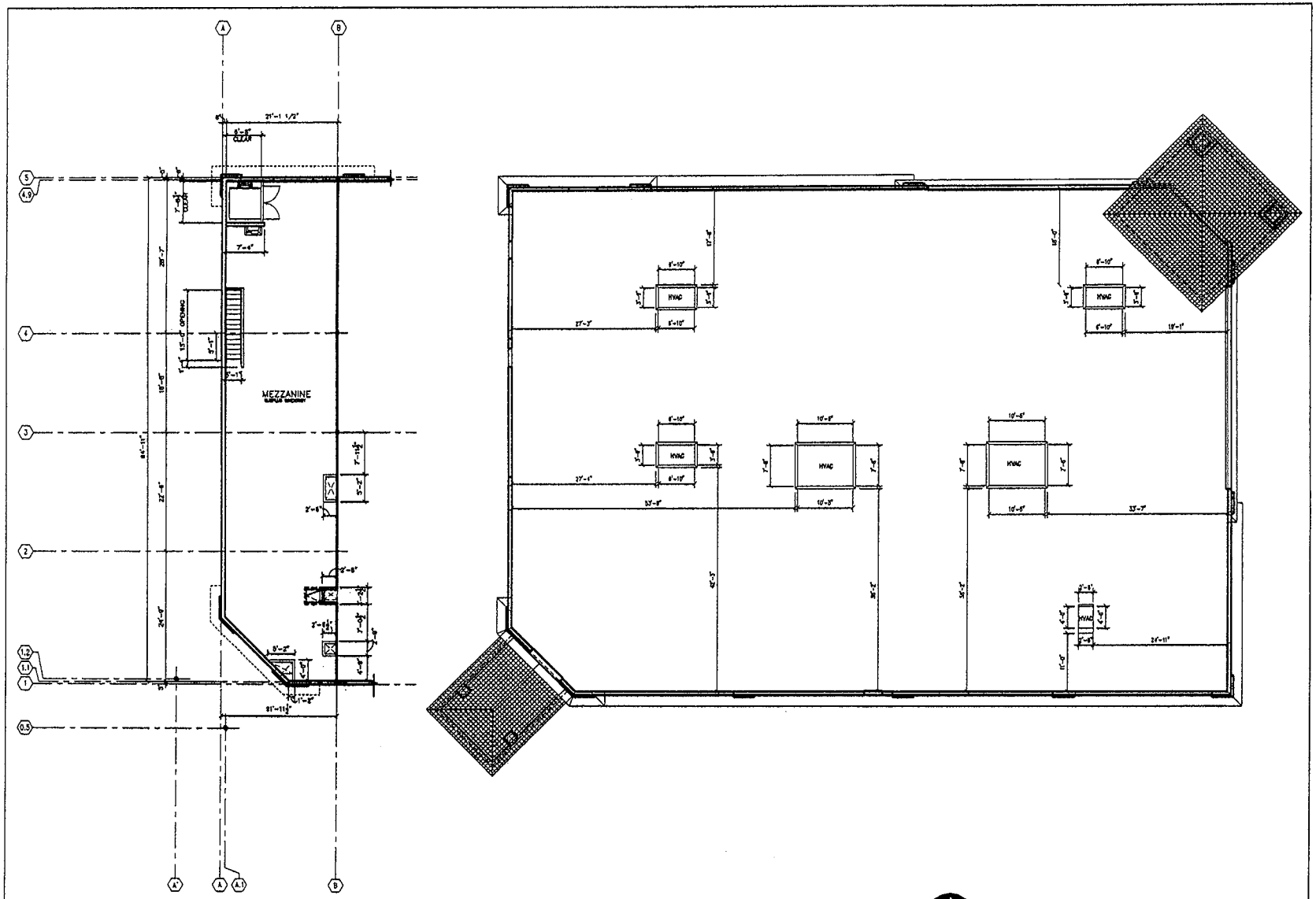
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

ATTACHMENT NO. 7

21-222

21-223

ATTACHMENT NO. 77



2 MEZZANINE/UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 MECHANICAL ROOF PLAN
SCALE: 1/8" = 1'-0"

Carter Burgess
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

CARTER & BURGESS, INC.
101 N. FIRST AVE
SUITE 3100
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

SEAL:

CVS/ pharmacy

STORE NUMBER: #08885
GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
DEAL TYPE NEW

DEVELOPER:

KZ DevCo LLC

REVISIONS:

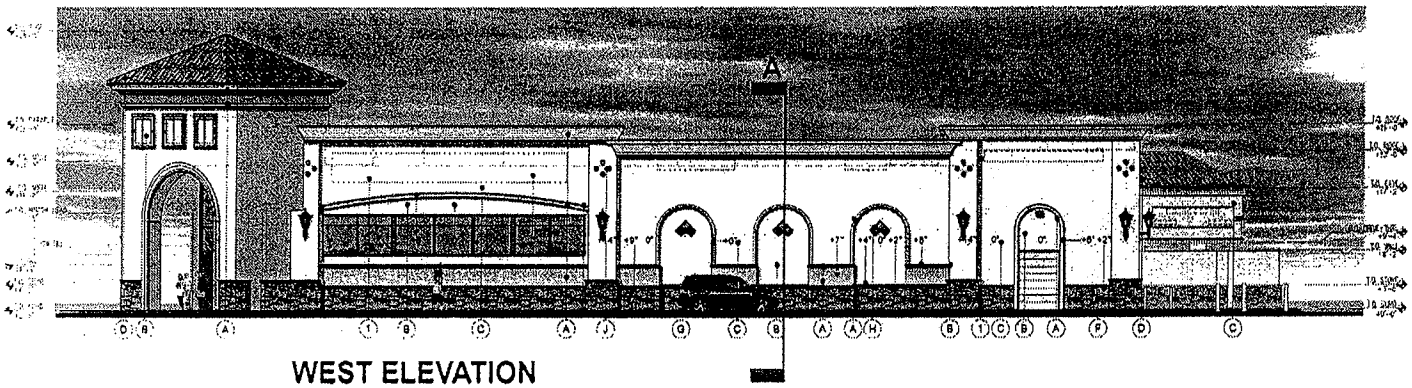
DRAWING BY:	CAD TEAM
DATE:	11.20.2007
JOB NUMBER:	193715.030

TITLE:
MEZZANINE/ROOF PLAN

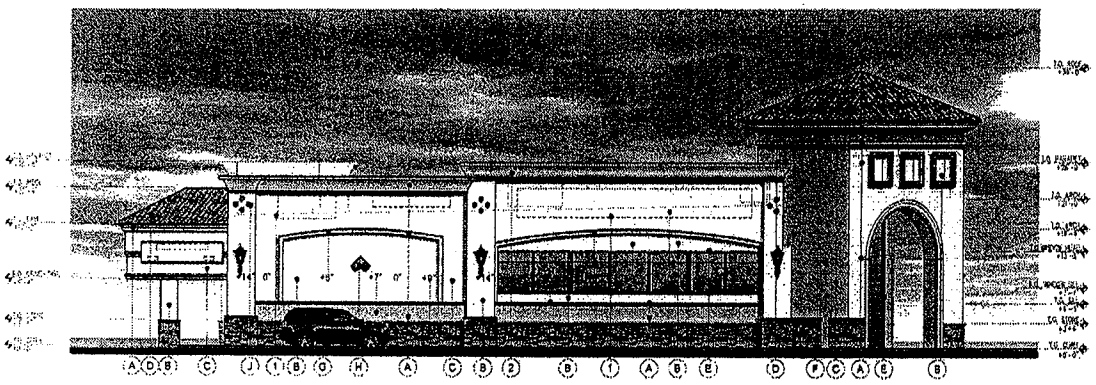
SHEET NUMBER:
7 OF 9

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

R:\JOB\CVS\Huntington Beach\DR Submittal 11-19-2007\Mez_RoofPlan_7-9.dwg, 8/14/2008 1:00:19 PM, deverajf

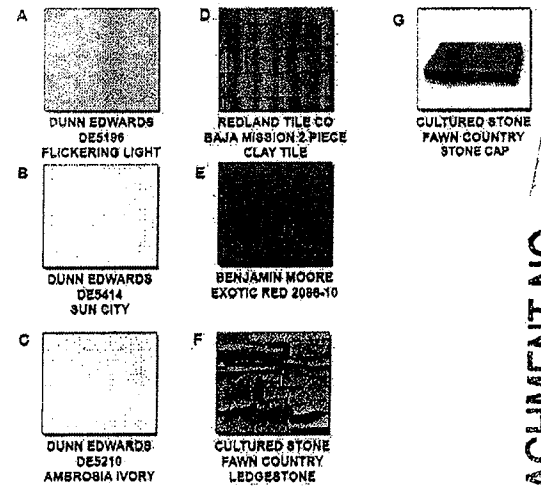


WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH

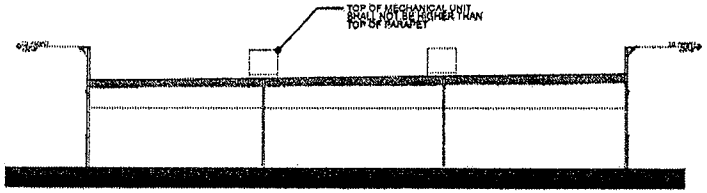


KEY NOTES

1	PROPOSED SIGN				
2	MECHANICAL UNIT				

FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFG.	STYLE / CAT. NO.	COLOR	NOTES
A	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILICOUT 1.5	DE 5196 FLICKERING LIGHT	
B	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILICOUT 1.5	DE 5414 SUN CITY	GROUT PER MFG.
C	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILICOUT 1.5	DE 5210 AMBROSIA IVORY	GROUT PER MFG.
D	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	308 TERRA COTA 338 TERRA ANTIQUA 308 CAPE ANTIQUA	
E	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
F	CULTURED STONE	OWINGS CORNING	LEDGESTONE	FAWN COUNTRY OBV-2004	GROUT PER MFG.
G	STONE CAP - CULTURED STONE	OWINGS CORNING	LEDGESTONE	FAWN COUNTRY OBV-2004	GROUT PER MFG.
H	DECORATIVE TILE	AMERICAN SLATE CO.	12" x 12" UNGAUGED	RAJAH RED	GROUT PER MFG.
J	DECORATIVE TILE	AMERICAN SLATE CO.	FLUTE CLUSTER	RAJAH RED	WITH 8" PROJECTION GROUT PER MFG.



BUILDING SECTION A

SCALE: 1/8"=1'-0"

ATTACHMENT NO. 2

KZ THE BUILDING BLOCKS OF EXCELLENCE
19752 MacArthur BLVD, Suite 250
Irvine, CA 92612
(949) 476-2700

CVS/pharmacy

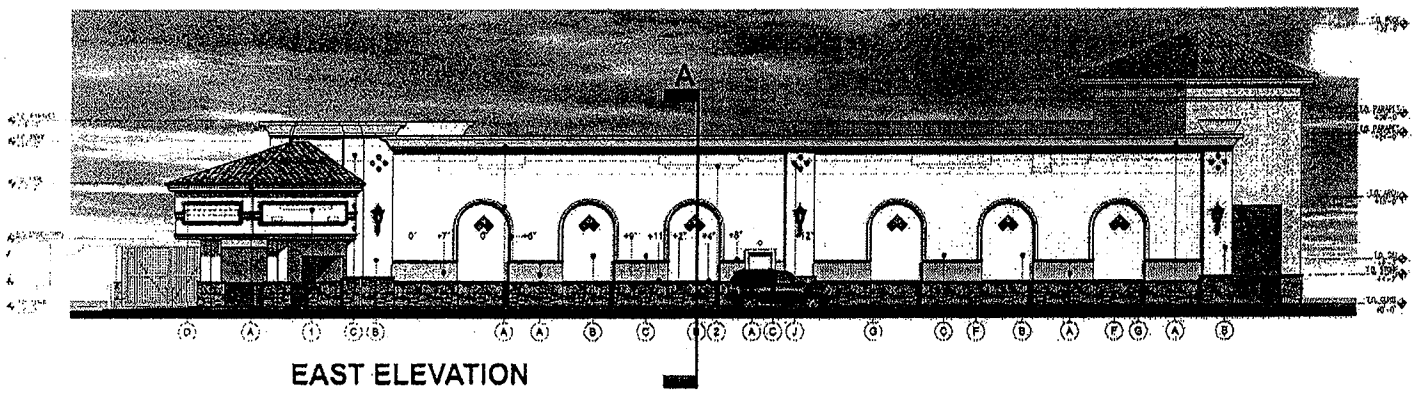
#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

Carter::Burgess
12 AUGUST 2008

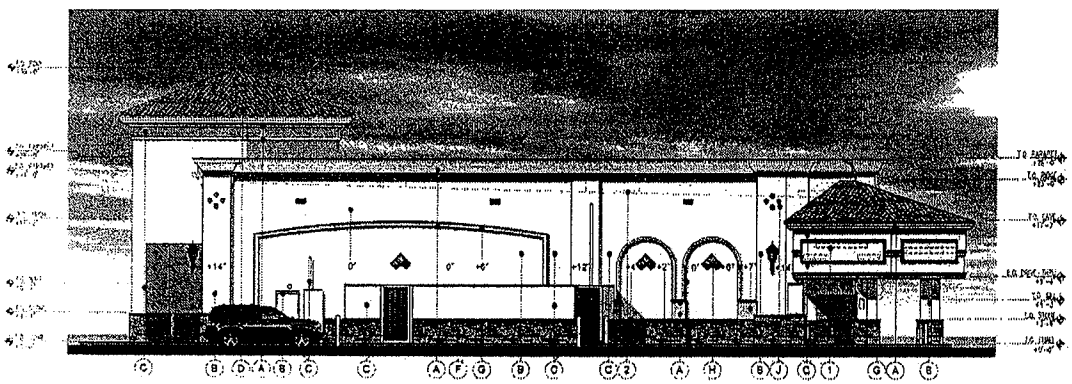
21-224

21-225

ATTACHMENT NO 79



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH

A — DUNN EDWARDS DE5196 FLICKERING LIGHT

B — DUNN EDWARDS DE5414 SUN CITY

C — DUNN EDWARDS DE5210 AMBROSIA IVORY

D — REDLAND TILE CO. BAJA MISSION 2 PIECE CLAY TILE

E — BENJAMIN MOORE EXOTIC RED 2086-10

F — CULTURED STONE FAWN COUNTRY LEDGESTONE

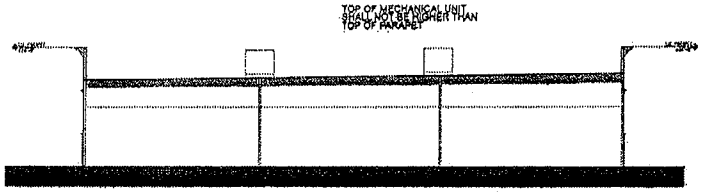
G — CULTURED STONE FAWN COUNTRY STONE CAP

KEY NOTES

1	PROPOSED SIGN				
2	MECHANICAL UNITS				

FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
1	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5196 FLICKERING LIGHT	
2	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5414 SUN CITY	GROUT PER MFG
3	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5210 AMBROSIA IVORY	GROUT PER MFG
4	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	2025 TERRA COTTA 2025 TERRA ANTIGUA 2025 CAFE ANTIGUA	
5	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
7	CULTURED STONE	ORANGE COUNTY	LEDGESTONE	FAWN COUNTRY CRV-2004	GROUT PER MFG.
8	STONE CAP - CULTURED STONE	ORANGE COUNTY	LEDGESTONE	FAWN COUNTRY CRV-2004	GROUT PER MFG.
9	DECORATIVE TILE	AMERICAN SLATE CO.	12" x 12" UNCHAMFER	RAJAH RED	GROUT PER MFG
10	DECORATIVE TILE	AMERICAN SLATE CO.	FLUTE CLUSTER	RAJAH RED	MIN 6" PROJECTION GROUT PER MFG



BUILDING SECTION A

SCALE: 1/8"=1'-0"

KZ THE BUILDING BLOCKS OF EXCELLENCE
19752 MacArthur BLVD. Suite 250
Irvine, CA 92612
(949) 476-2700

CVS/pharmacy

#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

Carter=Burgess
12 AUGUST 2008

INTENTIONALLY
LEFT
BLANK

June 4, 2008

KZ DevCo, LLC
19752 MacArthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

This letter will serve as a bid proposal to relocate on site as follows;

3 - 9' Boxes Pinus canariensis (Canary Island Pine)
2 – 8' Boxes Pinus canariensis (Canary Island Pine)
2 – 7' Boxes Pinus canariensis (Canary Island Pine)

Total price to complete said shall be $44,360.00.

Great Scott Tree Service Inc; will supply all labor, equipment and materials to complete this job.
No import or export of soil.
No compaction of holes at digging site.
Water to be within one hundred feet of work area and to be supplied and paid for by others.
Portable toilets to be on site and supplied by others.
Trees will be pruned to industry standards to help in their survival.
Trees shall be warranted for a period of four years as long as the maintenance is being done by Great Scott Tree Service. The following is the break down of the cost of maintenance.

First year $860.00 per month
Second year $425.00 per month
Third and fourth year $225.00 per month

The reason the monthly fee goes down each year is the time needed for maintenance, as the trees root into the surrounding soil the trees are more able to sustain themselves. After the second year the only maintenance that would be needed would be a monthly inspection and soil test to check moisture content.

10761 Court Avenue • Stanton, California 90680 • 714/826-1750 • FAX 714/826-1753
www.gstsinc.com

Great Scott Tree Service Inc. cannot warranty trees due to vehicle damage, construction damage or an act of God.

If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

Accepted by:

Tom Wilhelm
Director Development
KZ Holdings, LLC

ATTACHMENT NO. 3.2

State Contractors License
#556832

ISA Certified Arborist #WC-0901

June 5, 2008

KZ DevCO, LLC
19752 Mac Arthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

To help in the successful relocation of the Pines at the CVS site on Goldenwest and McFadden in Huntington Beach, I would like to suggest that the trees be side boxed 90 days prior to putting the bottoms on and moving to new location.
We will lightly prune the trees, but no tip cutting. This will help the trees alleviate as much shock and keep the wind from blowing it out of the box. We have found that the tips of trees help stimulate new root growth so they will not be cut. The trees will also be guyed so there will be no leaning or falling over for a period of one year. The wires will have pvc pipe around them so the are visible and no one will get hurt by the wires.
Three of the trees will be placed into 9' boxes, two in 8' boxes and two in 7' boxes. The best time to dig these trees would be late July through first part of October or first of January through March. The trees at these times slow their growing pattern.
The trees will be trenched with a ride on trencher. This cuts the roots cleanly, a backhoe will be used to dig out the soil on all four sides so the root ball can be shaped to the size of the box. Once the sides are in place strapping or banding will be put around the box sides to hold them in place.
Soil will be placed in any areas on the inside of the box to fill any cavities that may be formed when putting the sides on. A water basin will be put on the top of the root ball and filled with water to perk into the root ball.
When it is the appropriate time, either immediately or at 90 days the holes will be dug deeper so the bottoms can be placed. This entails digging under the box and placing a 2"x12" board under the box and placing two 12"x12" block under the 2"x12" to hold it in place. This process is continued till the bottom is covered with 2"x12"'s and the tree is sitting on blocks. Two 2"x12" boards are put under the bottom with strapping attached on two sides and cinched over the top to hold the bottom in place. This allows the crane to pick the trees and the tree does not fall out the bottom. When the crane is lifting the trees 2 nylon slings are placed under the box so the box is cradled by the nylon slings. Two steel cables are attached to the hook on the crane and attached to the nylon slings. A short

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www.gstsinc.com

nylon is wrapped around the trunk with carpet between the nylon and the trunk and placed on the cable of the crane, this keeps the top heavy trees from falling over.
Once the tree is placed into the hole of it's new home the hole is filled about have way and one side is removed and that side is filled in with soil. This is repeated till all four side are removed. The bottom is left in place and will decompose within a few years. Because of the depth of the box the bottom left in place will not be an issue.
The basin for holding water will be reconstructed within the root ball perimeter. Some people make the mistake of putting the outside of the basin beyond the root ball and the water runs down the side of the root ball. Then the root ball becomes dry and the tree dies.
GSTS Inc. takes the utmost care in boxing trees and are very conscience of safety issues for our employees and the general public. Areas will always be clean and free of debris.

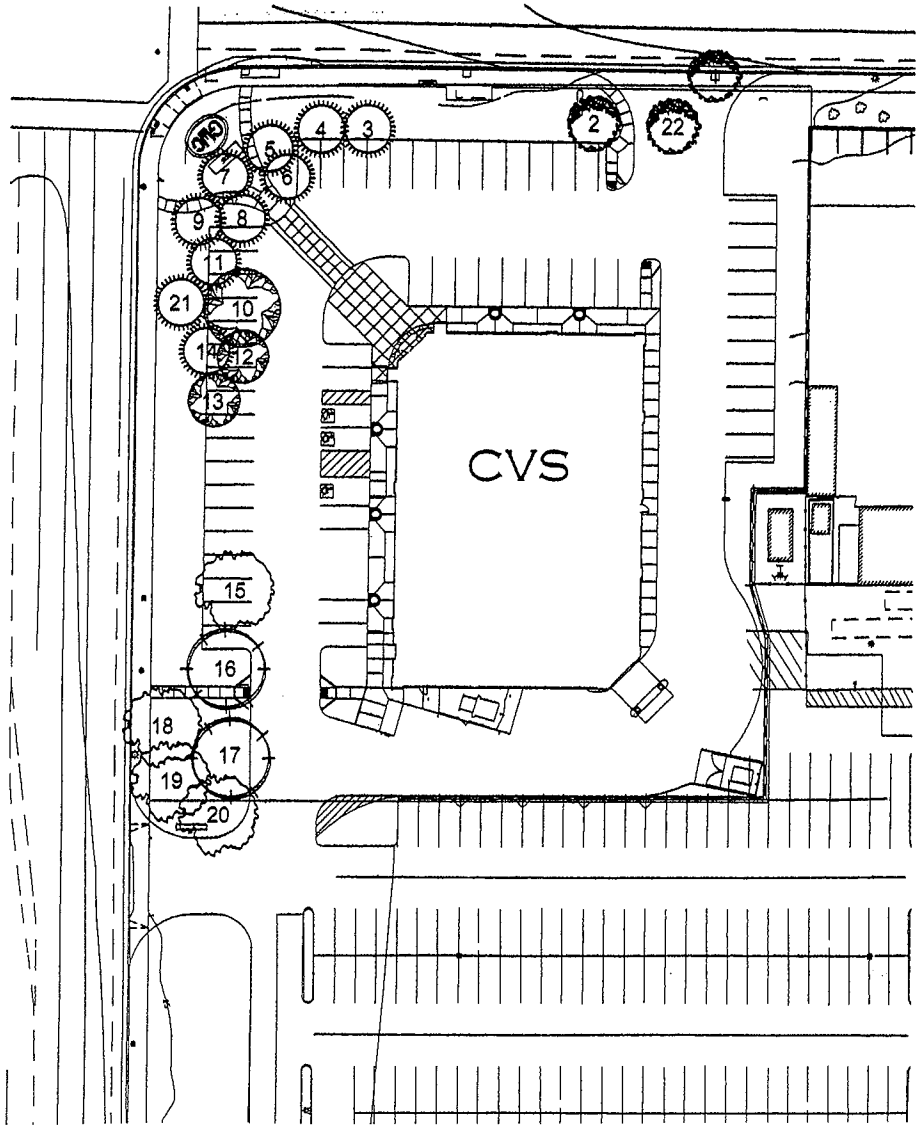
If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

ACCEPTED BY:

Tom Wilhelm
Director Development
KZ HOLDINGS, LLC



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	30% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

N

RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

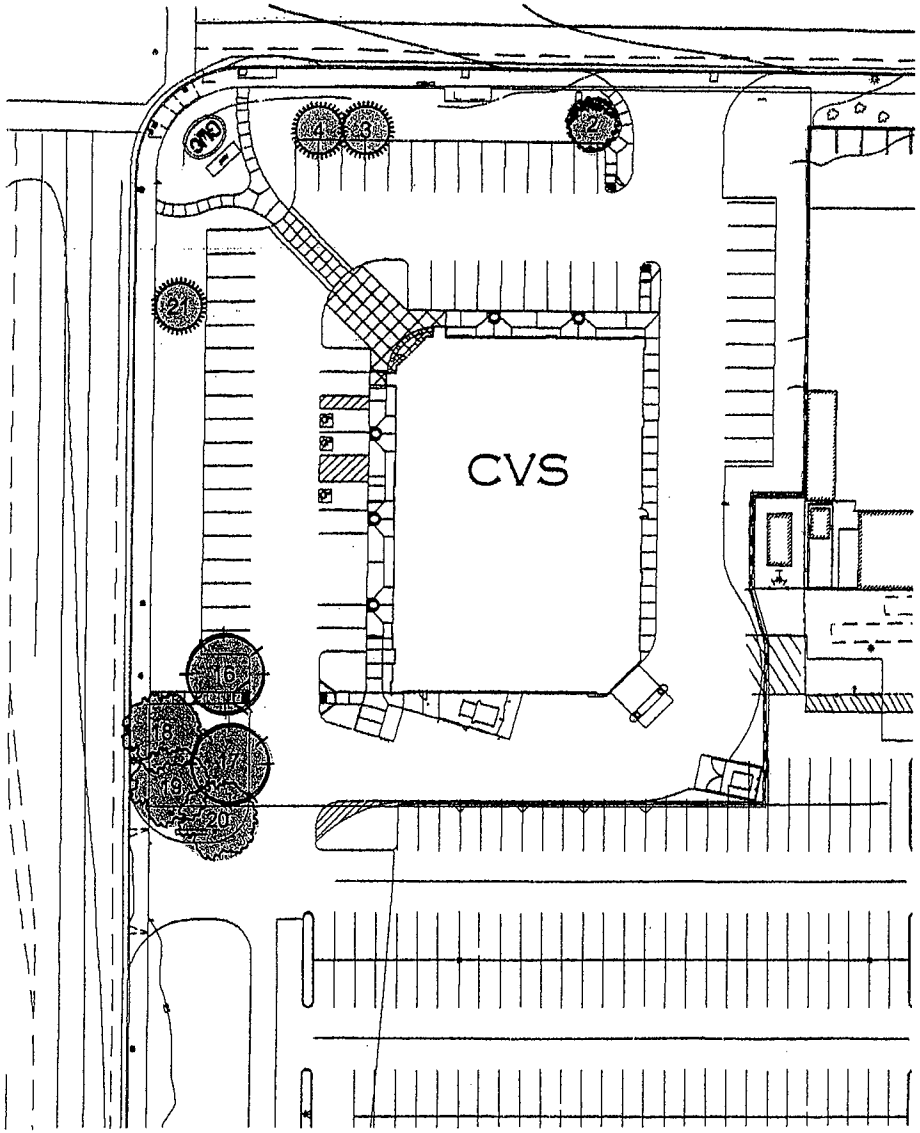
EXISTING TREES (22 TOTAL ON-SITE)

GRAPHIC IS NOT TO SCALE

21-31

ATTACHMENT NO. 4.1

21-232



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
[redacted]						
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	65% (below average)	15 -25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum.	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
[redacted]						
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

N

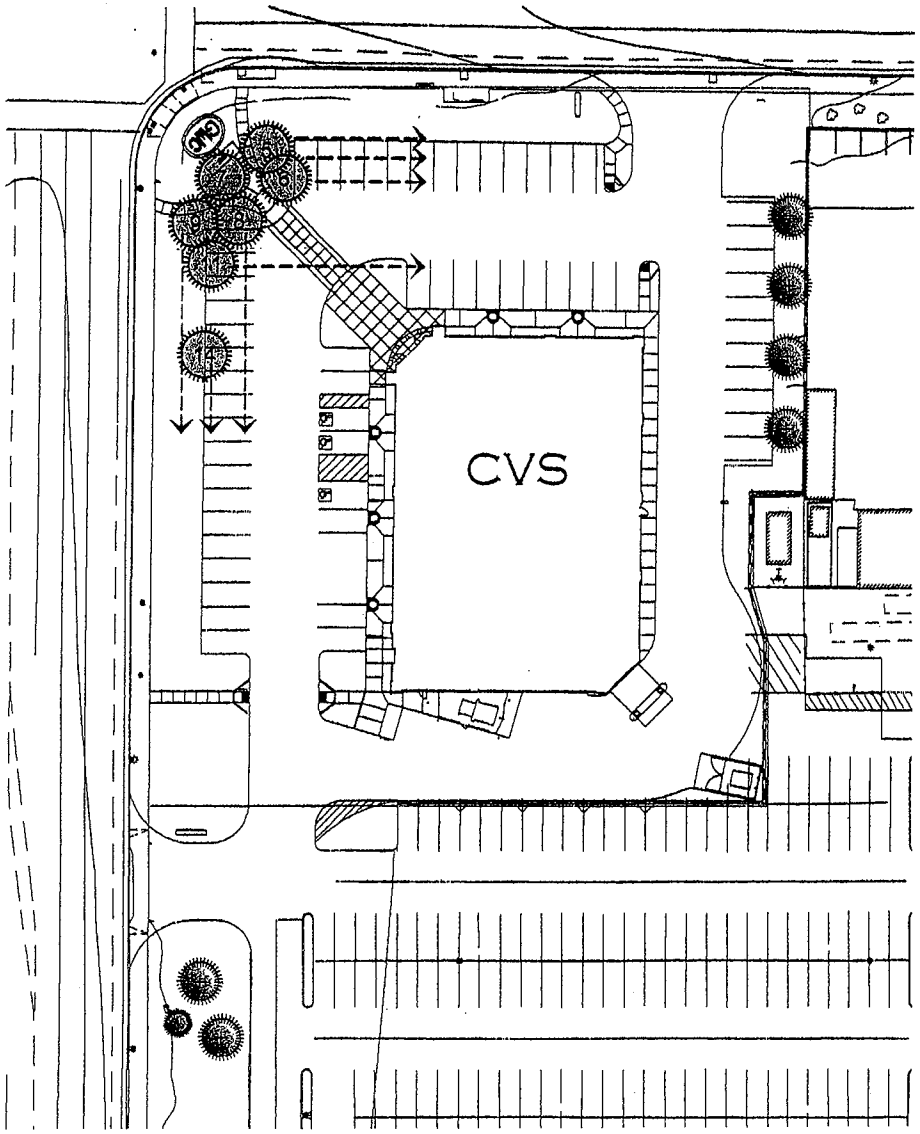
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMAIN (PROTECTED-IN-PLACE) -- (9) TOTAL

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.2



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 3 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
[redacted]						
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 60 more years	remove
[redacted]						
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet.	50% (below average).	20-40 more years	remove
[redacted]						
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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RICK™ ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

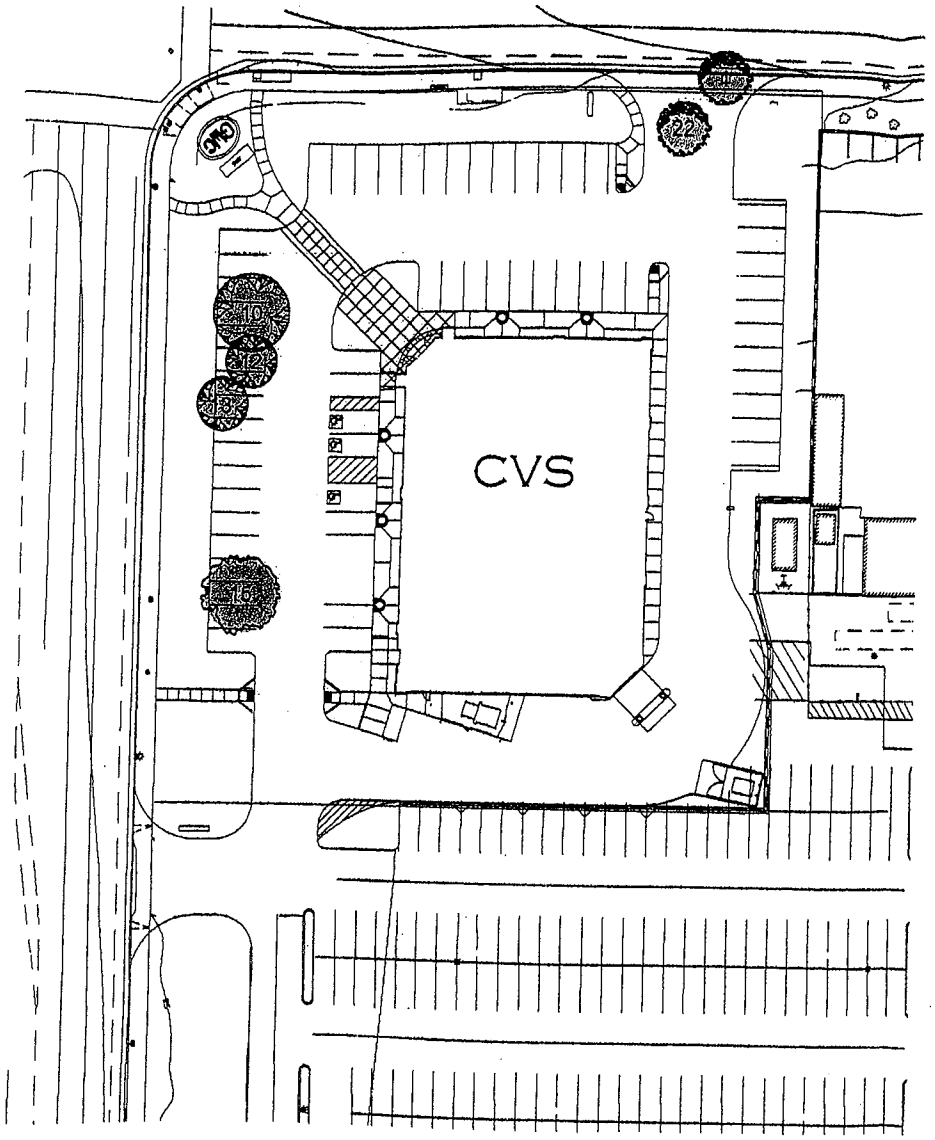
EXISTING TREES TO RE-LOCATE (7 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.3

21-243

21-234



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	existing relocated
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	remove

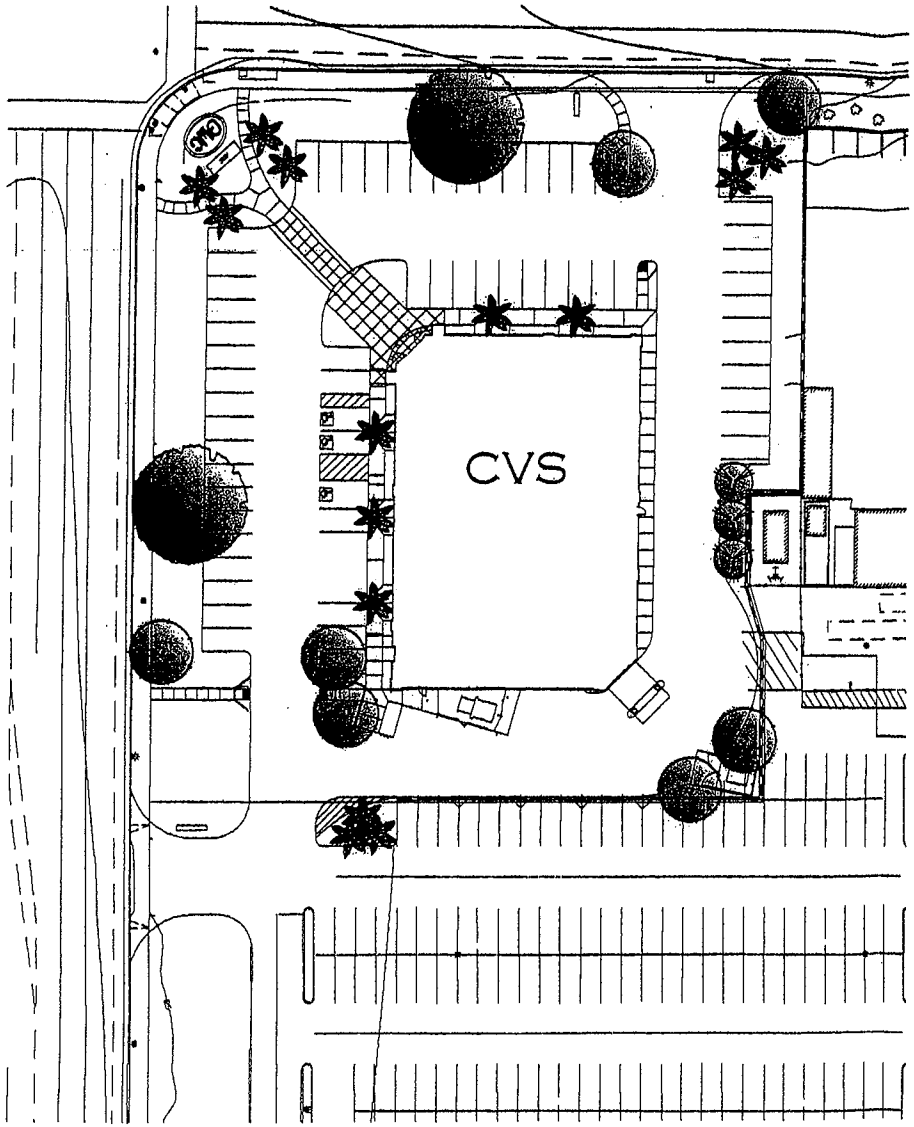
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMOVE (6 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 44



PLANT LEGEND:

PALM TREES SUCH AS (18' BTH MIN.) :
SYAGRUS ROMANZOFFIANUM / QUEEN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

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LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

NEW TREES (27 PROPOSED)

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21-35

ATTACHMENT NO. 4.5

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Attachment No. 5

Summary of Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
	Biological Resources			
1	The proposed project would have the potential to significantly impact the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Potentially Significant	1. Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation. 2. Nesting habitat for protected or sensitive species: a. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. b. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.	Less than Significant

ATTACHMENT NO. 5.1

21-237

Attachment No. 5

Summary of Mitigation Measures

			c. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.	
	Biological Resources			
2	The proposed project would have the potential to significantly impact local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Potentially Significant	1. For the trees to be removed, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements. 2. For the trees to be relocated, the Arborist's Report shall be revised to include the following: a. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department. b. The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008. c. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the even that any tree is not surviving, it shall be replaced with the same type and size of tree. d. A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.	Less than Significant
	Aesthetics			
3	The proposed project would have the potential to significantly degrade the existing visual character or quality of the site and its surroundings.	Potentially Significant		Less than Significant

ATTACHMENT NO. 5.2

Attachment No. 5

Summary of Mitigation Measures

4	*Traffic/Transportation* Result in inadequate parking capacity	Potentially Significant	The applicant shall submit a Parking Demand Study, prepared by a licensed Traffic Engineer, to confirm that the parking demand for the proposed project would not be greater than the number of spaces currently proposed. At a minimum, the study shall include a survey of the parking demand at three CVS Pharmacy locations in Orange County during peak hour weekday and weekend times. If the Parking Demand Study does not confirm a parking demand of no greater than 64 spaces, then the applicant should evaluate providing more parking spaces on site and/or reduce the building size accordingly.	Less than Significant

ATTACHMENT NO. 5 - 23-239

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ATTACHMENT #8

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Chapter 214 PS Public-Semipublic District

(3334-6/97, 3524-2/02, 3553-5/02, 3568-9/02, 3673-12/04)

Sections:

214.02	Public-Semipublic District Established
214.04	Applicability
214.06	PS District: Land Use Controls
214.08	PS District: Development Standards
214.10	Review of Plans

214.02 Public-Semipublic District Established

The PS Public-Semipublic District is established by this chapter. This district provides areas for large public or semipublic uses. The intent of this district in the coastal zone is to implement the Public, Quasi-Public, and Institutional land use designation of the certified Local Coastal Program Land Use Plan. (3334-6/97)

214.04 Applicability

The PS District shall be the base district for the use classifications listed in Section 214.06 where these have a contiguous site area of 2 acres or more, including alleys, streets, or other rights-of-way. This requirement does not apply to Public-Semipublic use classifications in commercial districts. Public-semipublic use classifications on sites of less than 2 acres shall be subject to the provisions of the base and overlay districts in which they are located. (3553-5/02)

214.06 PS District: Land Use Controls

In the following schedule, letter designations are used as follows:

"P" designates use classifications permitted in PS districts.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" which follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"TU" designates use classifications allowed on approval of a temporary use permit.

"P/U" for an accessory use mean that the use is permitted on the site of a permitted use but requires a conditional use permit on the site of a conditional use.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the zoning ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

PS DISTRICT: LAND USE CONTROLS	P = Permitted L = Limited (see Additional Provisions) PC = Conditional use permit approved by Planning Commission TU = Temporary Use Permit P/U = Requires conditional use permit on site of a conditional use

	PS	Additional Provisions	
Public and Semipublic			
Cemetery	PC		
Cultural Institutions	PC		
Day Care, General	PC		
Government Offices	L-1		
Hospitals	PC		
Maintenance & Service Facilities	L-1		
Park & Recreation Facilities	PC		
Public Safety Facilities	PC		
Religious Assembly	ZA		(3524-2/02)
Residential Care, General	PC		
Schools, Public or Private	PC		
Utilities, Major	PC		
Utilities, Minor	P		
Commercial Uses			
Commercial Parking Facility	L-3		
Communication Facilities	L-4		(3568-9/02)
Eating and Drinking Establishments	L-2		
Vehicle/Equipment Sales and Services	L-1		
Accessory Uses			
Accessory Uses and Structures	P/U		
Temporary Uses		(A)	
Animal Shows	TU		
Circuses and Carnivals	TU		
Commercial Filming, Limited	TU		
Trade Fairs	P		(3673-12/04)
Nonconforming Uses		(B)	

PS District: Additional Provisions

L-1 City-owned facilities are permitted; all other facilities require a conditional use permit from the Zoning Administrator. (3673-12/04)

L-2 Permitted as an accessory use in a cultural, educational, hospital, or medical institution occupying no more than 5,000 square feet, only if there is no separate entrance or sign.

L-3 Public parking permitted, but commercial parking facilities on City-owned land require a conditional use permit from the Zoning Administrator. (3673-12/04)

L-4 Only wireless communication facilities permitted subject to Section 230.96 Wireless Communication Facilities. (3568–9/02)

(A) See Section 241.20: Temporary Use Permits.

(B) See Chapter 236: Nonconforming Uses and Structures.

214.08 PS District: Development Standards

The following schedule prescribes development standards for the PS district. The first column prescribes basic requirements for permitted and conditional uses in the district. Letters in parentheses in the "Additional Requirements" column refer to standards following the schedule or located elsewhere in the zoning ordinance. In calculating the maximum gross floor area as defined in Chapter 203, the floor area ratio is calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number. All required setbacks shall be measured from ultimate right-of-way and in accordance with definitions set forth in Chapter 203 Definitions.

(Rest of page not used)

PS DISTRICT
DEVELOPMENT STANDARDS

	PS	Additional Requirements	
Nonresidential Development		(A)	
Minimum Lot Area	2 ac		
Minimum Lot Width (ft.)	100		
Minimum Setbacks			
Front (ft.)	10	(B)(C)(M)	
Side (ft.)	0	(D)	(3673-12/04)
Street Side (ft.)	10	(C)	
Rear (ft.)	0	(D)	(3673-12/04)
Maximum Height of Structures (ft.)	50	(D)(E)(N)	(3334-6/97)
Maximum Floor Area Ratio (FAR)	1.5		
Minimum Site Landscaping (%)	8	(F)(G)	
Building Design Standards		(L)(M)	
Fences and Walls		(H)(I)	
Off-Street Parking/Loading		(J)	
Outdoor Facilities	See Section 230.74	(K)	
Screening of Mechanical Equipment	See Section 230.76	(K)	
Refuse Storage Areas	See Section 230.78		
Underground Utilities	See Chapter 17.64		
Performance Standards	See Section 230.82		
Nonconforming Structures	See Chapter 236		
Signs	See Chapter 233		

PS District: Additional Development Standards

(A) See Section 230.62: Building Site Required.

(B) See Section 230.68: Building Projections into Yards and Required Open Space. Double-frontage lots shall provide front yards on each frontage.

(C) A minimum 50-foot setback is required along Beach Boulevard, Edinger Avenue, and Pacific Coast Highway or 25 foot setback with the setback area entirely landscaped.

(D) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.

(E) See Section 230.70: Measurement of Height and Section 230.72: Exceptions to Height Limits.

(F) Planting Areas:

(1) Required side and rear yards shall be planting areas or shall be enclosed by a solid concrete or masonry wall at least 6 feet in height.

(2) A 10-foot wide landscaped strip shall be provided along all street frontages, except for necessary driveways and walks.

(G) See Chapter 232: Landscape Improvements.

(H) See Section 230.88: Fencing and Yards.

(I) A solid masonry or concrete wall at least 6 feet in height shall adjoin the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the front property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the Director may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3.5 feet in height.

(J) See Chapter 231: Off-Street Parking and Loading.

(K) See Section 230.44 Recycling Operations and Section 230.80: Antennae

(L) A front or street side wall surface shall be no longer than 100 feet without a break, a recess or offset measuring at least 20 feet in depth and one-quarter of the building length, or a series of offsets, projections or recesses, at intervals of not more than 40 feet that vary the depth of the building wall by a minimum of 4 feet. The Director may grant exceptions or allow these standards to be modified for exceptional or unique structures subject to Design Review, Chapter 244.

(M) On frontages adjacent to major or primary arterials at least 40 percent of a building surface may be located at the minimum setback line if additional landscaping is provided on the site.

(N) In the coastal zone, the maximum allowable height of structures shall be reduced as necessary to retain compatibility with the established physical scale of the area and to preserve and enhance public visual resources. (3334-6/97)

214.10 Review of Plans

All applications for new construction and exterior alterations and additions shall be submitted to the Community Development Department for review. Discretionary review shall be required for projects requiring conditional use permits. Design Review shall be required for all projects except temporary uses. A Coastal Development Permit is required for projects in the Coastal Zone unless the project is exempt (see Chapter 245).

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ATTACHMENT #9

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Chapter 211 C Commercial Districts

(3285-6/95, 3341-10/96, 3334-6/97, 3482-12/00, 3522-2/02, 3553-5/02, 3568-9/02, 3707-6/05, 3774-9/07)
(Note: Ordinance No. 3774-9/07 is subject to approval by the California Coastal Commission)

Sections:

211.02	Commercial Districts Established
211.04	CO, CG, and CV Districts: Land Use Controls
211.06	CO, CG and CV Districts: Development Standards
211.08	Review of Plans

211.02 Commercial Districts Established

The purpose of the Commercial districts is to implement the General Plan and Local Coastal Program commercial land use designations. Three (3) commercial zoning districts are established by this chapter as follows: (3334-6/97)

A. The CO Office Commercial District provides sites for offices for administrative, financial, professional, medical and business needs.

B. The CG General Commercial District provides opportunities for the full range of retail and service businesses deemed suitable for location in Huntington Beach.

C. The CV Visitor Commercial District implements the Visitor Serving Commercial land use designation within the coastal zone and provides uses of specific benefit to coastal visitors. More specifically, the CV district provides opportunities for visitor-oriented commercial activities, including specialty and beach related retail shops, restaurants, hotels, motels, theaters, museums, and related services. (3334-6/97)

211.04 CO, CG, and CV Districts: Land Use Controls

In the following schedules, letter designations are used as follows:

"P" designates use classifications permitted in commercial districts.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" that follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"ZA" designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

"TU" designates use classifications allowed upon approval of a temporary use permit.

"P/U" for an accessory use means that the use is permitted on the site of a permitted use, but requires a conditional use permit on the site of a conditional use.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the Zoning Ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

	P	=	Permitted
CO, CG,	L	=	Limited (see Additional Provisions)
and CV	PC	=	Conditional use permit approved by Planning Commission
Districts	ZA	=	Conditional use permit approved by Zoning Administrator
Land Use	TU	=	Temporary Use Permit
Controls	P/U	=	Requires conditional use permit on site of conditional use
	-	=	Not Permitted

	CO	CG	CV	Additional Provisions	
Residential				(J)(Q)(R)(V)	(3334-6/97)
Group Residential	PC	PC	PC		(3334-6/97)
Multifamily Residential	-	-	PC		(3334-6/97)
Public and Semipublic				(J)(Q)(R)(V)	(3334-6/97,3553-5/02)
Clubs and Lodges	P	P	-		(3334-6/97,3707-6/05)
Community and Human Services					
Drug Abuse Centers	-	PC	-		
Primary Health Care	L11	L11	-		(3522-2/02)
Emergency Kitchens	-	L-2	-		
Emergency Shelters	-	L-2	-		
Residential Alcohol Recovery, General	-	PC	-		
Residential Care, General	ZA	ZA	-		(3707-06/05)
Convalescent Facilities	ZA	ZA	-		(3707-06/05)
Cultural Institutions	PC	PC	PC		
Day Care, General	L-3	L-3	-		(3707-06/05)
Day Care, Large-Family	P	P	-	(Y)	(3522-2/02)
Emergency Health Care	L-2	L-2	-		(3334-6/97)
Government Offices	P	P	PC		(3334-6/97)
Heliports	PC	PC	PC	(B)	
Hospitals	PC	PC	-		(3334-6/97)
Park & Recreation Facilities	L-9	L-9	L-9		
Public Safety Facilities	PC	PC	PC		
Religious Assembly	ZA	ZA	-	(3522-2/02)	(3522-2/02)
Schools, Public or Private	PC	PC	-		
Utilities, Major	PC	PC	PC		
Utilities, Minor	P	P	P	(L)	

	P	=	Permitted
CO, CG,	L	=	Limited (see Additional Provisions)
and CV	PC	=	Conditional use permit approved by Planning Commission
Districts	ZA	=	Conditional use permit approved by Zoning Administrator
Land Use	TU	=	Temporary Use Permit
Controls	P/U	=	Requires conditional use permit on site of conditional use
	-	=	Not Permitted

	CO	CG	CV	Additional Provisions	
Commercial Uses				(J)(Q)(R)	(3341-0/96)
Ambulance Services	-	ZA	-		
Animal Sales & Services					
Animal Boarding	-	ZA	-		(3522–2/02)
Animal Grooming	-	P	-		
Animal Hospitals	-	ZA	-		(3522–2/02)
Animals: Retail Sales	-	P	-		
Equestrian Centers (CG Zone)	-	PC	-	(S)	(3707-6/05)
Pet Cemetery	-	PC	-		
Artists' Studios	P	P	P		
Banks and Savings & Loans	P	P	P		
With Drive-Up Service	P	P	P		(3522–2/02)
Building Materials and Services	-	P	-		
Catering Services	P	P	P		
Commercial Filming	P	P	P	(F)	
Commercial Recreation and Entertainment	-	PC	PC	(D)	
Communication Facilities	L-13	L-13	L-13		(3568-9/02)
Eating and Drinking Estab.	L-4	L-4	L-4		(3522–2/02, 3707-6/05)
W/Alcohol	ZA	ZA	ZA	(N)(Y)	(3522–2/02)
W/Drive Through	-	P	P		(3522–2/02, 3707-6/05)
W/Live Entertainment	ZA	ZA	ZA	(W)(Y)	(3522–2/02)
W/Dancing	PC	PC	PC	(H)	
W/Outdoor Dining	ZA	ZA	ZA	(X)(Y)	(3522–2/02)
Food & Beverage Sales	-	P	L-2		
W/Alcoholic Beverage Sales	-	ZA	ZA	(N)	
Funeral & Internment Services	-	ZA	-		
Laboratories	L-1	L-1	-		
Maintenance & Repair Services	-	P	-		
Marine Sales and Services	-	P	P		
Nurseries	-	ZA	-		
Offices, Business & Professional	P	P	P		(3334-6/97)
Pawn Shops	-	ZA	-		
Personal Enrichment Services	L-10	L-10	-	(Y)	(3522–2/02)
Personal Services	P	P	P		
Research & Development Services	L-1	ZA	-		
Retail Sales	-	P	P	(U)(V)	(3285-6/95, 3334-6/97,3482-12/00)
Secondhand Appliances/Clothing	-	P	-		
Swap Meets, Indoor/Flea Markets	-	PC	-	(T)	
Swap Meets, Recurring	-	ZA	-		
Tattoo Establishments	-	PC	-		
Travel Services	P	P	P		

	P	=	Permitted
CO, CG,	L	=	Limited (see Additional Provisions)
and CV	PC	=	Conditional use permit approved by Planning Commission
Districts	ZA	=	Conditional use permit approved by Zoning Administrator
Land Use	TU	=	Temporary Use Permit
Controls	P/U	=	Requires conditional use permit on site of conditional use
	-	=	Not Permitted

	CO	CG	CV	Additional Provisions	
Vehicle Equipment/Sales & Services					
Automobile Rentals	-	L-8	L-8	L-12	
Automobile Washing	-	ZA	-		(3707-6/05)
Commercial Parking	-	ZA	ZA	(P)	(3707-6/05)
Service Stations	-	PC	PC	(E)	
Vehicle Equip. Repair	-	L-5	-		
Vehicle Equip. Sales & Rentals	ZA	ZA	-	L-12	(3522-2/02)
Vehicle Storage	-	ZA	-		(3707-6/05)
Visitor Accommodations					
Bed & Breakfast Inns	PC	PC	PC	(K)	(3707-6/05, 3774-9/07 subject to approval by the CA Coastal Commission)
Hotels, Motels	-	PC	PC	(I)	(3334-6/97. 3707-6/05, 3774-9/07 - subject to approval by the CA Coastal Commission)
Condominium – Hotel	-	-	PC	(Z)	(3774-9/07, 3707-9/07 subject to approval by the CA Coastal Commission)
Fractional Ownership Hotel					(3774-9/07 - subject to approval by the CA Coastal Commission)
Quasi Residential					(3334-6/97
Timeshares	-	PC	-	(I)(J)	(3334-6/97, 3774-9/07 subject to approval by the CA Coastal Commission))
Residential Hotel	-	PC	-	(J)	(3334-6/97, 3774-9/07 subject to approval by the CA Coastal Commission))
Single Room Occupancy	-	PC	-		(3774-9/07, 3774-9/07 subject to approval by the CA Coastal Commission))
Industrial				(J)(Q)(R)(V)	(3334-6/97)
Industry, Custom	-	L-6	L-6		
Accessory Uses				(J)(V)	(3334-6/97)
Accessory Uses & Structures	P/U	P/U	P/U		
Temporary Uses				(F)(J)(V)	(3334-6/97)

Animal Shows	-	TU	-		
Circus and Carnivals and Festivals	-	TU	-		(3522-2/02)
Commercial Filming, Limited	-	P	P	(M)	
Real Estate Sales	P	P	P		(3522-2/02, 3707-6/05)
Retail Sales, Outdoor	-	TU	TU	(M)	(3522-2/02)
Seasonal Sales	TU	TU	TU	(M)	(3522-2/02)
Tent Event	-	P	-		(3522-2/02, 3707-6/05)
Trade Fairs	-	P	-		(3707-6/05)
Nonconforming Uses				(G)(J)(V)	(3334-6/97)

(Rest of page not used)

CO, CG, and CV Districts: Additional Provisions

L-1 Permitted if the space is 5,000 square feet or less; allowed with Neighborhood Notification pursuant to Chapter 241 if the laboratory space exceeds 5,000 square feet. (3707-6/05)

L-2 Allowed with a conditional use permit from the Zoning Administrator if the space is 5,000 square feet or less; allowed with a conditional use permit from the Planning Commission if the space exceeds 5,000 square feet. (3707-6/05)

L-3 Allowed with a conditional use permit from the Zoning Administrator if the space is 2,500 square feet or less; allowed with a conditional use permit from the Planning Commission if the space exceeds 2,500 square feet. (3334-6/97, 3707-6/05))

L-4 Permitted if greater than 300 feet from residential zone or use; if 300 feet or less from residential zone or use neighorhood notification is required pursuant to Chapter 241. (3522-2/02, 3707-6/05)

L-5 Only "limited" facilities are allowed subject to approval of a conditional use permit from the Zoning Administrator, and body and fender shops are permitted only as part of a comprehensive automobile-service complex operated by a new vehicle dealer.

L-6 Only "small-scale" facilities, as described in Use Classifications, are permitted with a maximum 7 persons employed full time in processing or treating retail products, limited to those sold on the premises. (3522-2/02)

L-7 Repealed. (3707-6/05)

L-8 On-site storage limited to two rental cars or two cars for lease. (3707-6/05)

L-9 Public facilities permitted, but a conditional use permit from the Zoning Administrator is required for commercial facilities.

L-10 Permitted if the space is 5,000 square feet or less; allowed with conditional use permit approval from the Zoning Administrator if space exceeds 5,000 square feet. (3522-2/02, 3707-6/05)

In addition, Personal Enrichment uses within a retail building parked at a ratio of one (1) space per 200 square feet, shall require no additional parking provided the use complies with the following: (3522-2/02)

- Maximum number of persons per classroom does not exceed the number of parking spaces allocated to the suite based upon the square footage of the building; and (3522-2/02)
- The instruction area does not exceed 75 percent of total floor area of the personal enrichment building area. (3522-2/02)

L-11 Permitted if the space is 5,000 square feet or less; allowed with a conditional use permit from the Zoning Administrator if the space exceeds 5,000 square feet. (3522-2/02, 3707-6/05)

L-12 Permitted for existing facilities proposing to expand up to 20% of existing floor area or display area. (3522-2/02, 3707-6/05)

L-13 For wireless communication facilities see Section 230.96 Wireless Communication Facilities. All other communication facilities permitted. (3568-9/02)

(A) Reserved. (3553-5/02)

(B) See Section 230.40: Helicopter Takeoff and Landing Areas.

(C) Repealed (3378-2/98)

(D) See Section 230.38: Game Centers; Chapter 5.28: Dance Halls; Chapter 9.24: Card Rooms; Chapter 9.32: Poolrooms and Billiards; and Chapter 9.28: Pinball Machines.

(E) See Section 230.32: Service Stations.

(F) See Section 241.20: Temporary Use Permits

(G) See Chapter 236: Nonconforming Uses and Structures.

(H) For teen dancing facilities, bicycle racks or a special bicycle parking area shall be provided. These may not obstruct either the public sidewalk or the building entry. See also Chapter 5.28: Dancing Halls; Chapter 5.44: Restaurants - Amusement and Entertainment Premises, and Chapter 5.70: Adult Entertainment Businesses. (3341-10/96)

(I) Only permitted on a major arterial street, and a passive or active outdoor recreational amenity shall be provided. (3707-6/05)

(J) In the CV District the entire ground floor area and at least one-third of the total floor area shall be devoted to visitor-oriented uses as described in the certified Local Coastal Program Land Use Plan. Any use other than visitor serving commercial shall be located above the ground level, and a conditional use permit from the Planning Commission or the Zoning Administrator is required. Any use other than visitor serving commercial uses shall only be permitted if visitor serving uses are either provided prior to the other use or assured by deed restriction as part of the development. No office or residential uses shall be permitted in any visitor serving designation seaward of Pacific Coast Highway. (3334-6/97, 3707-6/05)

(K) See Section 230.42: Bed and Breakfast Inns.

(L) See Section 230.44: Recycling Operations.

(M) Subject to approval by the Police Department, Public Works Department, Fire Department and the Director. See also Section 230.86 Seasonal Sales.

(N) The following businesses proposing to sell alcoholic beverages for on-site or off-site consumption are exempt from the conditional use permit process:

(1) Retail markets with no more than 10 percent of the floor area devoted to sales, display, and storage of alcoholic beverages provided the sale of alcoholic beverages is not in conjunction with the sale of gasoline or other motor vehicle fuel. (3522-2/02)

(2) Restaurants, Bars-and Liquor stores located 300 feet or more from any R or PS district, public or private school, church, or public use. (3522-2/02)

(3) Florist shops offering the sale of a bottle of an alcoholic beverage together with a floral arrangement.

(O) See Section 230.46: Single Room Occupancy.

(P) See Chapter 231 for temporary and seasonal parking.

(Q) Development of vacant land or additions of 10,000 square feet or more in floor area; or additions equal to or greater than 50% of the existing building's floor area; or additions to buildings on sites located within 300 feet of a residential zone or use for a permitted use requires approval of a conditional use permit from the Zoning Administrator. The Planning Director may refer any proposed addition to the Zoning Administrator if the proposed addition has the potential to impact residents or tenants in the vicinity (e.g., increased noise, traffic). (3522-2/02)

(R) Projects within 500 feet of a PS District see Chapter 244.

(S) See Section 230.48: Equestrian Centers

(T) See Section 230.50: Indoor Swap Meets/Flea Markets

(U) See Section 230.94: Carts and Kiosks (3248-6/95, 3334-6/97, 3482-12/00)

(V) In the coastal zone, the preferred retail sales uses are those identified in the Visitor Serving Commercial land use designation which provide opportunities for visitor-oriented commercial activities including specialty and beach related retail shops, restaurants, hotels, motels, theaters, museums, and related services.

(W) Non-amplified live entertainment greater than 300 feet from a residential zone or use shall be permitted without a conditional use permit. (3522-2/02)

(X) Outdoor dining with alcohol sales shall be permitted with a conditional use permit to the Zoning Administrator. Outdoor dining without alcohol sales that is 400 square feet or less shall be permitted without a conditional use permit. If over 400 square feet with no alcohol sales, Neighborhood Notification shall be required pursuant to Chapter 241. (3522-2/02, 3707-6/05)

(Y) Neighborhood Notification requirements pursuant to Chapter 241. (3522-2/02, 3707-6/05)

(Z) In the CV District, Condominium-Hotels and/or Fractional Interest Hotels are allowed only at the Pacific City (Downtown Specific Plan District 7) and Waterfront (Downtown Specific Plan District 9) sites. Refer to Downtown Specific Plan. (3774-9/07 subject to approval by the CA Coastal Commission)

211.06 CO, CG and CV Districts: Development Standards

The following schedule prescribes development standards for the CO, CG and CV districts. The first three columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Requirements" column refer to standards following the schedule or located elsewhere in the zoning ordinance. In calculating the maximum gross floor area as defined in Chapter 203, the floor area ratio is calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number. All required setbacks shall be measured from ultimate right-of-way and in accordance with definitions set forth in Chapter 203, Definitions.

(Rest of page not used)

CO, CG and CV DISTRICTS
DEVELOPMENT STANDARDS

	CO	CG	CV	Additional Requirements	
Residential Development				(A)(B)	
Nonresidential Development				(B)	
Minimum Lot Area (sq. ft.)	10,000	10,000	10,000	(C)	
Minimum Lot Width (ft.)	100	100	100		
Minimum Setbacks					
Front (ft.)	10	10	0	(D)(E)(O)	(3707-6/05)
Side (ft.)	5	0	0	(F)	(3707-6/05)
Street Side (ft.)	10	10	0	(E)	(3707-6/05)
Rear (ft.)	5	0	0	(F)	(3707-6/05)
Maximum Height of Structures (ft.)	40	50	50	(F)(G)	
Maximum Wall Dimensions				(N)	
Maximum Floor Area Ratio (FAR)	1.0	1.5	1.5		
Minimum Site Landscaping (%)	8	8	8	(H)(I)	
Building Design Standards				(O)	
Fences and Walls				(J)(K)	
Off-Street Parking/Loading				(L)	
Outdoor Facilities		See Section 230.74		(M)	(3707-6/05)
Screening of Mechanical Equipment		See Section 230.76		(M)	
Refuse Storage Areas		See Section 230.78			
Underground Utilities		See Chapter 17.64			
Performance Standards		See Section 230.82			
Nonconforming Structures		See Chapter 236			
Signs		See Chapter 233			

CO, CG, and CV Districts: Additional Development Standards

(A) Dwelling units shall be subject to the standards for minimum setbacks, height limits, maximum density, open space, balconies and bay windows, and parking for the RMH District. The setback standards shall apply only to the stories of a building that are intended for residential use.

(B) See Section 230.62: Building Site Required and Section 230.64: Development on Substandard Lots.

(C) The minimum site area for a hotel or motel is 20,000 square feet.

(D) See Section 230.68: Building Projections into Yards and Required Open Space. Double-frontage lots shall provide front yards on each frontage.

(E) A minimum 50-foot setback is required along Beach Boulevard, Pacific Coast Highway and Edinger Avenue or 25-foot setback with the setback area entirely landscaped.

(F) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.

(G) See Section 230.70: Measurement of Height and Section 230.72: Exceptions to Height Limits.

(H) Planting Areas:

(1) Required front and street side yards shall be planting areas except properties with 50 foot setback shall provide a minimum 10 foot wide planting area along street frontages.

(2) Required side and rear yards shall be planting areas or shall be enclosed by a solid concrete or masonry wall at least 6 feet in height.

(3) Hotels and Motels. A 15-foot wide landscaped strip shall be provided along all street frontages, except for necessary driveways and walks.

(I) See Chapter 232: Landscape Improvements.

(J) See Section 230.88: Fencing and Yards.

(K) A solid masonry or concrete wall at least 6 feet in height shall adjoin the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the front property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the Director may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3.5 feet in height.

(L) See Chapter 231: Off-Street Parking and Loading.

(M) See Section 230.44: Recycling Operations and Section 230.80: Antennae.

(N) A front or street side wall surface shall be no longer than 100 feet without a break, a recess or offset measuring at least 20 feet in depth and one-quarter of the building length, or a series of offsets, projections or recesses at intervals of not more than 40 feet that vary the depth of the building wall by a minimum of 4 feet. The Director may grant exceptions or allow these standards to be modified for exceptional or unique structures subject to Design Review, Chapter 244.

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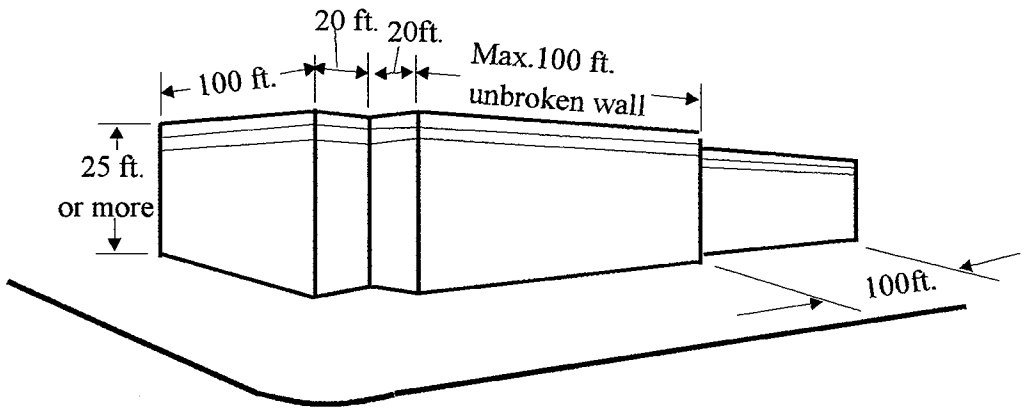
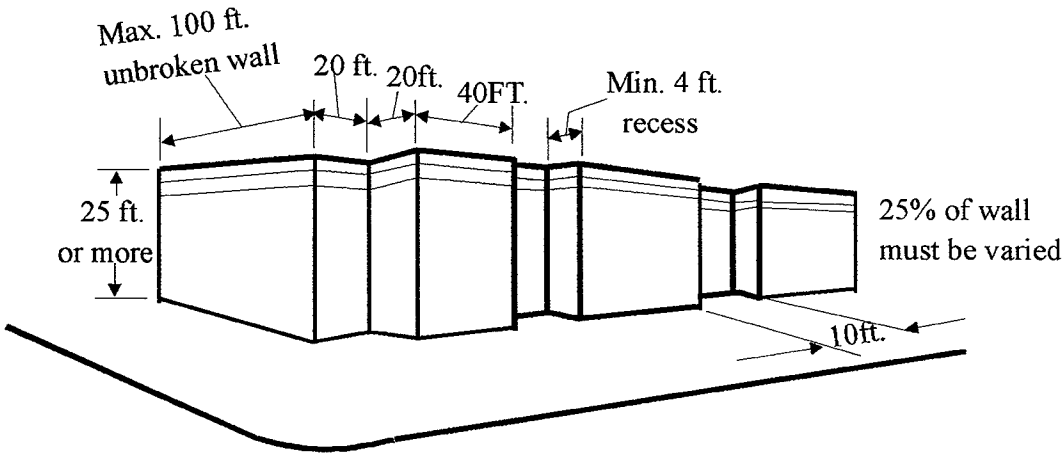


Single Horizonal Offsets: 20ft.



Variable Offsets: 20 ft. and 4 ft. 211-OFFS

MAXIMUM WALL LENGTH AND REQUIRED BREAK

(O) Two building design standards are established to make commercial areas more attractive and provide a unified streetscape:

(1) In the CV District a 10-foot minimum upper-story setback is required above the second story along street frontages. (3707-6/05)

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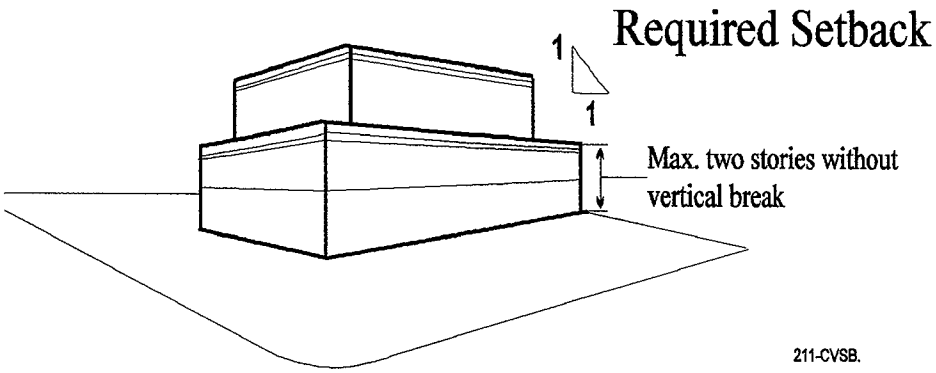
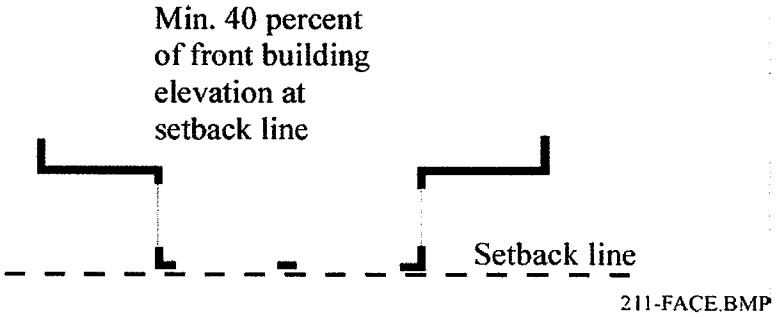


CV DISTRICT: UPPER-STORY SETBACK

(2) In the CO and CV Districts, and on frontages adjacent to major or primary arterials in the CG District at least 40 percent of a building surface may be located at the minimum setback line if additional landscaping is provided on the site.



BUILDING FACE AT SETBACK LINE

211.08 Review of Plans

All applications for new construction, initial establishment of use, exterior alterations and additions shall be submitted to the Planning Department for review. Discretionary review shall be required as follows: (3522-2/02)

A. Zoning Administrator Review. Projects requiring a conditional use permit from the Zoning Administrator; projects on substandard lots; see Chapter 241.

B. Design Review Board. Projects within redevelopment project areas and areas subject to specific plans; projects within 500 feet of a PS District; see Chapter 244.

C. Planning Commission. Projects requiring a conditional use permit from the Planning Commission; see Chapter 241.

D. Projects in the Coastal Zone. A Coastal Development Permit is required unless the project is exempt; see Chapter 245.

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ATTACHMENT #10

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CVS PHARMACY

GENERAL PLAN AMENDMENT NO. 08-006

ZONING MAP AMENDMENT NO. 08-006

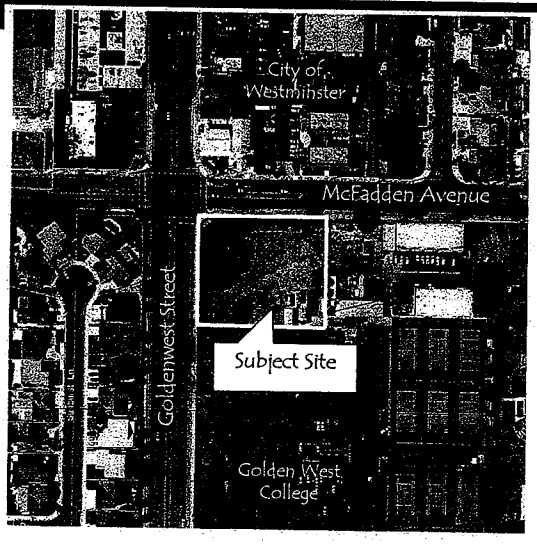
Applicant: Austin Rogers
Location: 15520 Goldenwest Street
Date: December 15, 2008

REQUEST

AMEND GENERAL PLAN DESIGNATION
- Current—Public (Residential Low Density)
- Proposed—Commercial General

AMEND ZONING DESIGNATION
- Current—Public-Semipublic
- Proposed—Commercial General

LOCATION



LOCATION
SEC of Goldenwest Street and McFadden Avenue

SURROUNDINGS

North: City of Westminster

South: & East: Golden West College

West: Single Family Residential

PROJECT ANALYSIS

GENERAL PLAN AMENDMENT

- Consistent with commercial activities in the vicinity of the project site—commercial uses to the north and south
- Uses permitted under the current and proposed land use designations are not different in traffic generation, noise or service systems demands

PROJECT ANALYSIS

GENERAL PLAN AMENDMENT

- Consistent with goals to develop a range of commercial uses
  - oriented to the needs of local residents
  - serve the surrounding region
  - provide economic opportunities
  - enhance the City's market potential
- Consistent with the City's existing land use pattern by providing commercially zoned at arterial intersections

PROJECT ANALYSIS

ZONING MAP AMENDMENT

- The proposed zoning—
  - allows future development of uses that stabilize the fiscal viability of the City
  - appropriate for the site because of its size, location, and separation from residential uses
  - consistent with the existing land use and zoning pattern throughout the City

RECOMMENDATION

Staff and Planning Commission recommend approval of GPA 08-06 and ZMA 08-06 based on the following:

- The subject property is suitable for commercial development because of its size and location along Goldenwest Street and McFadden Avenue.
- Commercial development can be integrated and sensitive to surrounding land uses.

RECOMMENDATION

- Commercial development increases the potential for taxable sales and provides funds to the City to reduce service costs.