



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Andrew Gonzales, Associate Planner *AG*
DATE: February 24, 2009
SUBJECT: **NEGATIVE DECLARATION NO. 2008-007/ CONDITIONAL USE PERMIT NO. 2008-020 (ARCO GAS STATION/CARWASH/CONVENIENCE STORE)**

APPLICANT: Michael C. Adams, 21190 Beach Boulevard, Huntington Beach, CA 92648

BUSINESS

OWNERS: Ishkhan Sahagian, 21452 Brookhurst Street, Huntington Beach, CA 92646

PROPERTY

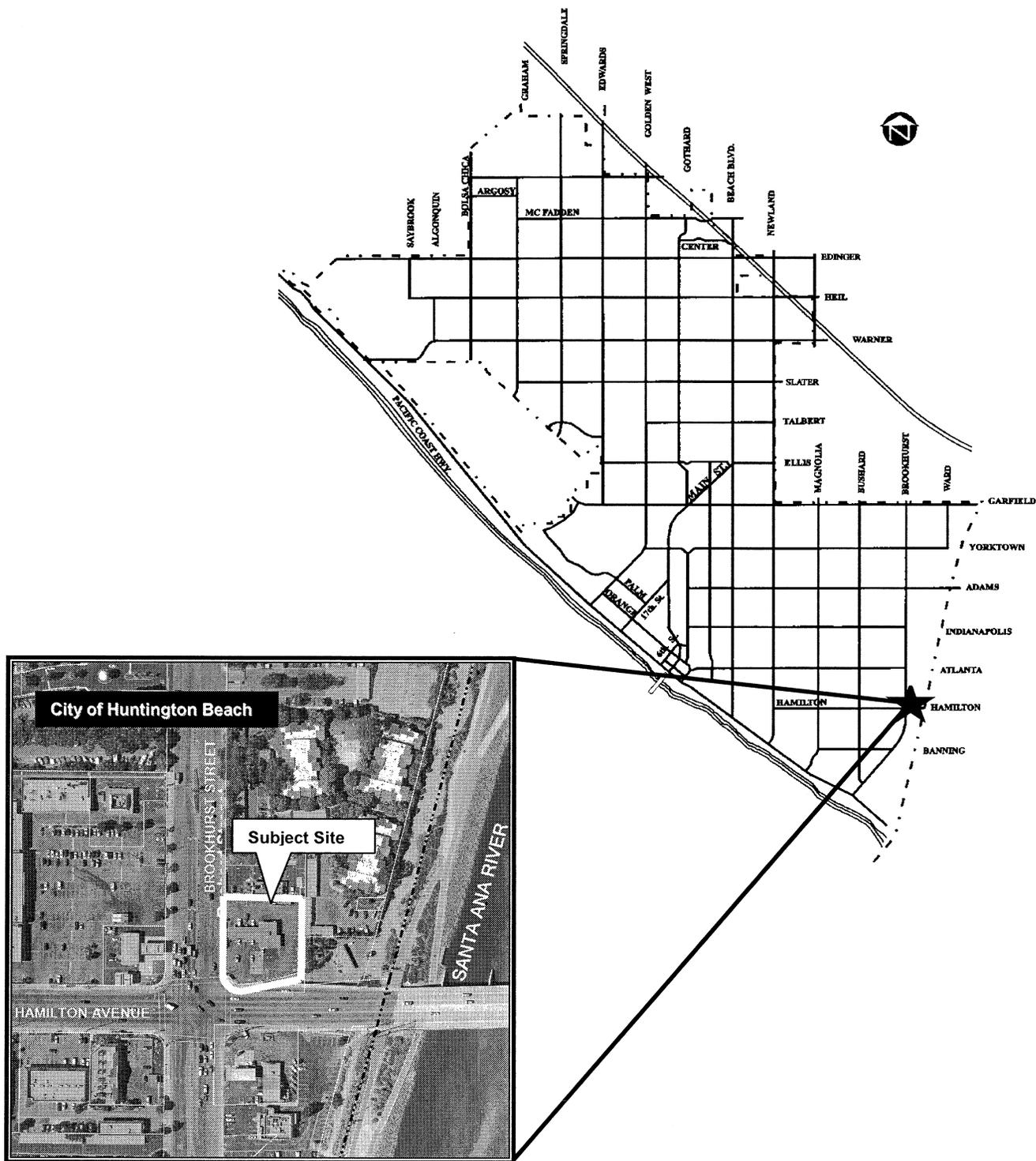
OWNER: BP West Coast Products, LLC, 4 Centerpoint Drive, La Palma, CA 90623

LOCATION: 21452 Brookhurst Street, 92646 (northeast corner of Brookhurst Street and Hamilton Avenue)

STATEMENT OF ISSUE:

- ◆ Negative Declaration No. 08-007 analyzes the potential environmental impacts associated with the implementation of the proposed project.
- ◆ Conditional Use Permit No. 08-020 request:
 - Demolish an existing gas and service station facility and construct a new gas station with a 2,400 square foot convenience store, six gas pumps with canopies, two gasoline storage tanks and associated site improvements on an approximately 0.61 acre site.
 - Construct and operate a 960 square foot automated carwash.
 - Permit the sale of sealed/package alcoholic beverages for offsite consumption.
- ◆ Staff's Recommendation: Approve Negative Declaration No. 08-007 and Conditional Use Permit No. 08-020 based up the following:
 - The proposed gas station, carwash, and convenience store is in compliance with the General Plan designation of Commercial General.
 - The development, as conditioned, complies with all minimum development standards including parking, building setbacks, floor area ratio, and landscaping.
 - The project will redevelop a site containing an outdated gas and service station with a new modern facility.
 - The proposed gas station, carwash, and convenience store will prove adequate separation and buffer for surrounding residential uses.
 - The combined driveway entrances on Hamilton Avenue will improve both onsite and offsite circulation.
 - The project will have no significant adverse environmental impacts.

#B-2



VICINITY MAP
NEGATIVE DECLARATION NO. 08-007/ CONDITIONAL USE PERMIT NO. 08-020
(ARCO GAS STATION/CARWASH/CONVENIENCE STORE – 21452 BROOKHURST STREET)

- ◆ Staff’s Suggested Modifications:
Conditional Use Permit No. 08-020
 - Provide pitched roof (Option A) on pump canopy.
 - Increase pump canopy setback 4 ft. from south interior property line for a total of 10 ft. (code req.).
 - Relocate Brookhurst Street drive approach 3 ft. to the south.
 - Provide a 3 ft. wide by 10 ft. deep landscape planter at the northwest corner of property.

RECOMMENDATION:

Motion to:

- A. “Approve Negative Declaration No. 08-007 with findings (Attachment No. 1);”
- B. “Approve Conditional Use Permit No. 08-020 with modifications and findings and suggested conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Approve Negative Declaration No. 08-007/ Conditional Use Permit No. 08-020, as proposed (Option B), with findings and suggested modified conditions of approval.” **(Applicant’s Request)**
- B. “Deny Negative Declaration No. 08-007/ Conditional Use Permit No. 08-020 with findings for denial.”
- C. “Continue Negative Declaration No. 08-007/ Conditional Use Permit No. 08-020 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 08-020 represents a request for the following:

- A. To construct a gas station consisting of six self-service pump stations, an approximately 2,400 sq. ft. 24-hour convenience store building, and an approximately 960 sq. ft. automated carwash pursuant to Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Vehicle Equipment/Sales & Services, Service Stations and Automobile Washing and Section 211.04 (Q), Additional Provisions - Development of land within 300 feet of a residential district of the HBZSO.
- B. To permit the onsite sales of sealed/package alcoholic beverages for offsite consumption pursuant to Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Food and Beverage Sales with Alcoholic Beverage Sales, and Section 211.04(N), Additional Provisions of the HBZSO.

The project is located at the northeast corner of Brookhurst Street and Hamilton Avenue on an approximately 0.61 acre site zoned Commercial General (CG). The project site is adjacent to commercial uses to the north, south (across Hamilton Avenue), and west (across Brookhurst Street), and residential

uses including a City lift station to the west. Currently the site is developed with a 1,245 sq. ft. gas station which includes two bays for auto repair and service, a cashier booth, and four self-service pump stations under a 1,630 sq. ft. canopy. A total of 21 onsite parking spaces exist onsite. The property is presently accessed by a total of two driveway approaches, one on Brookhurst Street and the other on Hamilton Avenue.

The project proposes to demolish the existing service station, remove the underground storage tanks, and remediate the soil as necessary, and construct a gas station consisting of six self-service pump stations and a 3,495 sq. ft. gas pump canopy structure, an approximately 2,400 sq. ft. single-story convenience store building, and an approximately 960 sq. ft. automated carwash. The self-service pump stations and the gas canopy structure are to be located to the south of the site. The height of the gas canopy will measure approximately 21 ft. high and provide a minimum 16 ft. clearance between the finished grade and bottom of the canopy. The convenience store and automated carwash are proposed to be located along the northerly property line at the center of the site. The height of the convenience store and automated carwash building will vary between 18 ft. to 22 ft. The site improvements will result in an increase of landscaping from the existing 6% to 12%, which is 2% more than the minimum required by code. Landscaping will be located along the entire perimeter of the site with approximately 2,080 sq. ft. of landscaping incorporated adjacent to the street corner/intersection.

Existing vehicular access will remain; however, the Hamilton Avenue drive approach will be combined with a drive approach to the east of the site that provides access to a City owned lift station. The driveway will allow oversized City vehicles and fuel trucks to safely traverse the site. In addition, the site plan indicates that a 24 ft. wide drive aisle will be provided for future reciprocal access to the adjacent commercial property to the north (Kentucky Fried Chicken). The subject site will be required to provide an irrevocable offer for this future cross access drive aisle.

A total of 10 onsite parking spaces are provided with one parallel parking space located to the west of the convenience store building. Queuing of at least one vehicle will be provided at each end of the pump stations. A minimum 12 ft wide aisle way is provided between the gas pump stations to allow for through traffic when fuel pump stations are occupied. The drive-through lane of the carwash will be located between the convenience store and the east property line. The drive-through is designed to provide a 25 ft. turning radius and accommodates for the stacking of up to five vehicles, which is consistent with the City's Urban Design Guidelines (UDG). Exiting from the carwash will occur along the west side of the building which is oriented toward Brookhurst Street.

The convenience store will have a total of 5 employees (1-2 employees per shift). The proposed hours of operation are seven days a week, 24 hours a day. The hours of operation for the automated carwash are seven days a week between the hours of 7AM and 7PM. The convenience store proposes the sale of packaged/sealed alcoholic beverages for off-site consumption. The intended hours of alcohol sales will be restricted between 2AM and 6AM in compliance with the provisions of the California Department of Alcoholic Beverage Control.

Study Session:

The following are issues that were raised during the Planning Commission Study Session on Tuesday, February 10, 2009:

▪ *Cost of Public Improvements*

Concern was identified by the Planning Commission regarding the fees associated with suggested condition requiring undergrounding of an existing natural gas line and installation of new street light on Brookhurst Street. In conferring with the Public Works Department it was determined that the basis for the suggested condition requiring undergrounding of the natural gas line is to avoid interference with the proposed location of the Hamilton Avenue drive approach and access to the fueling pump islands. Since the gas line is above-ground it poses a safety concern. Additionally, Public Works contacted the Gas Company and they estimated the cost of undergrounding the line to be no more than \$5,000. An analysis of the basis and cost of the street light could not be determined prior to completion of this staff report and will be provided at the Planning Commission hearing.

▪ *Directional Signs*

Concern was raised by the Planning Commission regarding vehicular ingress and egress and its potential impact on street traffic. It was suggested that “Right Turn Only” directional signs be located at the exit driveways along Hamilton Avenue and Brookhurst Street. Planning staff consulted with the Public Works Traffic Division who concluded that directional signage is not warranted since no substantiating evidence exists linking accidents to vehicles leaving the project site. Furthermore, because of a landscaped street median Brookhurst Street is restricted from any other movement aside from a right turn. Therefore, staff does support a suggested condition requiring the inclusion of directional signs at each drive approach.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General– 0.35 max. Floor Area Ratio)	CG (Commercial General)	Automobile service station
North, South (across Hamilton Ave.) and West (across Brookhurst St.) of Subject Property	CG-F1	CG	Fast food restaurant (north of site), Automobile service station (south of site across Brookhurst St.), and Commercial shopping center (west of site)
East of Subject Property	RM -15 (Residential Medium Density – 15 units max. per acre) & CG-F1	RM (Residential Medium Density) & CG	Multi-family residential (northeast of site) and City of Huntington Beach Lift Station (southeast of site)

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is Commercial General. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

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 resident.

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

Objective - LU 10.1.6: Require the commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

Objective - 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 architectural treatment of buildings to minimize visual bulk and mass, using techniques such as modulation of building volumes and articulation of all elevations

The project is a redevelopment of an existing gas and service station with a new gas station, convenience store, and automated carwash. The additional uses will redevelop a site containing an outdated service station with a modern facility that caters to the needs of local residents. The project will not significantly impact the adjoining residential property to the east of the site. The entrance of the convenience store will be oriented toward Hamilton Avenue, away from nearby residential units. The residential uses to the west will be buffered from the gas station/carwash/convenience store by an approximately 100 ft. separation consisting of a drive aisle, carport, 6 ft. high block wall, and an approximately 25 ft. setback. The mechanical equipment associated with the carwash will be located inside the building; in addition, an exiting 6 ft. high common block wall and carport structure sited on the adjoining residential property will assist in attenuating noise generated from the carwash. Lighting will be designed to be directed onto the project site without any spillage on to adjacent properties.

B. Urban Design Element

Objective – UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

Policy – 1.2.1: Enhance the connections, where feasible between the public sidewalk and private commercial interior open spaces as described by the Land Use Element by using decorative paving materials.

The redevelopment of an existing gas and service station will modernize an outdated site with a gas station, convenience store, and automated carwash. The proposed design of the convenience store will incorporate distinctive architecture which includes variations to the roof height, insets and offsets in

the building façade to create enhanced visual relief and break up of building mass, variations in exterior building treatment, and an enhanced building entrance. The gas canopy structure will be architecturally enhanced with a pitched roof design and designed to be integrated with the convenience and automated carwash building. The project will incorporate a connection from the public sidewalk on Brookhurst Street by providing clear identifiable access to the convenience store and automated carwash building. As conditioned, the pedestrian connection will be provided with a decorative paving to distinguish from pedestrian and vehicular access ways.

C. Economic Development Element

Policies - 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 request will accommodate the redevelopment of an existing site with additional uses that will serve the needs of local residents and visitors to the City by providing additional commercial serving opportunities.

D. Noise Element

Policy N-1.2.3: Require development, in all areas where the ambient noise level exceeds an Ldn of 60 dB(A), to conduct an acoustical analysis and incorporate special design measures in their construction, thereby, reducing interior noise levels to the 45 dB(a) Ldn level.

Policy N-1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

A noise study provided for the project identifies that noise levels will not cumulatively contribute to an increase in levels above established thresholds. Noise will be attenuated through onsite improvements and existing structures adjacent to the site which include a perimeter block wall and carport structures. Additionally, noise emitting mechanical equipment will be enclosed within the building.

Zoning Compliance:

This project is located in the Commercial General (CG) zone and is permitted with a conditional use permit subject to review and approval by the Planning Commission.

The proposed development complies with the development requirements of the base zoning district with the exception of two minor areas. Staff suggests a condition of approval requiring that the canopy be setback an additional 4 ft. from the south interior property line to comply with code. An additional condition requires that the Brookhurst Street drive approach be relocated 3 ft. to the south and that a 3 ft. wide by 10 ft. deep landscaped planter be provided along the northwesterly property line to comply with code. The applicant concurs with these two suggested conditions of approval.

Urban Design Guidelines Conformance:

The Huntington Beach Urban Design Guidelines contains guidelines specific to service station and carwashes. The project generally conforms to the objectives and standards contained in the Guidelines. The placement of the buildings will be oriented so that the primary convenience store entrance and all other onsite activities are focused and buffered away from adjoining residences. All noise generating mechanical equipment, especially those associated with the automated carwash, will be screened from public view with the carwash equipment enclosed within the building. The UDG discourages carwash bays from facing residential properties and public streets, however, the entrance of the carwash will be screened by a block wall and one-story carport on the adjoining property, and screened with a decorative trellis structure affixed to the west building facade. The building design will encourage pedestrian activity and, as conditioned, a clear pedestrian path with decorative paving from the street is proposed.

An architecturally enhanced gas canopy, identified as “Canopy Elevation Option A” (Attachment No. 2.5), is provided with a combination hipped and gabled roof design with a moderate roof pitch and decorative support columns which is integrated within the overall design of the project. “Canopy Elevation Option B” (Attachment No. 3), which is the preferred design by the applicant, is designed with a flat unarticulated roof. Staff is recommending approval of “Option A” because it is consistent with the UDG. The applicant does not concur with this recommendation. The gas pump islands will be protected with rainbow shaped metal bollards; however, the UDG discourages bollard designs and are not consistent with the overall project. Staff is recommending an improved bollard design, which is identified as a recommended condition, consistent with the overall design theme. The applicant is in agreement with this condition.

Environmental Status:

Staff completed an environmental assessment of the proposed project and determined that no significant impacts are anticipated as a result of the proposed project. Negative Declaration No. 08-007 (Attachment No. 6) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environmental Quality Act (CEQA). The Negative Declaration is supported by an environmental assessment, air quality and acoustical study.

The Planning Department advertised Draft Negative Declaration No 08-007 for 30 days commencing on January 8, 2009 and ending on February 6, 2009. No comments and/or concerns were received related to the project.

Environmental Board Comments:

The Environmental Board was notified of the Negative Declaration. On February 11, 2009 the Environmental Board provided a letter (Attachment No. 7) recommending the following:

1. Design the fuel pump islands to accommodate for one-way traffic in order to minimize disconnected traffic flow.
2. Incorporate sound attenuation techniques to mitigate potential noise levels generated by the automated carwash.
3. Minimize water consumption generated by the carwash.
4. Restrict contaminated water runoff from the site.

5. Restrict the hours of operation of the automated carwash and identify such a restriction in the environmental assessment.

The Environmental Board identified five categories of concern with the project related to circulation, noise impacts, water consumption, water runoff, and hours of operation. The proposed project with incorporation of the recommended conditions of approval addresses the above-mentioned categories of concern. The first issue is related to onsite circulation and the concern of disconnected traffic flow. Unobstructed traffic flow is addressed by providing the code required aisle widths and proper vehicular egress/ingress clearances. Additionally, the fuel pump islands are designed to provide for the passage of vehicles between and around the perimeter of the fuel pump islands. These clearances take into consideration vehicles occupying the fuel pumps and meet the minimum width standards for aisle ways permitted by code. Additionally, to address the concern of noise an acoustical study was prepared in conjunction with the environmental assessment (Attachment No. 6). The study analyzed the potential impacts associated with the project, especially the automated carwash, onto nearby sensitive noise receptors (i.e., residential). The study determined that no potential impacts would occur. The third point of concern addresses the issue of water consumption by the project. An analysis of the water usage was conducted by the Public Works Department which determined that the project would have sufficient water supply available to serve the project. Since the carwash component is ancillary to the gas station use, the project is not anticipated to result in a demand of water usage to a level of significance. Another point of concern is related to the runoff of contaminated water from the site. To mitigate this concern a recommended condition (Condition No. 5) requires that runoff from the automated carwash drain into the sanitary sewer through an engineered infiltration system, clarifier, or equal alternative. Lastly, the Environmental Board expressed concern with the automated carwash hours of operation. Pursuant to suggested Condition No. 11(d), the hours are recommended to be limited to between 7AM and 7PM, which are consistent with the operational hours identified by the applicant.

Prior to any action on Conditional Use Permit No. 08-020, it is necessary for the Planning Commission to review and act on Negative Declaration No. 08-007. Staff, in its initial analysis of the project, is recommending that the Negative Declaration be approved with suggested findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Building & Safety, Fire, Police, and Public Works have reviewed the application and identified comments and applicable code requirements which have been provided to the applicant and are attached for informational purposes only (Attachment No. 5). The Public Works Department has expressed concerns regarding reciprocal access to the adjoining City lift station, onsite drainage, and public improvements. The condition of approval that requires the Hamilton drive approach be relocated approximately 10 ft. to the west will ensure that the driving angle is adequate enough to allow for safe vehicular ingress. The Police Department has expressed concerns with the interior layout of the convenience store and carwash building and made recommendations to improve security. The Police

Departments suggested conditions of approval involve the installation of a phone in the freezer, a peep hole in the rear door, a one-way mirror on the office window, the west and east doors remain exit only, a camera be installed in the carwash area, the beer coolers be located closer to the cashier, and the hours of operation for the automated carwash be limited to the hours of 7AM to 7PM.

The aforementioned comments and concerns from the Public Works and Police Departments are provided in Attachment No. 5. These concerns have been forwarded to the applicant and have been incorporated in the recommended conditions of approval. The applicant concurs with the suggested conditions of approval.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 12, 2009, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of February 18, 2009, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

December 16, 2008

MANDATORY PROCESSING DATE(S):

Negative Declaration: June 14, 2009 (180 days)

Conditional Use Permit: Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 08-020 was filed on April 28, 2008, and deemed complete December 16, 2008. The application is scheduled for public hearing before the Planning Commission on February 24, 2009.

ANALYSIS:

General Plan Consistency

The General Plan goals and policies promote quality design and distinctive character for all commercial developments. More specifically the General Plan advocates for the continuation of existing uses and diversity of retail and service commercial uses that are oriented to the needs of local resident. The development of an existing out dated gas and service station with an enhanced design and incorporation of the Planning Department's recommended conditions will promote compatibility with developments in the surrounding area. The project design is comparable to the shopping center located to the east of the site (across of Brookhurst Street) which has recently undergone an enhanced facade remodel. The design of the project will assist in a positive impact in the image of the area. Additionally the modernization of an existing gas and service station with additional uses such as convenience market and automated carwash will provide diversity to stimulate investment and strengthen the economic vitality of the City which is encouraged in the *Economic Element* of the General Plan.

HBZSO Consistency

Incorporation of the recommended conditions of approval will allow the project to comply with the provisions of the CG zoning district and specific development requirements applicable to gas and service stations. The recommendations address aspects of the project that are in noncompliance with sections of the code, specially the minimum 10 ft. setback required for the gas canopy structure, the minimum 3 ft. wide by 10 ft. landscape planter requirement, and minimum 3 ft. drive approach setback from the northerly property line adjacent to Brookhurst Street. The proposed project, with incorporation of the recommended conditions of approval, will comply with the provisions of the CG zoning district and other applicable provisions in Titles 20-25 of the HBZSO including minimum parking requirements, minimum yard setbacks, minimum landscaping, maximum building height, and maximum floor area ratio.

Land Use Compatibility

The project represents a modification from the existing uses, which provides retail gas sales and light repair of vehicles. The development addresses compatibility concerns with adjacent residential uses by proposing a building setback of 25 ft. from the nearest residential property line, and 100 ft. from the nearest residential unit. The residences to the east are further buffered by an existing block wall and carport buildings which minimize noise and light impacts. Furthermore, the carwash building will be setback approximately 30 ft. further than the convenience store building. Though the entrance of the carwash bay will face toward residences, noise impacts will be negligible. An acoustical study prepared by RK Engineering Group, determined that the noise impact generated from the proposed uses, especially from the automated carwash, would not result in noise levels exceeding the maximum thresholds established by the City's Noise Ordinance.

Site Layout

As identified in the *Urban Design Guidelines Conformance* and *Site Layout* sections, the onsite circulation provides for efficient vehicular egress and ingress to the site. The gas pump islands are spaced to allow for vehicles to occupy the self-service fuel dispensers while providing adequate space to allow for a vehicle to drive between occupied pump islands. Furthermore, on the north and south side of the gas pump islands, space has been provided to allow for vehicular stacking. Also, additional space is provided on the west side of self-service pump station to allow for oversized vehicles, such as fueling trucks to access the site efficiently. The drive-through for the automated carwash is accessed on the east side of the project site with stacking of up to five vehicles in the drive-through aisle. This provides vehicles accessing the carwash a dedicated drive aisle separating traffic to the carwash from remaining onsite circulation.

Improvements for reciprocal access is being provided for the north and east properties. The existing Hamilton Avenue drive approach is integrated with an existing drive approach serving the adjacent City lift station. The consolidated drive approach allows the project to minimize the number of driveways along the street and provided safe vehicular egress/ingress of oversized City vehicles. In addition, future reciprocal access to the north and provided access to the east property will allow for a decrease in the demand of vehicles utilizing Brookhurst Street and Hamilton Avenue to traverse from abutting properties which will not impact the level of service of these streets.

Urban Design Guidelines

The proposed project incorporates architecturally enhanced buildings consistent with the Urban Design Guidelines (UDG). The placement of the buildings is designed so the convenience store entrance and all other onsite activities are focused and buffered away from adjoining residences. The design of the buildings will be enhanced with four-dimensional architecture which will include variations to roof height that will be capped with a decorative cornices, recesses and offsets and variations to the exterior façade to reduce the bulk and mass of the building, enhanced building entrance, and architecturally enhanced gas canopy, identified as “Canopy Elevation Option A” (Attachment No. 2.5) which is integrated within the overall design of the project. With incorporation of the conditions of approval, especially “Canopy Elevation Option A”, staff believes that the site can be developed in accordance with the adopted citywide Urban Design Guidelines.

Staff is recommending approval of the proposed project based on the suggested findings and subject to the suggested conditions of approval. The proposed project will be compatible with the surrounding land uses through the implementation of the suggested conditions of approval and will have no significant adverse environmental impacts.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – Negative Declaration No. 08-007/ Conditional Use Permit No. 08-020
2. Site plan, floor plan, and elevations received and dated July 30, 2008
3. Elevations – Gas Canopy Option “B” received and dated August 14, 2008
4. Project Narrative received and dated April 28, 2008
5. Amended Code Requirements Letter dated December 1, 2008 (for informational purposes only)
6. Negative Declaration No. 08-007 (includes Environmental Checklist)
7. Environmental Board comments dated received February 12, 2009.
8. Public Works and Police Departments’ comments and suggested conditions of approval dated December 3, 2008.
9. Urban Design Guidelines – Service Stations and Carwashes.

SH:HF:AG:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

NEGATIVE DECLARATION NO. 08-007/ CONDITIONAL USE PERMIT NO. 08-020

SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 08-007 :

1. The Negative Declaration No. 08-007 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 thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and Conditional Use Permit No. 08-020.
2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for Conditional Use Permit No. 08-020 will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 08-020:

1. Conditional Use Permit No. 08-020 to construct a gas station consisting of six self-service pump stations, an approximately 2,400 sq. ft. 24-hour convenience store building, and an approximately 960 sq. ft. automated carwash, and associated site improvements in conjunction with the onsite sale of alcoholic sealed/package beverages for offsite consumption 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. A negative declaration was prepared which analyzed the project potential to generate detrimental impacts on surrounding properties. The study concluded that no significant impact will occur with respect to the proposed uses. The Negative Declaration is supported by environmental assessment, air quality and acoustical studies. The project will provide adequate parking, in accordance with applicable code requirements on site.
2. The conditional use permit will be compatible with surrounding uses because the project is consistent with the applicable General Plan Land Use and Zoning designations. The proposed project will modernize an existing gas and service station by providing additional services to the community which will include two additional self-service fuel pump stations, a convenience store, and automated carwash. The proposed buildings, as conditioned, will comply with the maximum height limit and minimum yard setbacks of the base zoning district. Nearby residences will be buffered from the project by a drive aisle, carport, 6 ft. block wall, and 25 ft. setback. Onsite circulation will be improved to ensure for safe and secure traffic flow for the proposed project and adjoining City lift station.

3. Conditional Use Permit No. 08-020, with incorporation of the conditions of approval, 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 including Commercial General permitted uses, minimum parking requirements, minimum yard 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. It is consistent with the Land Use Element designation of Commercial General (CG) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

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 resident.

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

Objective - LU 10.1.6: Require the commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

Objective - 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 architectural treatment of buildings to minimize visual bulk and mass, using techniques such as modulation of building volumes and articulation of all elevations

The project is a redevelopment of an existing gas and service station with a new gas station, convenience store, and automated carwash. The additional uses will redevelop a site containing an outdated service station with a modern facility that caters to the needs of local residents. The project will not significantly impact the adjoining residential property to the east of the site. The entrance of the convenience store will be oriented toward Hamilton Avenue, away from nearby residential units. The residential uses to the west will be buffered from the gas station/carwash/convenience store by an approximately 100 ft. separation consisting of a drive aisle, carport, 6 ft. high block wall, and an approximately 25 ft. setback. The mechanical equipment associated with the carwash will be located inside the building; in addition, an exiting 6 ft. high common block wall and carport structure sited on the adjoining residential property will assist in attenuating noise generated from the carwash. Lighting will be designed to be directed onto the project site without any spillage on to adjacent properties.

B. Urban Design Element

Objective – UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

Policy – 1.2.1: Enhance the connections, where feasible between the public sidewalk and private commercial interior open spaces as described by the Land Use Element by using decorative paving materials.

The redevelopment of an existing gas and service station will modernize an outdated site with a gas station, convenience store, and automated carwash. The proposed design of the convenience store will incorporate distinctive architecture which includes variations to the roof height, insets and offsets in the building façade to create enhanced visual relief and break up of building mass, variations in exterior building treatment, and an enhanced building entrance. The gas canopy structure will be architecturally enhanced with a pitched roof design and designed to be integrated with the convenience and automated carwash building. The project will incorporate a connection from the public sidewalk on Brookhurst Street by providing clear identifiable access to the convenience store and automated carwash building. As conditioned, the pedestrian connection will be provided with a decorative paving to distinguish from pedestrian and vehicular access ways.

C. Economic Development Element

Policies - 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 request will accommodate the redevelopment of an existing site with additional uses that will serve the needs of local residents and visitors to the City by providing additional commercial serving opportunities.

D. Noise Element

Policy N – 1.2.3: Require development, in all areas where the ambient noise level exceeds an Ldn of 60 dB(A), to conduct an acoustical analysis and incorporate special design measures in their construction, thereby, reducing interior noise levels to the 45 dB(a) Ldn level.

Policy N – 1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

A noise study provided for the project identifies that noise levels will not cumulatively contribute to an increase in levels above established thresholds. Noise will be attenuated through onsite improvements and existing structures adjacent to the site which include a perimeter block wall and carport structures. Additionally, noise emitting mechanical equipment will be enclosed within the building.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 08-020:

1. The site plan, floor plans, and elevations received and dated July 30, 2008, shall be the conceptually approved design with the following modifications:

- a. Gas Canopy Option “A” shall be the approved design.
 - b. The setback for the gas canopy shall be increased by 4 ft. along the south interior property line for a total minimum setback of 10 ft.
 - c. The drive approach along the north property line on Brookhurst Street shall be relocated 3 ft. to the south. In addition, a 3 ft. wide and 10 ft. long landscape planter shall be provided along the northerly property line.
 - d. Reduce the length of the parking stalls to 17 ft. and widen the walkway an additional 2 ft. for the parking stalls directly located to the south of the convenience store building.
 - e. The air and water pump depicted on the along the easterly property line adjacent to the easterly most drive aisle shall be relocated to an area adjacent to the proposed parking spaces. The final design shall be reviewed and approved by the Planning Department.
 - f. Decorative paving shall be provided for the 4 ft. wide pedestrian walkway serving as access from Brookhurst Street to the convenience store.
 - g. The proposed bollards located at the ends of gas pump islands shall be replaced with decorative bollards compatible with the proposed building design.
 - h. The proposed single driveway on Hamilton Avenue (which will serve both the subject site and the City’s lift station site) shall be relocated to the west approximately 10 ft. from the beginning of the curb return and shall be constructed as an ADA compliant driveway approach per Public Works Standard Plan No. 211 (PW).
 - i. Approximately 8 ft. of the southerly end of existing chain link fence and adjacent retaining wall, which serves as the property boundary between the subject site and the easterly parcel (APN 149-262-08), shall be removed to be even with the southerly border of said parcel so as to provide the required reciprocal driveway. Additional retaining wall may be required to be constructed, depending on the orientation and layout of the new reciprocal access driveway (PW).
2. A Precise Grading Plan shall include the following improvements on the plan:
- a. The existing driveway approach to the subject site and the existing driveway approach to the City’s lift station site, both on Hamilton Avenue, shall be removed and replaced with one ADA compliant driveway approach per Public Works Standard Plan No. 211(PW).
 - b. The existing northerly driveway approach on Brookhurst Street shall removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211(PW).
 - c. The existing southerly driveway approach on Brookhurst Street shall be removed and replaced with curb, gutter, and sidewalk per City Standard Plan Nos. 202 and 207 (PW).
 - d. A street light shall be installed on Brookhurst Street, south of the northerly driveway (PW).
 - e. Damaged curb, gutter and sidewalk along the Brookhurst Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207 (PW).
 - f. The existing natural gas line on the easterly wall (approximately 18-inches above ground) along the entire width of the property shall be undergrounded (PW).
 - g. The existing natural gas meter in the existing southeasterly landscape planter shall be removed and relocated so as not to interfere with the proposed shared driveway to Hamilton Avenue(PW).

3. A Project Water Quality Management Plan (WQMP) shall include the following:
 - a. Wash down water and runoff from the surface area under the canopy covered fueling area shall be collected and drained into the on-site carwash clarifier (**PW**).
 - b. Runoff from the surface area within the trash enclosure area shall be collected and drained into the on-site sanitary sewer system (**PW**).
 - c. Surface drainage shall be treated on site by being directed through landscape before leaving property (**PW**).
 - d. At the exit of the carwash, a trench with grate shall be installed along the width of the drive-through to capture excess water and drain the water to the carwash clarifier (**PW**).
4. Traffic signal pull boxes are not permitted within the ADA access ramp area at the street corner.
5. Carwash shall not drain to any storm drain system. Wash water from this area may be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), through an engineered infiltration system, clarifier or to an equally effective alternative. Pre-treatment may also be required.
6. All existing signs which do not conform with Chapter 2330 – *Signs* of the HBZSO shall be removed or modified to conform.
7. 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.
8. A truck-tracking exhibit shall be provided which demonstrates that a WB-50 vehicle can enter the site, access the delivery areas, and leave the site without touching the required parking spaces and landscaped areas.
9. Applicant shall water jet then provide a color video recording of the existing sewer lateral pipe to verify the working condition of the sewer lateral. If the sewer does not pass Public Works inspection, a new sewer lateral shall be installed connecting to the main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney (**PW**).
10. Prior to final inspection or occupancy:
 - a. Install a phone in the freezer and cooler areas (**PD**).
 - b. Install a peep hole in the rear door (**PD**).
 - c. Install a one-way mirror on the office window (**PD**).
11. The use shall comply with the following:
 - a. The west and east doors should remain exit only (**PD**).
 - b. Include a camera in the carwash area so that employee(s) can monitor activity building (**PD**).

- c. The beer coolers shall be located to the coolers closest to the cashier (**PD**).
 - d. The hours of operation for the automated carwash shall be limited to the hours of 7AM to 7PM.
12. 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.
13. 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>).

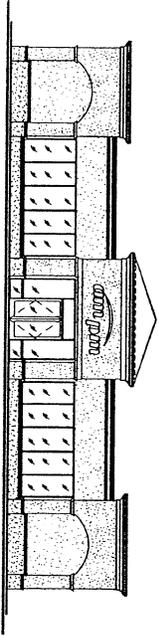
INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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.

PROPOSED NEW DEVELOPMENT FOR:

ARCO BP

21452 BROOKHURST STREET
HUNTINGTON BEACH, CA



LEGAL DESCRIPTION

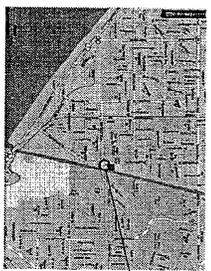
PROPERTY:
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

LEGAL DESCRIPTION:
CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH

ABSTRACT NUMBER: 21452-242-02

LEGAL DESCRIPTION:
CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH

VICINITY MAP



LEGAL

OWNER
ISH SAHAGIAN
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

PROPERTY OWNER
BP WEST COAST PRODUCTS, LLC
BP WEST COAST PRODUCTS, LLC
14000 W. 110TH AVENUE
LA PALMA, CA 90223

SITE DATA

PROJECT ADDRESS
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

A.P.N. #: 149-242-02
LOT SIZE 21,423 S.F. = 0.411 ACRES

SCOPE OF WORK

DEMOLITION:
(E) CONVENIENCE STORE
(E) REPAIR SHOP AND DISRUPTERS
(E) UNDERGROUND GASOLENE TANKS
(E) HARDSCAPE AND LANDSCAPE

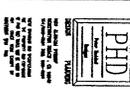
PROPOSED:
(N) ARCO 1 AN/PPI CONVENIENCE STORE 85' x 41' 2400 S.F.
(N) 5 FUEL DISPENSERS
(N) 1 FUEL CANNOPY
(N) 1 FUEL CANNOPY
(N) 1 SELF-SERVE DRIVE THRU CAR WASH
(N) LANDSCAPING 3235 S.F. 12%

SHEET INDEX

T-I	TITLE	DATE
SP1	SITE PLAN	06/23/2008
A-1	FLOOR PLAN	NOTED
A-2	ROOF PLAN	0808
A-3	ELEVATIONS	
DBA-1	SOUND STUDY/NOISE LEVEL	

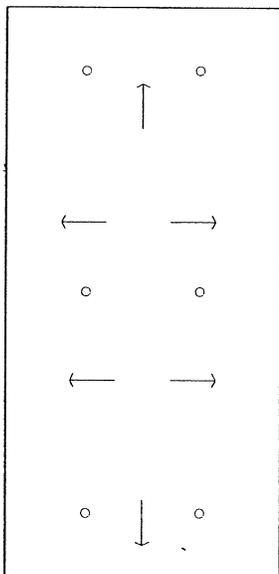
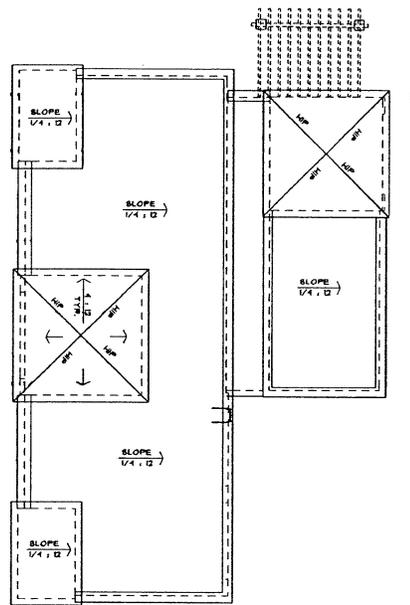
REVISIONS

NO.	DATE	DESCRIPTION
1	06/23/2008	ISSUED FOR PERMIT



PROJECT LOCATION

ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA, 92646



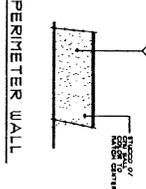
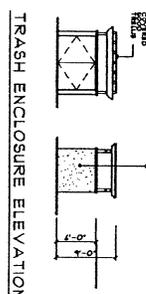
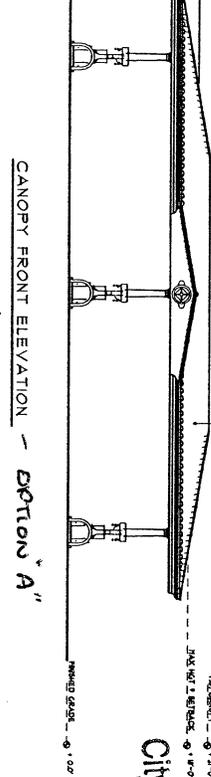
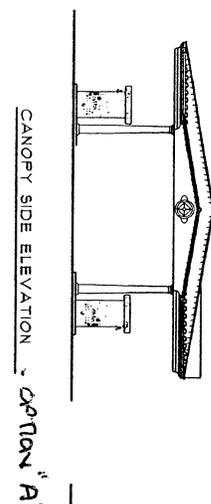
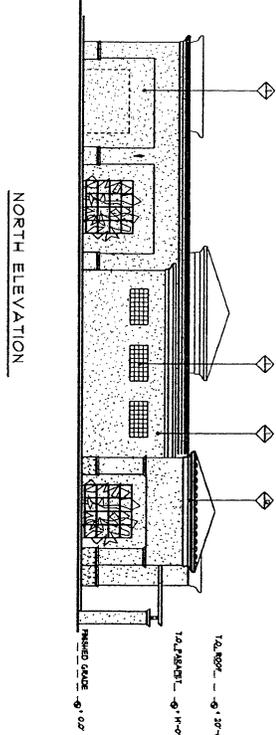
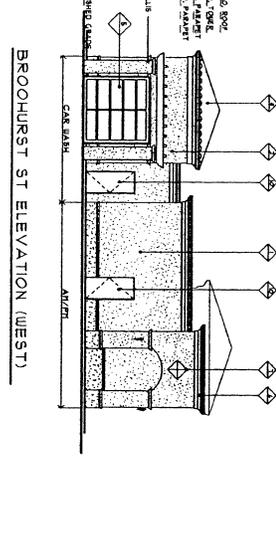
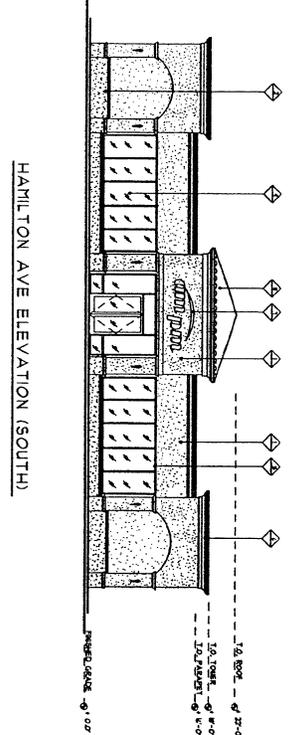
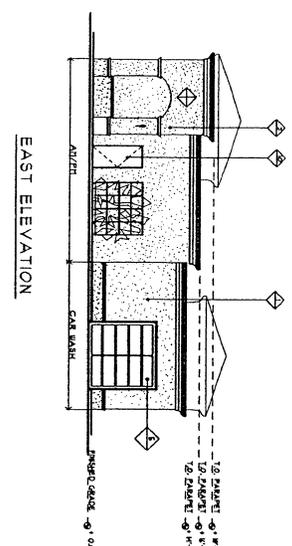
ROOF PLAN
SCALE: 1/8"=1'-0"

City of Huntington Beach
JUL 30 2008



REVISIONS 1. OF SHEET 2. OF SHEET 3. OF SHEET 4. OF SHEET 5. OF SHEET 6. OF SHEET 7. OF SHEET 8. OF SHEET 9. OF SHEET 10. OF SHEET	DATE 06/23/2008	PROJECT ARCO FACILITY & CAR WASH	PROJECT LOCATION 21452 BROOMHURST STREET HUNTINGTON BEACH CA, 92646
	DRAWN BY PNH	CHECKED BY PNH	PROPOSED GAS STATION AND CAR WASH

A-2



EXTERIOR FINISH SCHEDULE		REVISIONS
1	MATERIAL	01/08/08
2	1/2\"/>	01/08/08
3	PRECAST CONCRETE PLANTION	01/08/08
4	ALUMINUM STOREFRONT	01/08/08
5	GLASS	01/08/08
6	SP SLATE CLAUDE SCOR	01/08/08
7	3/4\"/>	01/08/08
8	EXPOSED ALUMINUM FINISH	01/08/08
9	SPY ROOMS, 1/2\"/>	01/08/08
10	LABORATORY (BIOLOGICAL FURNITURE)	01/08/08
11	CLEARANCE THE ROOM AND UNDER	01/08/08
12	ALUMINUM SHADE SCREENS	01/08/08
13	HOLLOW CORE METAL DOOR	01/08/08
14	LIGHT FIXTURE	01/08/08
15	METAL CANOPY PAINT	01/08/08
16	STUCCO SCREEN	01/08/08
17	GLASS BLOCK	01/08/08
18	FINISH	01/08/08

City of Huntington Beach

JUL 30 2008

PROJECT LOCATION: ARCO FACILITY & CAR WASH, 21452 BROOKHURST STREET, HUNTINGTON BEACH CA, 92646

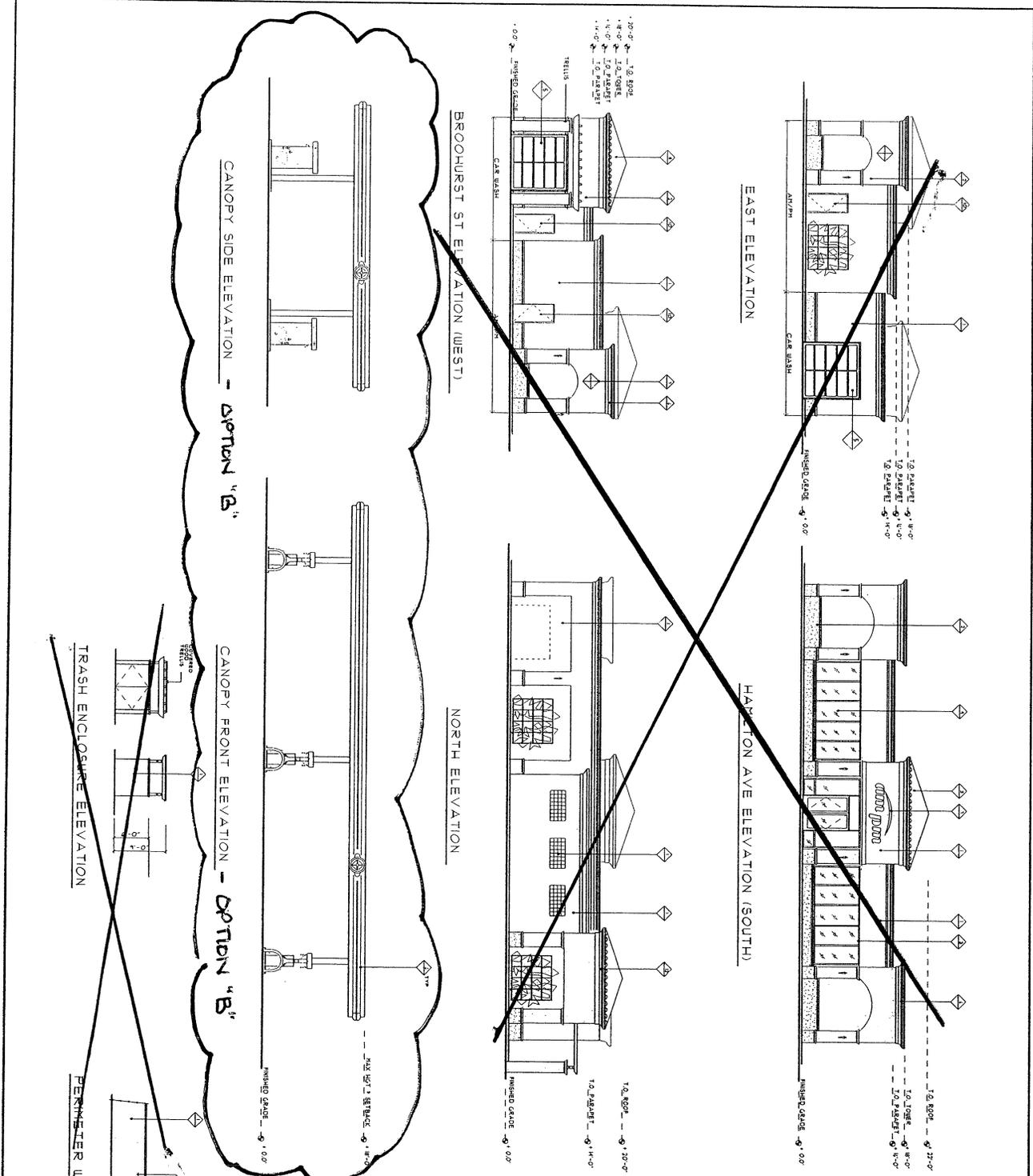
DATE: 04/23/2008

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

PROJECT NO: 0808

REVISIONS: A-3

AUG 14 2008



EXTERIOR FINISH SCHEDULE	
MATERIAL	REVISIONS
1. 2" EXPOSED STUCCO FINISH	01/08/2008
2. 1/2" SAND CAST CONCRETE FINISH	07/2008
3. PRECAST CONCRETE PLANTION	07/2008
4. ALUMINUM STONESMONT	08/01/2008
5. GLASS	
6. BR. GLASS GARAGE DOOR	
7. BR. GLASS ALUMINUM WINDOW	
8. BR. FINISH W/ EXTERIOR ACRYLIC FINISH	
9. ILLUMINATED SIGNAGE (UNDER & SPARK PERMIT)	
10. CERAMIC TILE ROOF SHINGLES	
11. U.S. CLAY TILE ROOFING (CC ER 208)	
12. ALUMINUM SHADE SCREENS	
13. HOLLOW CORE METAL DOOR	
14. LIGHT FIXTURE	
15. METAL CANOPY PAINT	
16. STUCCO SCREENS	
17. CLASS BLOCK	
18. FINISH	

<p>PROPOSED GLASS STATION AND CAR WASH</p> <p>ARCO FACILITY & CAR WASH</p> <p>21452 BROOKHURST STREET HUNTINGTON BEACH CA. 92646</p>	<p>PROJECT LOCATION</p>	<p>PHD Professional Home Design 1100 N. Main Street Huntington Beach, CA 92648 Tel: 714.344.1100 Fax: 714.344.1101 www.phd.com</p>
<p>DATE: 04/23/2008</p> <p>SCALE: 1/8" = 1'-0"</p> <p>JOB NO: 0808</p>	<p>DATE: 04/23/2008</p> <p>SCALE: 1/8" = 1'-0"</p> <p>JOB NO: 0808</p>	<p>DATE: 04/23/2008</p> <p>SCALE: 1/8" = 1'-0"</p> <p>JOB NO: 0808</p>

A-3

Narrative

Location:

21452 Brookhurst St. Northeast corner of Brookhurst and Hamilton Ave. See attached area map and aerial photograph.

Request:

To permit a 2,400 sq ft. convenience store with alcohol sales, fuel dispensers and self serve drive thru carwash.

Hours of Operation:

The convenience store will be open 24 hours, seven days per week.

Zoning and General Plan:

The current zoning on the property is CG, General Commercial and the General Plan is CG F-1, Commercial.

Site History:

The property is currently used as a convenience store, fuel sales and repair shop. Demolition will include the razing of the existing convenience store, repair shop; underground gasoline tanks fuel canopy and existing landscape.

Surrounding Land Uses:

East: Residential condominiums and City-owned pump station

West: Existing commercial businesses including service station and retail businesses

North: Existing KFC restaurant/drive-thru

South: Existing service station

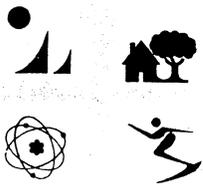
Environmental Status:

There are no significant environmental impacts associated with this project. The project is not within a know hazardous waste and substance site.

Land Use Compatibility:

The proposed project will be compatible with existing businesses in the area with full compliance with city codes and regulations including zoning regulations, building codes and fires codes.

City of Huntington Beach
APR 28 2008



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

December 1, 2008

Michael C. Adams
21190 Beach Blvd.
Huntington Beach, CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-020 (ARCO SERVICE STATION) –
21452 BROOKHURST STREET
REVISED PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

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 Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

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 agonzales@surfcity-hb.org or 714-374-1547 and/or the respective source department (contact person below).

Sincerely,

Andrew Gonzales
Associate Planner

Enclosures: Planning Department requirements dated September 30, 2008
Building Department requirements dated July 17, 2008

ATTACHMENT NO. 5.1

Public Works Department requirements dated July 9, 2008 and **amended**
Traffic Impact Fee dated December 1, 2008
Fire Department requirements dated June 6, 2008

Cc: Herb Fauland, Planning Manager
Jason Kelley, Planning Department
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-374-1692
Jason Kwak, Building and Safety Department – 714-536-5278
BP West Coast Products, LLC, 4 Center Pointe Drive, La Palma, CA 90603
Project File



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 30, 2008
PROJECT NAME: ARCO SERVICE STATION
PLANNING APPLICATION NO.: PLANNING APPLICATION NO.2008-088
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESMENT 2008-007
DATE OF PLANS: JULY 30, 2008
PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH
PLAN REVIEWER: ANDREW GONZALES, ASSISTANT PLANNER
TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG
PROJECT DESCRIPTION: CUP TO PERMIT THE DEMOLITION AND CONSTRUCTION OF 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH; EA TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION, CONVENIENCE STORE, AND AUTOMATED CARWASH.

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.

CONDITIONAL USE PERMIT NO. 2008-020:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Elevations shall depict approved colors and building materials.
 - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - c. 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.

- d. 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).
 - e. 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.
 - f. 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))**
 - g. 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.
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 from 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.
 - b. 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. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, 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 irrevocable reciprocal driveway easement(s), between the subject site and adjacent northerly and easterly property. 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. 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.
 - c. 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) 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 to Chapter 233 - Signs of the Huntington Beach Zoning & 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.
10. 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.
11. 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.
12. Conditional Use Permit No. 2008-020 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
13. Conditional Use Permit No. 2008-020 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. 2008-020 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. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
18. 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.
19. 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.



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

DATE: JULY 17, 2008
PROJECT NAME: ARCO SERVICE STATION
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0088
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESSMENT NO. 2008-007
DATE OF PLANS: JUNE 24, 2008
PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH
PROJECT PLANNER: ANDREW GONZALES, ASSISTANT PLANNER
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTINO OF A 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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

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 PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 9, 2008

PROJECT NAME: ARCO SERVICE STATION

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-020; ENVIRONMENTAL ASSESSMENT NO. 08-007

PLNG APPLICATION NO: 2008-0088

DATE OF PLANS: APRIL 28, 2008

PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH (NE CORNER OF BROOKHURST & HAMILTON)

PROJECT PLANNER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 374-1547 / AGONZALES@SURFCITY-HB.ORG

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

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

PROJECT DESCRIPTION: CUP: TO PERMIT THE DEMOLITION AND CONSTRUCTION OF 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. EA: TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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.

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

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. An ADA compliant access ramp shall be installed at the intersection corner per Caltrans Standard Plan A88A, if existing does not meet standard. (ZSO 230.84, ADA)
 - b. 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. (MC 14.08.020)
 - c. The existing domestic water service currently serving the existing development may potentially be utilized for irrigation purposes if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water meter, box, appurtenance, and backflow protection device shall be upgraded and/or relocated to conform to the current Water Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Standards and shall be sized to meet the City Landscape Architect requirement. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 255.04E)
 - d. Separate backflow protection devices shall be installed per Water Standards for domestic and irrigation water services. (Resolution 5921 and Title 17)
 - e. If replacement of the existing fire backflow protection device is required by the Fire Department, then the existing backflow device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
 - f. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP.
2. 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)
 3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 5. A 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 signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
 6. A Project WQMP shall be submitted to the Public Works Department for review and acceptance and 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 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.
7. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). 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 and roof shall have a 2% pitch to eliminate the possibility of standing water. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
9. If soil remediation is required by Fire Department, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
11. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring

compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

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

1. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.
2. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
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. 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)
5. 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)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. 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)
8. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
9. Wind barriers shall be installed along the perimeter of the site. (DAMP)
10. If required by Fire Department, remediation operations shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
11. 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 shall be paid at the rate applicable at the time of Building Permit issuance. The current rate is \$154 per net new added daily trip and is adjusted annually. The project is forecast to generate 340 new daily trips for a traffic impact fee of \$52,360.00. (MC 17.65)

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

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. 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)
3. 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.
4. 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.
5. All new utilities shall be undergrounded. (MC 17.64)
6. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the attached Public Works Fee Schedule adopted by the City Council Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

PLAN REVIEW COMMENTS

To: Steve Bogart, Andrew Gonzales

Subject: Transportation Review Comments - Revised Traffic Impact Fees
21452 Brookhurst Street – Arco Service Station
CUP 08-020, EA 08-007

From: Darren Sam

Date: December 1, 2008

Based on the latest proposal the project will generate the following new daily vehicle trips:

$(2 \text{ new fueling stations}) \times (85 \text{ trips/fueling station}) = 170 \text{ new daily vehicle trips.}$

Traffic Impact Fees (TIF):

$(170 \text{ new daily vehicle trips}) \times (\$154.00/\text{new daily vehicle trip}^*) = \$26,180.00.$

*The Traffic Impact Fees shall be paid at the rate applicable at the time of Building Permit Issuance. The current rate of \$154 per net new vehicle trip is in the process of being adjusted to reflect the increase in the Construction Cost Index.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 6, 2008

PROJECT NAME: ARCO SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-088

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESSMENT NO. 2008-007

PROJECT LOCATION: 21452 BROOKHURST, HUNTINGTON BEACH, CA

PLANNER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 536-5271/ AGONZALES@SURFCITY-HB.ORG

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ LCALDWELL@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTION OF A 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

The following is a list of code requirements deemed applicable to the proposed project based on plans received June 6, 2008, and revised on July 30, 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. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, DEVELOPMENT SPECIALIST.

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

- a. **CURRENT or FORMER GAS STATION SITE** (*Underground Storage Tanks*)
Based on site characteristics, suspected soil contamination, or proximity to former gas station underground storage tanks, the following is required:

"Soil Testing".

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.

- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. **(FD)**

“Remediation Action Plan” If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

- b. **Proof of OCHCA Site Closure or Corrective Action Plan.** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
- An approved Orange County Health Care Agency UST **Site Closure Letter**, or
 - Provide an Orange County Health Care Agency UST **Corrective Action Plan** and **Written Permission for Co-Existence**.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

- c. **Vapor Extraction Treatment Equipment and Areas** as outlined in the Orange County Health Care Agency UST **Corrective Action Plan** shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code, Fire Code, and Building Code*. **(FD)**
- d. **Fire Code Permit for Tank Removal/Installation.** Installation and/or removal of underground flammable or combustible liquid storage tanks (UST) require the applicant to first obtain an approved Orange County Environmental Health Care UST permit/site plan. This approved plan must be presented in order to obtain the required Huntington

Beach Fire Department *Fire Code Permit Application* to conduct installation and/or removal operations. (FD)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. ***Proof of Soil Compliance or Clean Up*** is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. (FD)
- b. ***Proof of OCHCA Site Closure or Corrective Action Plan and Written Permission for Co-Existence.*** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
 - a. An approved Orange County Health Care Agency ***UST Site Closure Letter***, or
 - b. Provide an Orange County Health Care Agency ***UST Corrective Action Plan and Written Permission for Co-Existence.***

Note: Each site will be evaluated on an individual basis. (FD)

- c. ***Fuel Dispensing Station*** design shall conform to the following:
 - *Huntington Beach Fire Code Article 52-Motor Vehicle Fuel – Dispensing Stations*
 - *Huntington Beach Fire Code Article 79 – Flammable and Combustible Liquids.*
 - *NFPA 30A – Motor Fuel Dispensing Facilities and Repair Garages.*
 - *Sound industry practices, standards, and methods.* (FD)
- d. ***Fire Permit Required*** for motor vehicle fuel dispensing station per California Fire Code section 105 – *Permits*. Contact Huntington Beach Fire Department (714-536-5411) for applications or questions. (FD)
- e. ***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 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 (FD)
- f. ***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. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. (FD)

ATTACHMENT NO. 5.17

- g. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area above the underground storage tanks shall be capable of supporting a fire apparatus (72,000 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. Current design may meet this requirement. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- h. **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*. Current design may meet this requirement. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- i. **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. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- j. **Cold Storage Rooms or Walk-In Freezers** shall be openable from the inside 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)**
- k. **Building Address Numbers** shall be installed to comply with City Specification #428, *Premise Identification*. Building address number sets are required on front 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 door 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)**
- l. **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*.
 - Reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**
- m. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

- a. **Fuel Dispensing Station** design conforms to the following:
 - *California Fire Code Article 52-Motor Vehicle Fuel – Dispensing Stations*
 - *California Fire Code Article 79 – Flammable and Combustible Liquids.*
 - *NFPA 30A – Motor Fuel Dispensing Facilities and Repair Garages.*
 - *Sound industry practices and methods.* **(FD)**
- b. **Fire Permit Approved** for motor vehicle fuel dispensing station per *California Fire Code section 105 – Permits.* **(FD)**
- c. **Fire Extinguishers** installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424.* **(FD)**
- d. **Fire Access Roads** installed and maintained in compliance with *City Specification # 401, Minimum Standards for Fire Apparatus Access.* **(FD)**
- e. **Fire Lanes** posted, marked, and maintained per *City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties.* **(FD)**
- f. **Building Address Numbers** shall be installed to comply with *City Specification #428, Premise Identification.* **(FD)**

- g. **Cold Storage Rooms or Walk-In Freezers** 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)**
- h. **GIS Mapping Information** provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. **(FD)**

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 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.

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-007**

- 1. PROJECT TITLE:** Arco Service Station Development
- Concurrent Entitlements:** Conditional Use Permit No. 2008-020
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Andrew Gonzales, Associate Planner
Phone: (714) 536-5271
- 3. PROJECT LOCATION:** 21452 Brookhurst Street (Northeast Corner of Brookhurst Street and Hamilton Avenue)
- 4. PROJECT PROPONENT:** Michael C. Adams
21190 Beach Blvd.
Huntington Beach, CA 92648
- Contact Person:** Michael C. Adams
Phone: (714) 374-5678
- 5. GENERAL PLAN DESIGNATION:** CG-F1 (Commercial General – 0.35 maximum floor area ratio)
- 6. ZONING:** CG (Commercial General)

7. PROJECT DESCRIPTION

The proposed project includes a request to permit the demolition of an existing service station containing four self-service fuel dispensers, including removal of underground storage tanks and soil remediation as necessary, and construction of a new service station with a 2,400 sq. ft. convenience food market including the sale of beer and wine with an attached 960 sq. ft. automated car wash. The proposal includes six new self-service fuel dispensers covered by a gas pump canopy. Presently the site has two vehicular access points (one on Brookhurst St. and one on Hamilton Ave.) that will remain. However, the Hamilton Avenue driveway will be relocated further east and consolidated with an adjacent driveway, which serves an adjoining City lift station, to provide greater vehicular mobility onto both sites. A total of 10 onsite parking spaces will be provided. The proposed location of the convenience store and automated carwash building is centrally located at the north of the site with the gas pump islands and canopy located to the south of the site. The convenience store will have 1-2 employees per shift (5 employees total) and the proposed hours of operation are seven days a week, 24

hours a day. The hours of operation for the automated carwash will operate seven days a week between the hours of 7AM to 7PM.

8. SURROUNDING LAND USES AND SETTING:

The project site is located at the northeast corner of Brookhurst Street and Hamilton Avenue. The project site is developed and operated with an automobile service station. An automobile service station exists to the south, across Hamilton Avenue. An automobile service station and multi-tenant commercial/retail center exist to the east. A drive-thru restaurant exists to the north and multi-family residential development to the northeast. To the east of the site exists a City lift station with exclusive access provided and adjoining the existing service station driveway along Hamilton Avenue.

8. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

The project requires approvals from the Orange County Health Care Agency (OCHCA) and the Santa Ana Regional Water Quality Control Board (SARWQCB) prior to issuance of city building permits.

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
- Population / Housing
- Geology / Soils
- Hydrology / Water Quality
- Air Quality
- Agriculture Resources
- Transportation / Traffic
- Biological Resources
- Mineral Resources
- Hazards and Hazardous Materials
- Noise
- Mandatory Findings of Significance
- Public Services
- Utilities / Service Systems
- Aesthetics
- Cultural Resources
- Recreation

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.**

Andrew Gonzales
Signature

12/29/08
Date

ANDREW GONZALES
Printed Name

ASSOCIATE PLANNER
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.
2. 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.
3. “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.
4. “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).
5. 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.
6. 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.
7. 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. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 6.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Potentially Significant No Impact</i>
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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	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 site is presently developed with a service station. The City’s zoning map and general plan land use element designate the site for general commercial uses. The proposed project is consistent with the development standards within these designations (including setbacks, building height, parking, and floor area ratio). Service stations are permitted within the Commercial General zoning district with the approval of a Conditional Use Permit. The project is consistent with the following General Plan goals, objectives, and policies:

- LU 1.1 – Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.
- LU 2 – Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
- LU 4 – Achieve and maintain high quality architecture, landscape, and public open spaces in the City.
- LU 4.2.1 – Require that all structures be constructed in accordance with the requirements of the City’s building and other pertinent code regulations.
- LU 7.1.1 – Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

The project involves the modernization of a dated self-service station in order to ensure the economic growth and vitality of the site by upgrading the existing business to better serve the market demand of local consumers. The project is located in an urbanized area with adequate infrastructure to service the site. The development is in compliance with the Urban Design Guidelines. The architecture provides variations in roof heights, a prominent entry, and enhanced building materials. The service station will be constructed in accordance with the City building requirements and other applicable code requirements. No impacts to land use and planning would occur.

- 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. Therefore, no impacts would occur.

- 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 within an established urban area and does not propose any roads or features that would divide an established community. The project would not impact access to surrounding development. Therefore, no impacts would occur

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not be growth inducing through construction or extension of roads or other infrastructure. The proposed use of the site is general commercial and will cater to local residents and commuters along Brookhurst Street and Hamilton Avenue. There will be no substantial growth as a result of the project because it will replace an existing service station use. No impacts are anticipated.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will not displace existing housing. No impacts are anticipated.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not result in the displacement of people since the site is zoned for commercial uses and proposes to demolish and reconstruct a service station and ancillary uses. 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, 13)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii) Strong seismic ground shaking? (Sources: 1,13, 17)

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 that 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: 1,6)

Discussion: Displacement, compactions, and over covering of soil associated with construction of the new structures will occur but are considered minor. Although the site is located within an area identified by the City's General Plan as having a very high potential for liquefaction, the project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). The project will be subject to a standard code requirement that a detailed soil analysis be prepared by a registered engineer and submitted for review by the City. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, retaining walls, streets, and utilities. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

iv) Landslides? (Sources:1,6)

Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. All onsite structures will be built on level pad sites. The project site is located 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. 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: 1,6)

Discussion: Site preparation may result in short term wind and water erosion impacts; however, the project will be subject to standard code requirements requiring implementation of dust control measures and submittal of an erosion control plan. After completion, the site will be covered with structures, landscaping, and paving which would preclude substantial soil erosion. Standard conditions requiring the preparation of a grading plan by a registered engineer will be enforced. Submission of a soils report is required to address issues regarding excavation, grading, fill, foundation and utilities. The site is flat and does not contain any unique geologic or physical features. The entire site will be re-graded. The project does not propose a substantial amount of earth moving or any other activities which result in unstable earth moving condition or change in geologic substructures. Less than 50 cubic yards of cut will be excavated and a new concrete slab on grade will be poured for the building pad. Additional excavation such as testing boring, installation of air sparging/ soil vapor extraction system, dual-phase extraction system, and monitoring wells may be performed as deemed

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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necessary by the OCHCA and SARWQCB due to ongoing soil remediation. Therefore, less than significant impacts are 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: 1,6,17) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: According to the Seismic Hazard Map, the project is not located in an area with a potential for liquefaction or an earthquake-induced landslide. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. Standard code requirements as explained above address lateral spreading and subsidence.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Based upon the City's General Plan and Geotechnical Inputs Study, the project is located within an area of expansive soil. This is common in the City and impacts can be addressed through compliance with applicable soils, grading, and structural foundation requirements and code ordinances such that any potential expansive soil impacts will be reduced to a level of insignificance. The project will be subject to standard code requirements necessitating review and approval by the Public Works Department. Therefore, 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 are not available for the disposal of wastewater (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase through preparation of 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 for and approval 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

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Additionally, the Public Works Department recommends that car wash and surface runoff under the gas pump canopy not drain to any storm drain system, but rather be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), through an engineered infiltration system, clarifier or to an equally effective alternative. This is a typical solution for auto related uses for fun off. Therefore, incorporation of the Public Works' requirements and recommendations will result in a less than significant impact.

- 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: The Water Division of the Public Works Department reviewed the project and did not indicate concerns about any substantial impacts to ground water supplies due to the nature of the proposed use. Additionally, the subject site is not located near any active ground water wells. Although the project will contribute to cumulative water usage in the City, it is considered insignificant since the estimated water demand for the proposed project represents a minimal increase over the existing use, can be accommodated by the City's water service capacity and does not represent a significant increase in demand. Therefore, 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)
-

Discussion: The project will not impact the course of a stream or river, as none exist on the site. With development of the project, approximately 59% of the site will be paved, 26% will be covered with buildings, and 15% will be landscaped. Slight decreases in existing surface runoff may occur due to the reduction of paving from 89% and an increase in landscaping from 6% to 15%. The inclusion of the carwash will not impact erosion or siltation on or off site because all water drainage onsite will be directed into the sanitary sewer through an engineered infiltration system, clarifier or to an equally effective alternative. The project will be subject to standard code requirements requiring submittal of grading plans and hydrology and hydraulic studies for review and approval by the Public Works Department to determine that the runoff generated by the proposed project will not adversely impact existing drainage systems and adjacent properties.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 of surface runoff in a manner which would result in flooding on or off-site? (Sources: 1,17)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Runoff from the subject site will not result in an increase in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. An additional 9% of water pervious area will reduce the existing rate of surface runoff. The Department of Public Works is requiring that all remaining runoff will be captured and directed into a sanitary sewer through an engineered infiltration system, clarifier or to an equally effective alternative, especially with runoff associated with the carwash. Also, see discussion under Section IV(c). 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)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: See discussion under Section IV(d).

- f) Otherwise substantially degrade water quality? (Sources: 1,17)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The Public Works Department requires a Water Quality Management Plan (WQMP) to be prepared in accordance with National Pollution Discharge Elimination System (NPDES) regulations in order to control the quality of water runoff and protect downstream areas. NPDES requirements assure compliance with water quality standards and water discharge requirements. The project is recommended by the Public Works Department to not direct runoff to any storm drain system but to the sanitary sewer through an engineered infiltration system, clarifier or to an equally effective alternative. 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: 1,7)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is located within Flood Insurance Rate map (FIRM) Zone X, which is not subject to Federal Flood Development requirements and is outside the 100-year flood hazard area. Moreover, the project does not include housing. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1,7)

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: 1,7)

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)

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: 1,17)

Discussion: See discussion under Section IV(a).

- l) Potentially impact stormwater runoff from post-construction activities? (Sources: 1,4,17)

Discussion: See discussion under Section 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: 1,4,17)

Discussion: See discussion under Section IV(a).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1,4,17) Discussion: See discussion under Sections IV(a) and (d).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 1,4,17) Discussion: See discussion under Section IV(d).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1,4,6) Discussion: See discussion under Section III(b).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. AIR QUALITY. 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 9,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create objectionable odors affecting a substantial number of people? (Sources: 9,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 9,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: 9,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

Discussion: a) – e) 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. To reduce emissions, standard City requirements regulate operational construction conditions by requiring construction equipment be maintained in peak operating condition, the use of low sulfur fuel by weight, prohibiting truck idling for periods longer than ten minutes, and discontinuing construction activity during second stage smog alerts. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project. The amount of soil excavation (50 cubic yards) and the truck trips necessary to haul the excavated soil was taken into consideration. The default level of detail was used to calculate fugitive dust emissions from activity on the approximately 0.61 acre site.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

Construction Emissions						
SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM2.5	SOx
Estimated Construction Emissions for proposed project	1.01	0	1.87	24.75	5.24	0
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table, construction emissions from the proposed project would not exceed the regional thresholds. VOC levels are negligible and are associated with only the exterior coating for the convenience market and automated carwash structures. Therefore a less than significant impact during construction is anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for a 2,400 sq. ft. convenience market with gas pumps. The calculation also factored in the 968 sq. ft. automated carwash. The default URBEMIS2007 variables were used for the calculations.

Operational Emissions						
SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM2.5	SOx
Estimated project Emissions for proposed project	48.91	0	5.47	8.04	1.55	0.05
Significance Threshold	550	75	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table, operational emissions from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

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: 1,9,17)

Discussion: The proposed development will generate 170 daily new vehicle trips based on the Institute of Transportation Engineers (ITE) Code 944. Access to the project exists along Brookhurst Street, designated as a Major Arterial, and Hamilton Avenue, designated as a Primary Arterial on the Circulation Plan of Arterial Streets and Highways in the General Plan (1996). Based on the number of new daily trips, the City's Traffic Division has indicated that the project will not result in unacceptable levels of service (LOS) for roadway segments and intersections existing in the project vicinity. Presently both roadways operate at a LOS B during PM peak traffic conditions. No significant impacts result from the trips generated by the proposed project.

Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians due to construction vehicles parked or entering and/or exiting the project site. These potential impacts may be reduced through implementation of code requirements requiring Department of Public Works approval of a construction traffic control plan. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1,9,17)

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: 1,9)

Discussion: The project site is not located within five 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: Project access will be provided via new/relocated driveway off of Hamilton Avenue and an existing driveway off of Brookhurst Street. The new Hamilton Avenue driveway will improve onsite circulation by increasing vehicular mobility to and from the site and improve offsite circulation by moving the driveway further from the intersection. Additionally, the new driveway improves crane and equipment mobility by creating safe access for City vehicles accessing the lift station. The project access and circulation design has been reviewed by the City, more specifically the Public Works Traffic Division, and is considered adequate. No impacts are anticipated.

- e) Result in inadequate emergency access? (Sources: 1)

Discussion: Emergency access to and within the project site would be designed to meet City of Huntington Beach Police and Fire Departments' requirements, as well as the City's general emergency access requirements. The Fire and Police Departments have reviewed the proposed plans and determined that emergency access is adequate. Construction related traffic may have an impact on existing vehicle circulation and pedestrians by construction vehicles parked or entering/exiting the project site. However, a traffic control plan is required for project construction, which would minimize potential impacts to emergency access vehicles near the project site during construction. Therefore, less than significant impacts are anticipated.

- f) Result in inadequate parking capacity? (Sources: 2)

Discussion: A total of 10 parking spaces are required for the project. A total of 10 parking spaces will be provided on the site in compliance with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed project has been designed according to City parking regulations and provides sufficient parking spaces.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 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: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is presently developed with a service station and located in a commercial area of the City. It does not support any unique endangered species and is not shown in the General Plan as a generalized habitat area; 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: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project area is surrounded by similar service station uses, as well as, commercial and residential developments. The site does not support any fish or wildlife and would not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites. No impacts are anticipated.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is currently developed and does not contain any mature trees, or rare and unique plant species. Construction of the project will be subject to standard City requirements for the submittal of a landscape plan. Landscaping associated with the proposed project will introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries. The project would be required to provide approximately eight trees on site in accordance with standard Huntington Beach Zoning & Subdivision requirements. No impacts are anticipated.

- 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: As discussed above, the project site is presently developed. It does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: 1,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 impacts on mineral resources. 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: 1,9,17) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project involves the handling, routine transport, and use of gasoline which is flammable liquid and can be considered hazardous. The project is subject to current code requirements requiring approval from the OCHCA and Fire Department prior to the installation and/or removal of underground flammable or combustible liquid storage tanks. In addition, a soil testing plan shall be approved by the Fire Department prior to commencement of any construction activities. All results will conform to City specifications and be approved by the Fire Department prior to the issuance of building permits, including a remediation action plan. With these standard conditions of approval, impacts relating to hazardous material are considered less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: 1,9,17) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will be subject to regulation by the OCHCA and Fire Department for any possible hazardous materials. A Phase 1 Site Assessment submitted for the site identifies traces of soil contamination which requires the submittal of a Remediation Action Plan (RAP) for review and approval by the Fire Department prior to the issuance of a grading permit. A copy of the approved OCHCA plan and written permission for co-existence must be submitted in order to obtain Fire Department approval. Presently the site is identified by the SARWQCB as "case open" with "gasoline" as the potential contaminants of concern and the media affected as "other groundwater" (uses other than drinking water) with ongoing remediation. A permit cannot be issued by the City until written authorization is received from both OCHCA and SARWQCB. Based on compliance of such standards and the information noted in Section IX(a), less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The site is adjacent to commercial and residential uses and the nearest school is approximately half-mile from the subject site, therefore, no 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The location of the proposed development is not listed on the State's Hazardous Waste and Substance Site List. No impacts would occur.

- 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 result in a safety hazard for people residing or working in the project area? (Sources: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The City of Huntington Beach is included in the Orange County Airport Environs Land Use Plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- 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: 1,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is not 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: 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will not impede access to the surrounding area nor impair implementation or physically interfere with any adopted emergency response plan or evacuation plan. The use of the property as a service station does not serve a role in any emergency response plan. No impacts would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project is located in an urbanized area and is not near any wild lands. 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: 1,2,16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: During 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. 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. The development will include a service station with six self-serve fuel dispensers, a 2,400 sq. ft. convenience market, and a 960 sq. ft. automated carwash. The fuel dispensers and convenience market will be operational throughout the week on a 24 hour basis. The automated car wash will be operational between the hours of 7AM and 7PM. According to an acoustical study prepared by RK Engineering Group, Inc., no significant operational impacts are anticipated due to the nature of the use, which is compatible with the character of the area. The study identifies that the maximum noise level from the project to the nearest sensitive land use (i.e., residential) will range anytime from 53.4 to 53.7 dBA during daytime hours and 49.8 to 50.5 dBA during evening hours which is less than the 60 dBA exterior noise threshold standard identified in the Noise Ordinance. These noise levels are generated from the site autonomous from other noise generated from surrounding properties and roadways. However, a measurement of the present noise levels indicate that site experiences noise levels approximately 67.1 dBA as measured from a distance of 100 feet from the centerline of roadways. The site's existing development currently generates approximately 200 average daily trips. It is expected that the project will generate approximately 170 average daily trips more after the development, resulting in an average of approximately seven additional vehicle trips per hour, which based on a noise model concludes that future roadway noise will remain at approximately 67.1 dBA regardless of the additional trips generated. Furthermore, any long-term noise impacts from the project are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed use of the site. The proposed project is not anticipated to exceed existing noise levels and thresholds and, therefore, less than significant short- and long-term noise impacts resulting from the new development project are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1,2)

Discussion: No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which is considered less than significant and does not significantly impact the level of service on area roadways. Truck traffic from the project is expected to be limited to weekly gas deliveries and delivery trucks. No significant impacts are anticipated.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2)

Discussion: The type of noise to be generated by the project in the long term will be similar to that generated by the existing gas station and other commercial uses in the area and is not anticipated to increase the ambient noise levels significantly. See also Section X(a).

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1,2)

Discussion: The project is anticipated to generate short-term noise impacts during construction. Based on the City's Noise Ordinance standard code requirement, which regulates hours of construction, a less than significant 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: 1,9,11)

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: 1,11)

Discussion: The project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. PUBLIC SERVICES. 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:

- a) Fire protection? (Sources: 1)

The Fire Department reviewed the project and indicated that it is required to comply with several code requirements and specifications. The project site is within the area of five-minute response time from the Magnolia and Bushard Fire Stations and can be served by existing facilities. Based on this, no impacts are anticipated.

- b) Police Protection? (Sources: 1)

Discussion: The Police Department reviewed the project and indicated that they have no significant concerns that cannot be addressed. The operation of a 24-hour convenience market with beer and wine sales may result in additional calls for service, however, the Police Department has indicated that the project can be adequately served with existing Police services. Therefore, less than significant impacts are anticipated.

- c) Schools? (Sources: 1)

Discussion: The site is located approximately half of a mile from the nearest public or private school and will not result in substantial adverse physical impacts. Payment of school impact fees will be required prior to issuance of building permits. The project involves the redevelopment of a site with an existing service station use. Therefore, no impacts are anticipated based on the location of site and nature of the use.

- d) Parks? (Sources: 1)

Discussion: The project is not expected to have significant impacts to park facilities based on the location of the site with surrounding commercial and residential uses, nor will result in a significant demand of existing park facilities. Commercial development does have an impact on existing parks and is mitigated through payment of an in-lieu fee. Less than significant impacts are anticipated.

- e) Other public facilities or governmental services? (Sources: 1)

Discussion: The project is located at an existing development and all facilities needed to serve it are already in place. The project has been reviewed by various City Departments, including Public Works, Building and Safety, Fire Police, and Planning for compliance with all applicable City codes. With compliance of standard code requirements, and compliance with City specifications, no significant adverse impacts to public services are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1)

Discussion: The project will demolish and replace an existing service station with two additional gas pumps and a new convenience market and automated carwash. A 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. The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the project and its implementation will ensure compliance with water quality standards and waste 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)

Discussion: As indicated under section IV(a), a standard requirement and condition will address wastewater quality issues. Less than significant impacts 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 project is not expected to result in the construction of new or significant expansion of existing wastewater treatment facilities that will be serving the development. The project will only require incremental extensions of public services and utilities to the site, provided by the respective governmental agencies and utility companies, at the expense of the applicant. All utility connections to the project will be in accordance with all applicable Building Codes, City ordinances, Public Works standards, and Water division criteria. With the implementation of standard conditions of approval, no significant impacts to the City's utilities or services are anticipated and would not cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1)

Discussion: The proposed project would result in a minimal increase in water usage on the subject site based on the addition of the proposed convenience store, two additional gas pumps, and carwash. The carwash component is ancillary to primary service station use and not anticipated to result in a demand of water that will result to a level of significance. Based on this, the project is expected to have less than significant impact on water supplies.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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)
-

Discussion: The proposed project would result in a minimal increase in wastewater on the subject site based on the addition of restroom facilities, carwash, and runoff from impervious surfaces, however, the commercial uses proposed are expected to have less than significant impacts on waster water treatment capacity. 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: The project would result in a minor increase in development intensity on the site and is not of regional significance. Based on this and the nature of uses proposed, the project is not anticipated to noticeably impact the capacity of the nearest existing landfill known as Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waster generation rates. Less than significant impacts are anticipated.

- 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. Therefore, no significant impacts are anticipated.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1,17)
-

Discussion: See discussion under Section IV(a).

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: 1,3,4)
-

Discussion: The project is located in an established commercial and residential area and is surrounding by similar developments. It is not located adjacent to a state scenic highway nor is it in an area with any scenic vistas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)

Discussion: The site is presently developed with a service station. It does not contain any scenic resources such as rock outcroppings or historic buildings. No adverse aesthetic impacts are anticipated.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1,9)

Discussion: The proposed building and associated gas pump canopy will be designed and constructed of similar colors, materials, and scale found in the surrounding development. This includes the same color palette and similar mass and height of other structures in the project area. The project will incorporate modern architectural design and should be an enhancement to the aesthetics of the area and will be required to comply with landscaping requirements. No impacts to aesthetics are anticipated with the proposed development.

- 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: Lighting will be included throughout the project and will be in character with lighting found in typical commercial areas. Lighting will be located underneath the fuel dispenser canopy and generally located on the exterior wall of the convenience market building. The project will be subject to a condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties, specifically residential, and roadways. Although the project will result in an increase in light, the additional lighting in the community is considered less than significant as the area is already developed.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1, 9)

Discussion: The project site is developed with an existing service station and does not contain any historic structures and is not located within any potentially historic area listed in the General Plan. No historical resources will be impacted by construction of the project.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1, 9)

Discussion: The site is currently developed with a service station and the project proposes to improve the site with a convenience store, two additional gas pumps, and an automated carwash. Therefore, the project would not cause a substantial adverse change of an archaeological resource and no impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 9)

Discussion: The project site is developed with an existing service station and does not contain any unique geologic features. It is not designated as having any paleontological resources. No impacts are anticipated.

- d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 9)

Discussion: Based on the discussion under item XIV (b), the project is not expected to result in the disturbance of human remains.

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 uses of existing neighborhood, community and regional park or recreational facilities is anticipated based on the small size of the project. 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 for a convenience store, service station, and automated carwash, therefore no adverse impacts to recreational facilities area anticipated. See discussion under Section XI(d).

- c) Affect existing recreational opportunities? (Sources: 1)

Discussion: The project will not require the construction or expansion of new or existing recreational facilities. The proposed use is for a convenience store, service station, and automated carwash, therefore, no adverse impacts to recreational facilities area anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: 1,9)

Discussion: The subject site is developed with an existing service station and surrounding by commercial and residential uses, and does not contain any farmland. 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: 1,9)

Discussion: The subject site is presently zoned CG (Commercial General) which does not permit agricultural uses. Development of this project will not conflict with existing zoning for agriculture use.

- 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: 1,9)

Discussion: The site is presently developed with a service station and is surrounded by commercial and residential uses. Therefore, the development will not result in the loss of any farmland.

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: The project site is currently on a developed commercial site. 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. Based on discussions in Sections I to XVI above, the project would not have impacts on the quality of the environment.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: 1,2,9)

Discussion: As discussed above in Sections I to XVI, the project is not anticipated to have any significant individual and cumulative impacts due to the small scale of the project and implementation of the standard code requirements.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,2,9)

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of the recommended code requirements and conditions of approval will have a less than significant impact on human beings, either directly or indirectly.

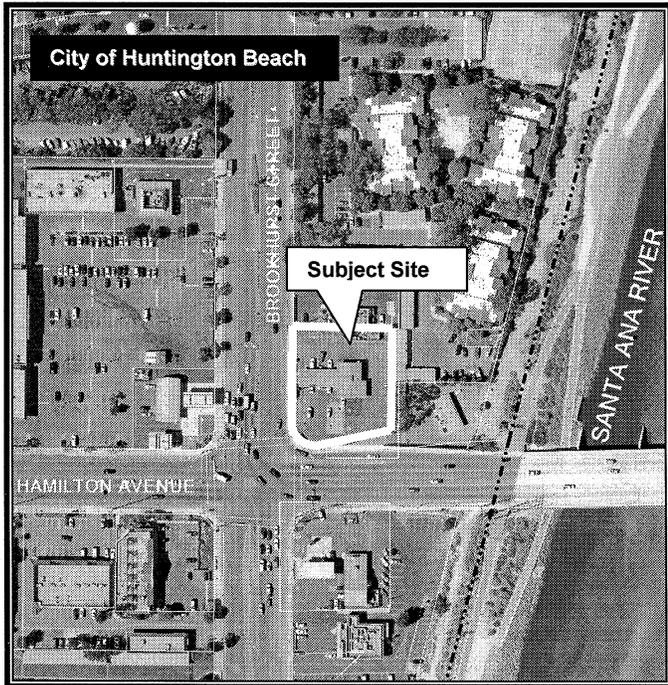
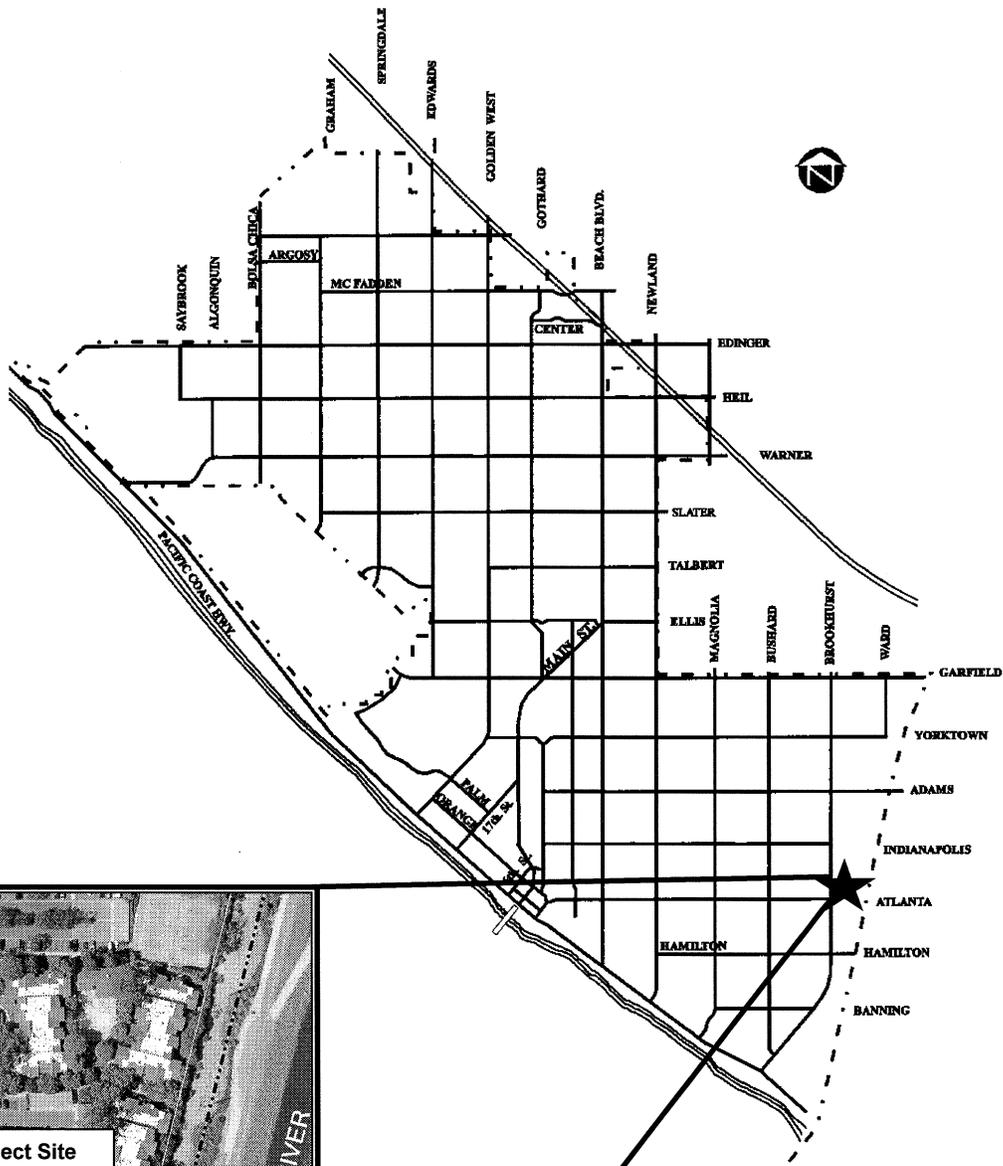
XVIII. EARLIER ANALYSIS.

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:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
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	Reduced Site Plan, Floor Plan and Building Elevations	See Attachment #2
5	Project Narrative	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (April 13, 2005)	“
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
9	City of Huntington Beach CEQA Procedure Handbook	“
10	Trip Generation Handbook, 7 th Edition, Institute of Traffic Engineers	“
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
12	Hazardous Waste and Substances Sites List	“
13	State Seismic Hazard Zones Map	“
14	City of Huntington Beach Municipal Code	“
15	Urbemis 2007 Version 9.2.4 Report (November 7, 2008)	See Attachment #4

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16	Acoustical Study prepared by Mike Dickerson (July 25, 2008)		See Attachment #5	
17	Project Implementation Code Requirements (December 1, 2008)		See Attachment #6	

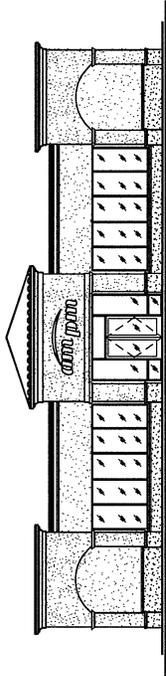


VICINITY MAP
CONDITIONAL USE PERMIT NO. 08-020
(ARCO SERVICE STATION DEVELOPMENT – 21452 BROOKHURST STREET)

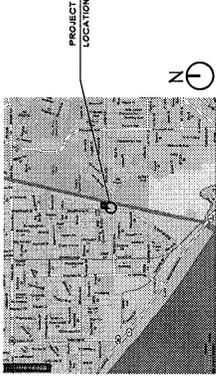
PROPOSED NEW DEVELOPMENT FOR;

ARCO BP

21452 BROOKHURST STREET
HUNTINGTON BEACH, CA



VICINITY MAP



LEGAL

OWNER
ISH SAHAGAN
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

PROPERTY OWNER
BP WEST COAST PRODUCTS, LLC
PATRICK H. FOLEY
1 CENTERPOINTE DRIVE
LA PALMA, CA 90623

SITE DATA

PROJECT ADDRESS
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

A.P.N. # 149-242-04
LOT SIZE 24,423 S.F. = 0.411 ACRES

LEGAL DESCRIPTION

PROPERTY
LEGAL DESCRIPTION

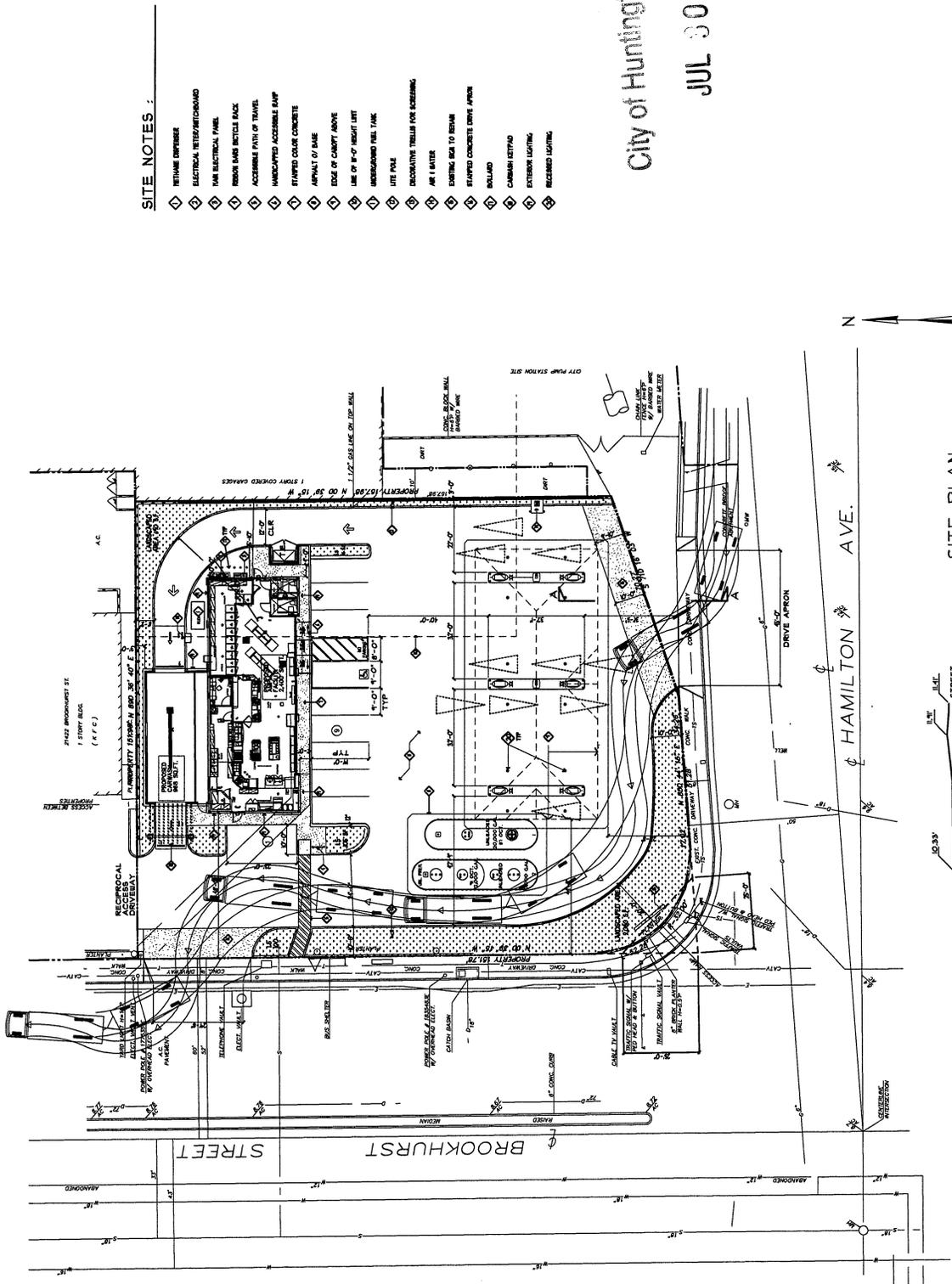
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
COUNTY OF ORANGE
ADDRESSOR PLANNING NUMBER: 149-242-04
LEGAL DESCRIPTION: 0.411 ACRES, 21452 BROOKHURST STREET, HUNTINGTON BEACH, CALIFORNIA
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 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REVISIONS	DATE	BY	DESCRIPTION
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED
△	07/23/2008	PNH	NOTED



PROJECT LOCATION
 21452 BROOKHURST STREET
 HUNTINGTON BEACH CA 92646

PROJECT: ARCO FACILITY & CAR WASH
 21452 BROOKHURST STREET
 HUNTINGTON BEACH CA 92646
 DRAWN: PNH
 DATE: 07/23/2008
 NOTED
 JOB NO.: 0808
 SHEET NO.: SP-1



- SITE NOTES :**
- ◇ RETAINMENT WALL
 - ◇ ELECTRICAL NETWORK/CONDUIT
 - ◇ 1/2" ELECTRICAL PANEL
 - ◇ REPAIR AND RECYCLE RACK
 - ◇ ACCESSIBLE PATH OF TRAVEL
 - ◇ UNPAVED ACCESSIBLE RAMP
 - ◇ STAINED COLOR CONCRETE
 - ◇ FINISH OF BASE
 - ◇ EDGE OF CANOPY ABOVE
 - ◇ LINE OF 8'-0" HEIGHT BAY
 - ◇ UNDERGROUND FUEL TANK
 - ◇ LITE POLE
 - ◇ DECORATIVE TRUSS FOR SCREENING
 - ◇ AIR 1 WATER
 - ◇ EXISTING SIGN TO REMAIN
 - ◇ STAINED CONCRETE DRIVE APRON
 - ◇ BOLLARD
 - ◇ CARWASH LIFT/PA
 - ◇ EXTERIOR LIGHTING
 - ◇ RECESSED LIGHTING

City of Huntington Beach
 JUL 30 2008



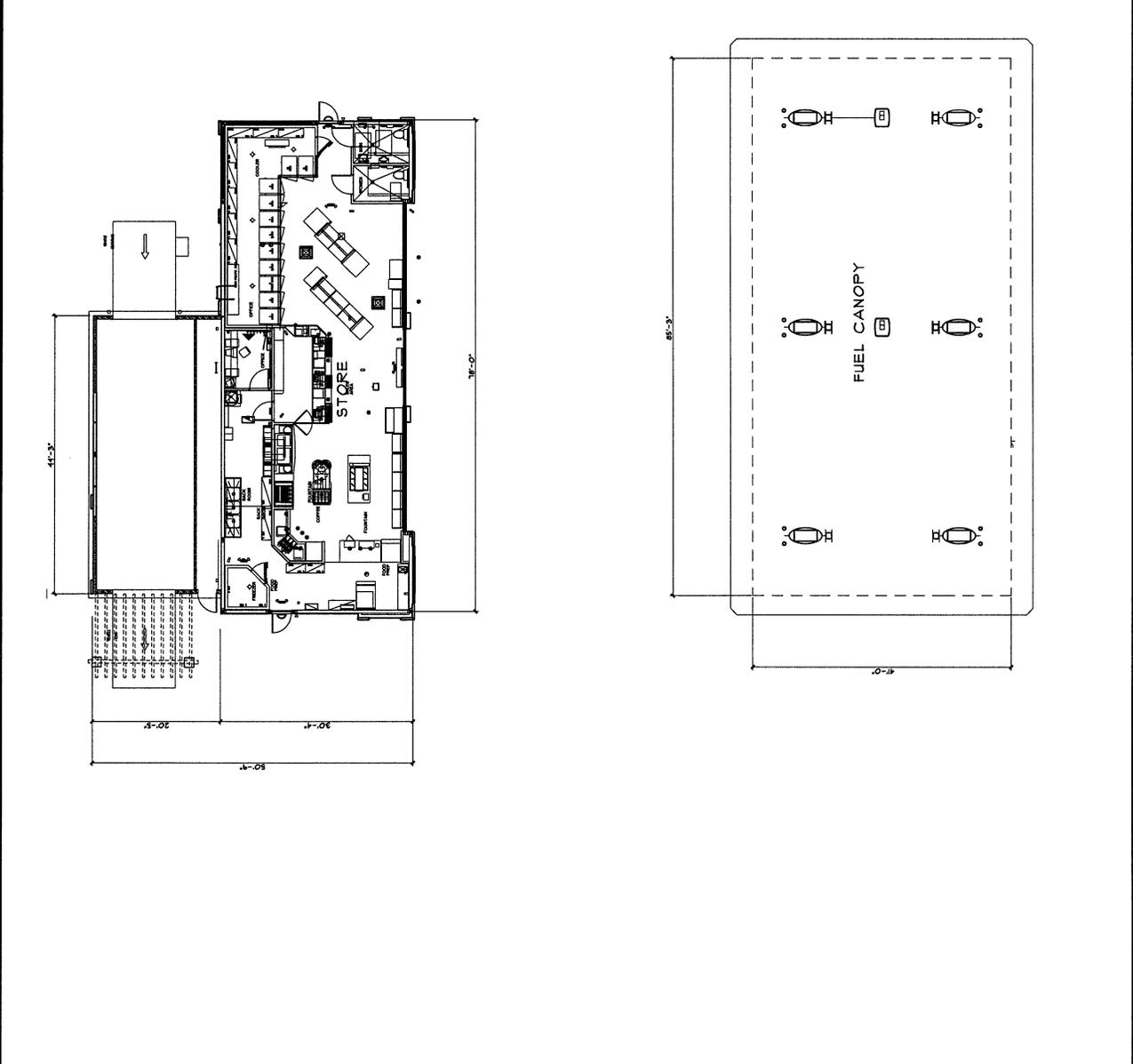
SITE PLAN
 SCALE: 1" = 16'-0"

SECTION A-A

REVISIONS	DATE	BY	DESCRIPTION
1	07/23/2008	PHN	PROPOSED CAR STATION AND CAR WASH
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT LOCATION: HUNTINGTON BEACH, CA 92646
 21452 BROOKHURST STREET
 ARCO FACILITY & CAR WASH
 PROPOSED CAR STATION AND CAR WASH
 DRAWN: PHN
 DATE: 07/23/2008
 SCALE: 1/8"=1'-0"
 JOB NO: 0808
 A-1

City of Huntington Beach
 JUL 30 2008



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

REVISIONS	
△	CP SUBMITTAL
△	CP RESUBMITTAL 07/23/08
△	CP ASSEMBLY
△	CP ASSEMBLY 07/23/08



PHD
Professional Hydraulic Design
10000 S. HUNTINGTON BLVD. SUITE 100
HUNTINGTON BEACH, CA 92646
TEL: 714.363.1100
WWW.PHDDESIGN.COM

PROJECT LOCATION

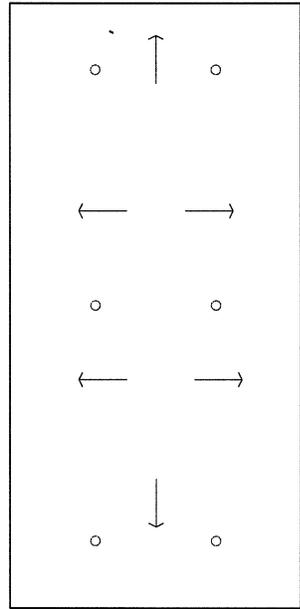
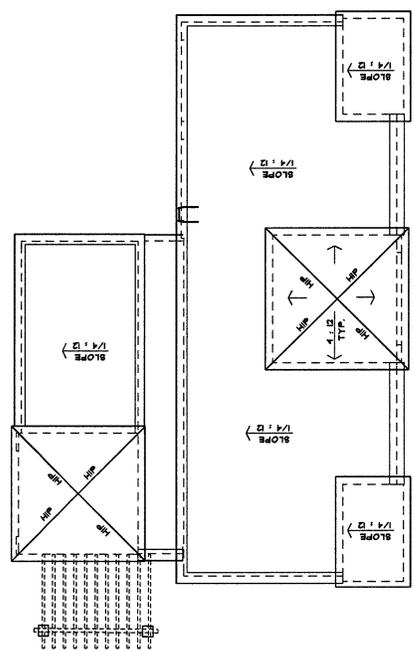
PROPOSED GAS STATION AND CAR WASH
ARCO FACILITY & CAR WASH
21462 BROOKHURST STREET
HUNTINGTON BEACH CA 92646

DATE 07/23/2008
JOB NO. 0808

A-2

City of Huntington Beach

JUL 30 2008



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

REVISIONS	EXTERIOR FINISH SCHEDULE
01/07/2008	1/2" EXTERIOR STUCCO FINISH
01/07/2008	1/2" EXTERIOR STUCCO FINISH
01/07/2008	PRECAST CONCRETE PLANT-ON
01/07/2008	ALUMINUM STOREFRONT
01/07/2008	GLASS
01/07/2008	1/2" GLASS GARAGE DOOR
01/07/2008	BRUSHED ALUMINUM FINISH
01/07/2008	EPS INSULATING W/ TEXTURED ACRYLIC FINISH
01/07/2008	ILLUMINATED SIGNAGE
01/07/2008	UNDER A SEPARATE PERMIT
01/07/2008	CERAMIC TILE ROOF SINGLE
01/07/2008	U.S. CHINA TILE ROOFING OCC. ELEM. 200P
01/07/2008	SLANTING SHADE SCREENS
01/07/2008	HOLLOW CORE METAL DOOR
01/07/2008	LIGHT FIXTURE
01/07/2008	METAL CANOPY PAINT
01/07/2008	STUCCO SCREED
01/07/2008	GLASS BLOCK
01/07/2008	FINISH

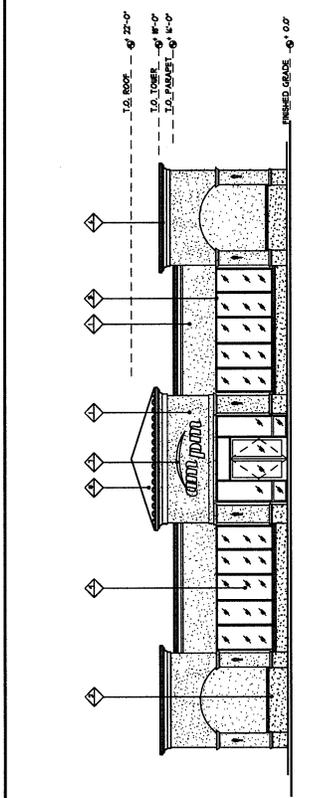
01/07/2008	1/2" EXTERIOR STUCCO FINISH
01/07/2008	1/2" EXTERIOR STUCCO FINISH
01/07/2008	PRECAST CONCRETE PLANT-ON
01/07/2008	ALUMINUM STOREFRONT
01/07/2008	GLASS
01/07/2008	1/2" GLASS GARAGE DOOR
01/07/2008	BRUSHED ALUMINUM FINISH
01/07/2008	EPS INSULATING W/ TEXTURED ACRYLIC FINISH
01/07/2008	ILLUMINATED SIGNAGE
01/07/2008	UNDER A SEPARATE PERMIT
01/07/2008	CERAMIC TILE ROOF SINGLE
01/07/2008	U.S. CHINA TILE ROOFING OCC. ELEM. 200P
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01/07/2008	HOLLOW CORE METAL DOOR
01/07/2008	LIGHT FIXTURE
01/07/2008	METAL CANOPY PAINT
01/07/2008	STUCCO SCREED
01/07/2008	GLASS BLOCK
01/07/2008	FINISH

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01/07/2008	ILLUMINATED SIGNAGE
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01/07/2008	GLASS BLOCK
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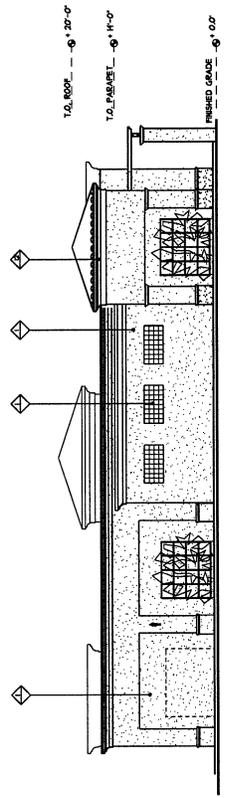
01/07/2008	1/2" EXTERIOR STUCCO FINISH
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01/07/2008	PRECAST CONCRETE PLANT-ON
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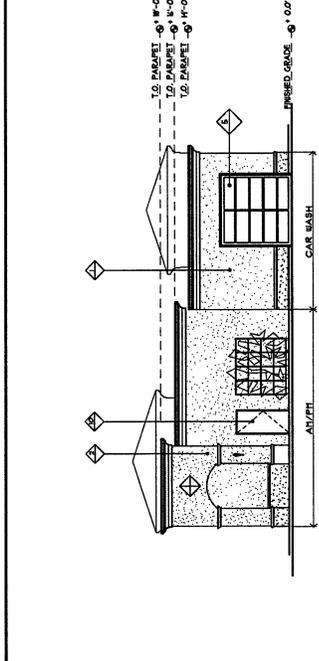
PROJECT LOCATION
 21452 BROOKHURST STREET
 HUNTINGTON BEACH, CA 92646
 ARCO FACILITY & CAR WASH
 PROPOSED GLASS SYSTEM AND CAR WASH
 DATE: 06/23/2008
 SCALE: 1/8" = 1'-0"
 APP. NO.: 0808
 A-3



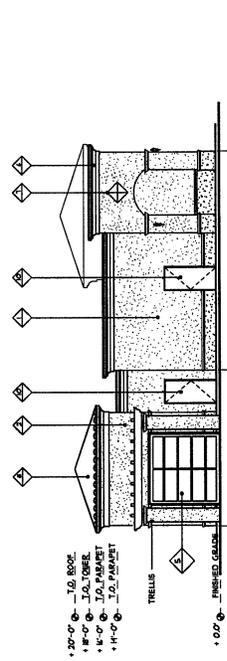
HAMILTON AVE ELEVATION (SOUTH)



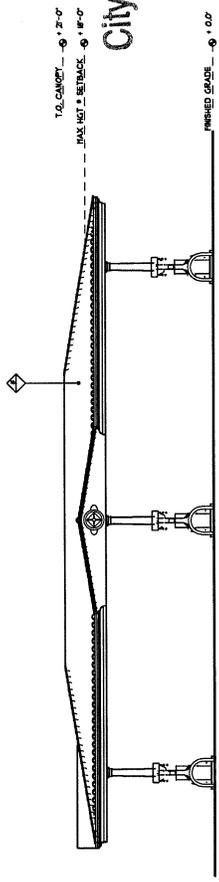
NORTH ELEVATION



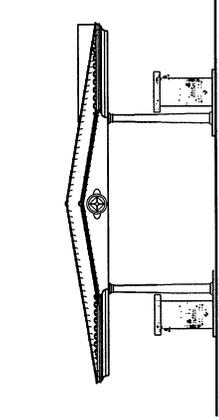
EAST ELEVATION



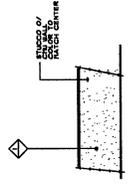
BROOKHURST ST ELEVATION (WEST)



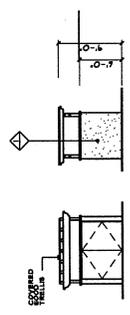
CANOPY FRONT ELEVATION



CANOPY SIDE ELEVATION



PERIMETER WALL



TRASH ENCLOSURE ELEVATION

Narrative

Location:

21452 Brookhurst St. Northeast corner of Brookhurst and Hamilton Ave. See attached area map and aerial photograph.

Request:

To permit a 2,400 sq ft. convenience store with alcohol sales, fuel dispensers and self serve drive thru carwash.

Hours of Operation:

The convenience store will be open 24 hours, seven days per week.

Zoning and General Plan:

The current zoning on the property is CG, General Commercial and the General Plan is CG F-1, Commercial.

Site History:

The property is currently used as a convenience store, fuel sales and repair shop. Demolition will include the razing of the existing convenience store, repair shop; underground gasoline tanks fuel canopy and existing landscape.

Surrounding Land Uses:

East: Residential condominiums and City-owned pump station

West: Existing commercial businesses including service station and retail businesses

North: Existing KFC restaurant/drive-thru

South: Existing service station

Environmental Status:

There are no significant environmental impacts associated with this project. The project is not within a know hazardous waste and substance site.

Land Use Compatibility:

The proposed project will be compatible with existing businesses in the area with full compliance with city codes and regulations including zoning regulations, building codes and fires codes.

City of Huntington Beach
APR 28 2008

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\gonzalea\Application Data\Urbemis\Version9a\Projects\Arco Service Station and Automated Carwash.urb924

Project Name: Arco Service Station and Automated Carwash

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (tons/year unmitigated)	0.24	1.87	1.01	0.00	24.64	0.10	24.75	5.15	0.10	5.24	171.03
2010 TOTALS (tons/year unmitigated)	0.09	0.37	0.21	0.00	0.00	0.02	0.02	0.00	0.02	0.02	37.60

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.02	0.01	0.28	0.00	0.00	0.00	7.64

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	3.91	5.47	48.91	0.05	8.04	1.55	4,575.09

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	3.93	5.48	49.19	0.05	8.04	1.55	4,582.73

Construction Unmitigated Detail Report

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009	0.24	1.87	1.01	0.00	24.64	0.10	24.75	5.15	0.10	5.24	171.03

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Demolition 03/03/2009-03/21/2009	0.01	0.06	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.77
Fugitive Dust	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00
Demo Off Road Diesel	0.01	0.06	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.90
Demo On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demo Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87
Mass Grading 03/24/2009-06/20/2009	0.10	0.85	0.45	0.00	24.58	0.04	24.62	5.13	0.04	5.17	76.00
Mass Grading Dust	0.00	0.00	0.00	0.00	24.58	0.00	24.58	5.13	0.00	5.13	0.00
Mass Grading Off Road Diesel	0.10	0.85	0.42	0.00	0.00	0.04	0.04	0.00	0.04	0.04	71.91
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Mass Grading Worker Trips	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.98
Fine Grading 06/23/2009-08/01/2009	0.05	0.39	0.20	0.00	0.06	0.02	0.08	0.01	0.02	0.03	34.50
Fine Grading Dust	0.00	0.00	0.00	0.00	0.06	0.00	0.06	0.01	0.00	0.01	0.00
Fine Grading Off Road Diesel	0.05	0.38	0.19	0.00	0.00	0.02	0.02	0.00	0.02	0.02	32.59
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
Fine Grading Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.81
Trenching 08/04/2009-08/15/2009	0.01	0.09	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.28
Trenching Off Road Diesel	0.01	0.09	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.72
Trenching Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
Asphalt 08/18/2009-08/29/2009	0.01	0.06	0.04	0.00	0.00	0.01	0.01	0.00	0.00	0.00	5.68
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.01	0.06	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.41
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
Paving Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.98

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Building 09/01/2009-04/24/2010	0.06	0.43	0.23	0.00	0.00	0.03	0.03	0.00	0.03	0.03	40.79
Building Off Road Diesel	0.06	0.43	0.22	0.00	0.00	0.03	0.03	0.00	0.03	0.03	39.31
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
Building Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18
2010	0.09	0.37	0.21	0.00	0.00	0.02	0.02	0.00	0.02	0.02	37.60
Building 09/01/2009-04/24/2010	0.05	0.37	0.20	0.00	0.00	0.02	0.02	0.00	0.02	0.02	37.55
Building Off Road Diesel	0.05	0.37	0.19	0.00	0.00	0.02	0.02	0.00	0.02	0.02	36.18
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
Building Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09
Coating 04/27/2010-05/22/2010	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Architectural Coating	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05

Phase Assumptions

Phase: Demolition 3/3/2009 - 3/21/2009 - Default Demolition Description

Building Volume Total (cubic feet): 22413.6

Building Volume Daily (cubic feet): 0

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Fine Grading 6/23/2009 - 8/1/2009 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 0.61

Maximum Daily Acreage Disturbed: 0.22

Fugitive Dust Level of Detail: Default

ATTACHMENT NO. 6.39

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20 lbs per acre-day

On Road Truck Travel (VMT): 1.72

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 3/24/2009 - 6/20/2009 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 0.61

Maximum Daily Acreage Disturbed: 0.04

Fugitive Dust Level of Detail: Medium

Onsite Scraper Use: 8 hr/day; Offsite Haulage: 4 hrs/day

On Road Truck Travel (VMT): 0.78

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 8/4/2009 - 8/15/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 8/18/2009 - 8/29/2009 - Default Paving Description

Acres to be Paved: 0.39

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

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- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 9/1/2009 - 4/24/2010 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 4/27/2010 - 5/22/2010 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.00	0.01	0.00	0.00	0.00	0.00	7.13
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape	0.02	0.00	0.28	0.00	0.00	0.00	0.51
Consumer Products	0.00						
Architectural Coatings	0.00						
TOTALS (tons/year, unmitigated)	0.02	0.01	0.28	0.00	0.00	0.00	7.64

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Convenience market with gas pumps	3.91	5.47	48.91	0.05	8.04	1.55	4,575.09
TOTALS (tons/year, unmitigated)	3.91	5.47	48.91	0.05	8.04	1.55	4,575.09

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Season: Annual

Emfac. Version : Emfac2007 V2.3 Nov 1 2006

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Convenience market with gas pumps		845.60	1000 sq ft	3.37	2,849.67	25,570.10
					2,849.67	25,570.10

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.5	1.4	98.2	0.4
Light Truck < 3750 lbs	7.0	2.9	94.2	2.9
Light Truck 3751-5750 lbs	23.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.2	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	2.9	72.4	27.6	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9

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Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Convenience market with gas pumps				2.0	1.0	97.0

**ARCO FACILITY AND CAR WASH PROJECT
ACOUSTICAL STUDY
City of Huntington Beach, California**

Prepared for:

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July 25, 2008

City of Huntington Beach

JUL 29 2008

MD:RK:nq/RK6681
JN:2093-2008-01

ATTACHMENT NO. 6.43

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1.0 Executive Summary

This acoustical analysis and design evaluates the potential noise impacts and necessary mitigation measures for the Arco Facility and Car Wash project. The project is located at the northwest corner of Brookhurst Street and Hamilton Avenue in the City of Huntington Beach, as indicated in Exhibit A. The site plan used for this analysis, provided by C&M DESIGN CONCEPT, is presented in Exhibit B. The proposed project will consist of approximately 2,400 square feet (ft²) of an Arco AM-PM convenience store, a 3,485 ft² fuel canopy with six gasoline dispensers, and a 980 ft² of self served car wash. The noise regulations for the project site are listed in the *Noise Standard* section of the study.

A detailed list of required and recommended noise control measures is presented in the Summary of Mitigation Requirements section of this study (also graphically illustrated on Exhibit D). The noise control analysis and recommendations in this study are intended to satisfy the City of Huntington Beach Conditions of Approval, with respect to this project.

1.1 Stationary Noise Analysis

The stationary noise impacts associated with the proposed project would include car wash equipment noise.

To approximate the noise levels associated with the proposed project, noise level data from existing gas stations and car wash equipment with similar parameters have been collected and presented in Appendix D. The noise levels associated with stationary noise such as car wash equipment activities were monitored by RK. These referenced noise levels can be found in Table 2 and are used as the reference noise levels.

To help assess the potential noise impacts of the proposed project, two daytime (7AM – 10PM) and two nighttime (10PM – 7AM) short-term noise measurements

were taken the project site and the existing residential community northeast of the project site. Short-term noise monitoring location 1 (ST-1) was taken approximately 100 feet east of the easterly property line of the project site, near the existing residential units. Short-term noise monitoring location 2 (ST-2) was taken approximately 25 feet west of the easterly property line and 50 feet south of the northerly property line, within the confines of the project site.

ST-1 is approximately 130 feet east of the future car wash. ST-1 represents the approximate existing ambient noise near the residential units. By inputting the referenced and measured noise levels associated with the project site, future noise levels were calculated. The projected Noise Equivalency Level (Leq) to the residential units will range from 49.8 to 53.7 dBA Leq during nighttime and daytime hours.

ST-2 represents the ambient noise levels currently at the project site. ST-2 represents the existing noise levels on the project site. The existing Leq is approximately 64.0 dBA during the day and 59.8 dBA during the night.

The results of the acoustical analysis indicate that noise levels associated with the project site will be below the City's noise regulations with the implementation of the recommended noise mitigation measures and will not impact the adjacent land uses.

1.2 Roadway Noise Analysis

A roadway noise analysis was performed to assess the anticipated roadway noise levels associated with the project site.

A significant impact is considered to be a noise level increase of 5 dBA for roadway segments surrounding the project site and/ or a noise level increase of 3 dBA or greater exceeding the normally acceptable 75 dBA CNEL exterior standard for commercial land uses.

The results of the acoustical analysis indicate that the proposed project will not increase the roadway noise levels. The project site currently experiences a noise level of approximately 67.1 dBA CNEL at a distance of 100 feet from the analyzed roadways indicated in Table 5. The project will therefore not generate a substantial increase in the roadway ambient noise levels in excess of the City's regulatory standards. The impact is not significant.

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2.0 Summary of Mitigation Requirements

Two different noise standards, stationary noise impacts and roadway noise impacts from the City of Huntington Beach's Municipal Code and Noise Element, were assessed respectively. The results of the stationary noise assessment include the effects of the existing measured ambient noise levels within the project site combined with the projected adjusted project noise as detailed in Tables 2 through 4. The results of the roadway CNEL analysis include the short-term noise measurements at the project site and is detailed in Table 5. Typical construction noise levels associated with construction equipment is indicated in Table 6. A summary of all noise requirements, recommendations and locations are shown on Exhibits D.

The proposed project is not expected to exceed the City's noise thresholds for commercial developments, and therefore no mitigation is required. However, to ensure noise levels remain low there are several recommendations which should be followed to help reduce noise impacts the surrounding environment and the project site.

2.1 Stationary Noise Reduction Measures

- During operation, the operators should ensure all car wash equipment is equipped with appropriate noise attenuation devices and secured in properly sealed equipment room.
- If noise complaints demonstrate that a significant impact is affecting sensitive receptors due to operation activities (noise levels as measured at the receptor location at a level in excess of the City's noise significant thresholds), the City should require owner to apply appropriate measures to reduce the impacts of noise on the sensitive receptor to levels within the City's noise standards.

- a. Maximize physical separation, as far as practical between noise generators and sensitive noise receptors.

2.2 Construction Noise Reduction Measures

Construction operations must follow the noise ordinance which states that operations must occur between the hours of 7:00 AM to 8:00 PM, Monday through Saturday only. A number of noise reduction measures are suggested to minimize noise impacts.

- During construction, the contractor should ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Maximize physical separation, as far as practical between noise generators and sensitive noise receptors.
- Idling equipment should be turned off when not in use.
- Equipment will be maintained so that parts of vehicles and their loads are secured from rattling and banging.

3.0 Introduction

This study evaluates potential on-site and off-site noise impacts to and from the Arco Facility and Car Wash project by assessing the stationary and roadway noise impacts generated by project operations and local traffic. The Arco Facility and Car Wash project is located at the northwest corner of Brookhurst Street and Hamilton Avenue in the City of Huntington Beach.

The general location of the project is shown in the Location Map, Exhibit A. The site plan used for this analysis, provided by C&M DESIGN CONCEPT is presented on Exhibit B.

The following sections outline the expected noise levels within the planned site and compare these noise levels to the applicable noise regulations. The design requirements and recommendations, as outlined in the *Summary of Mitigation Requirements* section of this study, are intended to satisfy the City of Huntington Beach noise regulations.

3.1 Noise Regulations

The acoustical parameters include the Municipal Code and the Noise Element from the City of Huntington Beach's General Plan is included in Appendix A. The noise regulations include stationary noise impacts, roadway noise impacts and temporary construction noise impacts.

3.1.1 Stationary Noise Regulations

The stationary noise impacts, as defined by the City Municipal Code, should not exceed exterior residential noise intrusion standard during the daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) shown below in Figure 1.

Figure 1

Municipal Code Stationary Noise Standards

Time		Noise Criteria Level (dBA)					
		Cumulative Time Period	0 Minutes	1 Minute	5 Minutes	15 Minutes	30 minutes
		Symbol	L_{max}	L_2	L_5	L_{25}	L_{50}
Exterior	Daytime (7 AM to 10 PM)		75.0	70.0	65.0	60.0	55.0
	Nighttime (10 PM to 7 AM)		70.0	65.0	60.0	55.0	50.0
Interior	Daytime (7 AM to 10 PM)		55.0	50.0	45.0	N/A	N/A
	Nighttime (10 PM to 7 AM)		45.0	40.0	35.0	N/A	N/A

A common way of describing noise levels from stationary sources is with the percent noise level (L_{50}). The percent noise level indicates the noise level which is exceeded during a certain percentage of time and represents the average noise level. Appendix B contains more definitions and examples.

3.1.2 Roadway Noise Regulations

Typically roadway noise impacts, as defined by the City of Huntington Beach's General Plan at the normally acceptable level should be below the 75 dBA CNEL exterior and 45 dBA CNEL interior for commercial land use and 60 dBA CNEL exterior and 45 dBA CNEL interior for residential land use threshold.

3.1.3 Construction Noise Regulations

The City of Huntington Beach has adopted the Performance Standards set forth by the City's Municipal Code. Construction noise is prohibited between the hours of

8:00 PM to 7:00 AM on weekdays, including Saturdays, or at any time on Sundays or Federal Holidays. Construction noise is defined as noise which is disturbing, excessive or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations.

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4.0 Study Method and Procedure

A glossary of acoustical terms is included in Appendix B.

4.1 Stationary Noise Modeling

The stationary source noise analysis uses a version of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108), together with several key site parameters, to project the expected impacts on the existing adjacent land uses as a result of the proposed development. Key inputs include noise attributed to the typical stationary noise sources (i.e., car wash equipment, loading dock noise and speakerphone noise along with specific distances).

Similar performance equations including relative source-barrier-receiver horizontal separations, relative source-barrier-receiver vertical separations, typical noise source spectra, and barrier transmission loss from the stationary noise model were utilized to complete the stationary source model.

Receiver Geometry

Horizontal Geometry: Distance behind top-of-slope barrier: (varies)

Vertical Geometry: Refer to CNEL noise model:

Source Assumptions

Horizontal Geometry: Stationary noise source distance based upon building locations and adjacent land sensitive use receivers.

Vertical Geometry: Height above pad grade for each stationary source. These assumptions and the site plan (Exhibit B) were used to fix the horizontal and vertical geometry used in the barrier analysis.

The stationary source model incorporates the City's Municipal Code Regulations and is defined in the *Noise Standard* section of the report. The current ambient conditions do not exceed the thresholds and the projected future noise levels are not expected to exceed the thresholds.

4.2 CNEL Roadway Noise Modeling

The CNEL Roadway noise analysis uses a version of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108), together with several key roadway and site parameters. Key inputs include roadway classification (e.g. Freeway, Major Arterial Street, Primary Arterial Street, Secondary Arterial Street and Collector Arterial Street), roadway active width (the distance between the center of the outer most travel lanes on each side of the roadway), maximum vehicle capacity Average Daily Traffic (ADT), travel speed, percentages of automobiles, medium trucks and heavy trucks in the roadway volume, roadway grade, angle of view, site conditions ("hard" or "soft"), and percent of total ADT which flows each hour throughout a 24-hour period.

Using the Noise Barrier Calculations and the key parameters, a barrier analysis was performed to determine noise computations. The key input data for these barrier performance equations include relative source-barrier-receiver horizontal separations, relative source-barrier-receiver vertical separations, typical noise source spectra, and barrier transmission loss. Some of the general assumptions used in determining the source and receiver geometry are listed below:

Receiver Geometry

Horizontal Geometry: Distance behind top-of-slope barrier: 10 feet

Vertical Geometry: Height above pad for ground level receivers:
Exterior: 5 feet above ground
1st Floor Interior: 5 feet above finished floor
2nd Floor Interior: 15 feet above finished floor

Source Assumptions

Horizontal Geometry: For roadways with grades no greater than 2%, all vehicles are located at the single-lane equivalent acoustical center of the full roadway. For roadways with over 2% grade, vehicle count is divided in half and is located at the single-lane acoustical equivalent for each side of the roadway.

Vertical Geometry: Height above road grade:
Autos: 2.0 feet
Medium Trucks: 4.0 feet
Heavy Trucks: 8.0 feet

The CNEL model calculates the noise impacts produced by adjacent roadways. The output of the model was compared to the Commercial Land Use Noise Standards found in the Noise Element. The City has an exterior normally acceptable exterior residential standard of 75 dBA CNEL. The projected exterior noise impact is approximately 67.1 dBA CNEL at 100 feet from the center line of the subject roadway. The change in the traffic volume as a result of the project is minimal, when compared to the overall ADT along the subject roadways. The project's traffic contribution will have no impact on the overall roadway noise to the surrounding area. The impact is not significant.

4.3 Noise Measurements

Noise measurements are taken to determine the existing noise levels. A noise receiver or receptor is any location in the noise analysis in which noise might produce an impact. The following criteria are used to select measurement locations and receptors:

- Locations expected to receive the highest noise impacts, such as first row of houses
- Locations that are acoustically representative and equivalent of the area of concern
- Human land usage
- Sites clear of major obstruction and contamination

Noise measurements were conducted on July 21, 2008 using a Larson Davis 712 sound level meter. Noise monitoring locations are indicated in Table 1 and Exhibit C. The following gives a brief description of the Caltrans Technical Noise Supplement procedures:

- Microphones for sound level meters were placed 5-feet above the ground for all measurements
- Sound level meters were calibrated before and after each measurement
- Following the calibration of equipment, a wind screen was placed over the microphone
- Frequency weighting was set on "A" and slow response
- Results of the short-term noise measurements were recorded on field data sheets
- During short-term noise measurements any noise contaminations such as barking dogs, local traffic, lawn mowers, or aircraft fly-overs were noted
- Temperature and sky conditions were observed and documented

5.0 Existing Noise Environment

RK visited the project site on July 21, 2008 to obtain ambient noise data during the day and night hours. An existing gas station is located where the Arco Facility and Car Wash project is proposed. The locations of the monitoring sites are shown in Exhibits C.

5.1 Project Site

On July 21, 2008 two (2) daytime and nighttime short-term noise measurements were conducted at the project site to obtain and evaluate the existing ambient noise levels during the day and night. Table 1 indicates the short-term noise data collected at the project site.

The proposed project will consist of approximately 2,400 square feet (ft²) of an Arco AM-PM convenience store, a 3,485 ft² fuel canopy with six gasoline dispensers, and a 980 ft² of self served car wash. It is expected that the existing project site will be demolished to accommodate the new buildings. The measurement locations and monitoring results are listed in Exhibit C and Table 1. Photographs of the measurement sites are shown in Appendix C. The short-term noise measurement at the project site indicates that the existing traffic noise levels and ambient noise levels are below the City's exterior noise standard. The relative distance of the noise meter location is described in Appendix C.

The land use located to the northeast of the project site consists of residential units and therefore the noise study compares the City's not-to-exceed residential noise limits to the predicted stationary noise from the project site.

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6.0 Future Noise Environment and Impacts

6.1 Future Exterior Noise

The future exterior noise levels analyze stationary noise impacts and roadway noise impacts associated with the project site.

6.1.1 Stationary Source Noise

The stationary noise impact thresholds, as defined by the City's Municipal Code, are shown in *Figure 1 Section 3.1.1*. The stationary noise impacts associated with the proposed project would include car wash equipment. The noise impacts will vary with operation use.

Noise levels from the proposed project are not anticipated to have a significant impact to the nearest sensitive land uses (residential). The worst-case noise level from the project site will range from 53.4 to 53.7 dBA Leq during daytime hours and 49.8 to 50.5 dBA Leq during the evening hours. The projected first and second floor noise levels take into account the existing car garages on the residential property side; however do not take into account any potential mitigation provided by the building shell design and properly sealed equipment room. Tables 3 and 4 indicate the anticipated noise levels from the proposed car wash equipment to the adjacent residential units. The existing car garages along the eastern property line will shield noise impacts to the adjacent residential units. No significant noise impact is anticipated.

6.1.2 Roadway Noise Data

The City has a normally acceptable exterior residential standard of 65 dBA CNEL and higher acceptable noise level for commercial land use. It is expected that roadway

traffic along Brookhurst Street and Hamilton Avenue will be the main source of off-site roadway noise impacting the project site. According the City's General Plan, Brookhurst Street is a major arterial street with a vehicle capacity of 45,000 ADT. Hamilton Avenue is a primary arterial street with a vehicle capacity of 30,000 ADT. The project currently generates approximately 200 ADT, per the environmental assessment review. It is expected that the project will generate an additional 170 ADT after the development. In order to achieve a 3 dB increase in noise, the overall ADT would have to double along one of the major cross streets near the project site. Roadway noise is not expected to increase as a result of the proposed project because the project does not generate a substantial amount of trips. Table 5 indicates the projected future roadway noise will be approximately 67.1 dBA CNEL at a distance of 100 feet from the centerline of the roadways. **No mitigation is required since this is not a significant noise impact.** Appendix E demonstrates the roadway calculations.

7.0 Construction Noise Impacts

The Municipal Code includes the noise standards construction noise activities which may impact an adjacent private property. Construction activities must not take place between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturdays, or at anytime on Sunday or a Federal Holiday (please refer to *Section 3.1.3*). Noise levels from construction are considered exempt; however they must follow the allowable hours of operation.

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. It is estimated that construction will take approximately two to three months to raze, construct, utilities, concrete and building shell. Noise levels associated with the construction will vary with the different phases of construction.

Construction noise is expected to be the worse during the grading and concrete phases of construction. The following is a list of heavy construction equipment which will be utilized during construction. It is expected that one (1) bulldozer and (1) backhoe will be used during construction.

The Environmental Protection Agency (EPA) has compiled data regarding the noise generated characteristics of typical construction activities. The data is presented in Table 5. These noise levels would diminish rapidly with distance from the construction site at a rate of 6 dBA per doubling of distance. For example a noise level of 86 dBA measured 50 feet from the noise source would reduce to 80 dBA at 100 feet. At 200 feet from the noise source the noise level would reduce to 74 dBA. At 400 feet the noise source would reduce by another 6 dBA to 68 dBA. During the construction period, the contractors would be required to comply with the Municipal Code of the City of Huntington Beach as described in Appendix A.

The peak noise levels to the residential units are expected to be approximately 60.3 to 64.3 dBA as indicated in Appendix F. These noise levels take into account the

wall along the east property line. Several noise reduction measures can be implemented by the contractor to further reduce construction noise impacts. Please refer to *Section 2.2 Construction Noise Reduction Measures* of this report.

8.0 Conclusions

RK has completed an acoustical analysis of the Arco Facility and Car Wash project, located in the City of Huntington Beach. The project was assessed with respect to on-site and off-site generated noise. The projected stationary noise analysis indicates that noise levels associated with the project will be below the City's regulations. The roadway noise analysis indicates that there will be no significant impact to the surrounding area from the project. The construction noise analysis indicates that there will be no significant long-term impact to the residential units northeast of the project site.

The following conclusions for the Arco Facility and Car Wash project are listed below:

- The stationary car wash noise impacts from the project site along with the City of Huntington Beach Noise Standard's are shown in Tables 2 through 4. Stationary noise impacts are below the City's standards and are considered less than significant. The existing wall will provide sufficient shielding to the residential units northeast of the project site.
- The roadway noise impacts as a result of the proposed project are indicated in Table 5. Roadway noise impacts are below the City's standard and therefore considered less than significant.
- The temporary construction noise impacts from the project site are considered exempt per the Municipal Code (8.40.090(d)). Construction noise must follow the allowable hours of operation.

A number of noise reduction measures are recommended in the report. A summary of these recommendations can be found in *Section 2.0 (pages 2-1 to 2-2)* of this report. The analysis and design presented in this study comply with applicable City of Huntington Beach requirements for control of community noise impacts to exterior residential land use.

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Exhibits

Exhibit A
Location Map

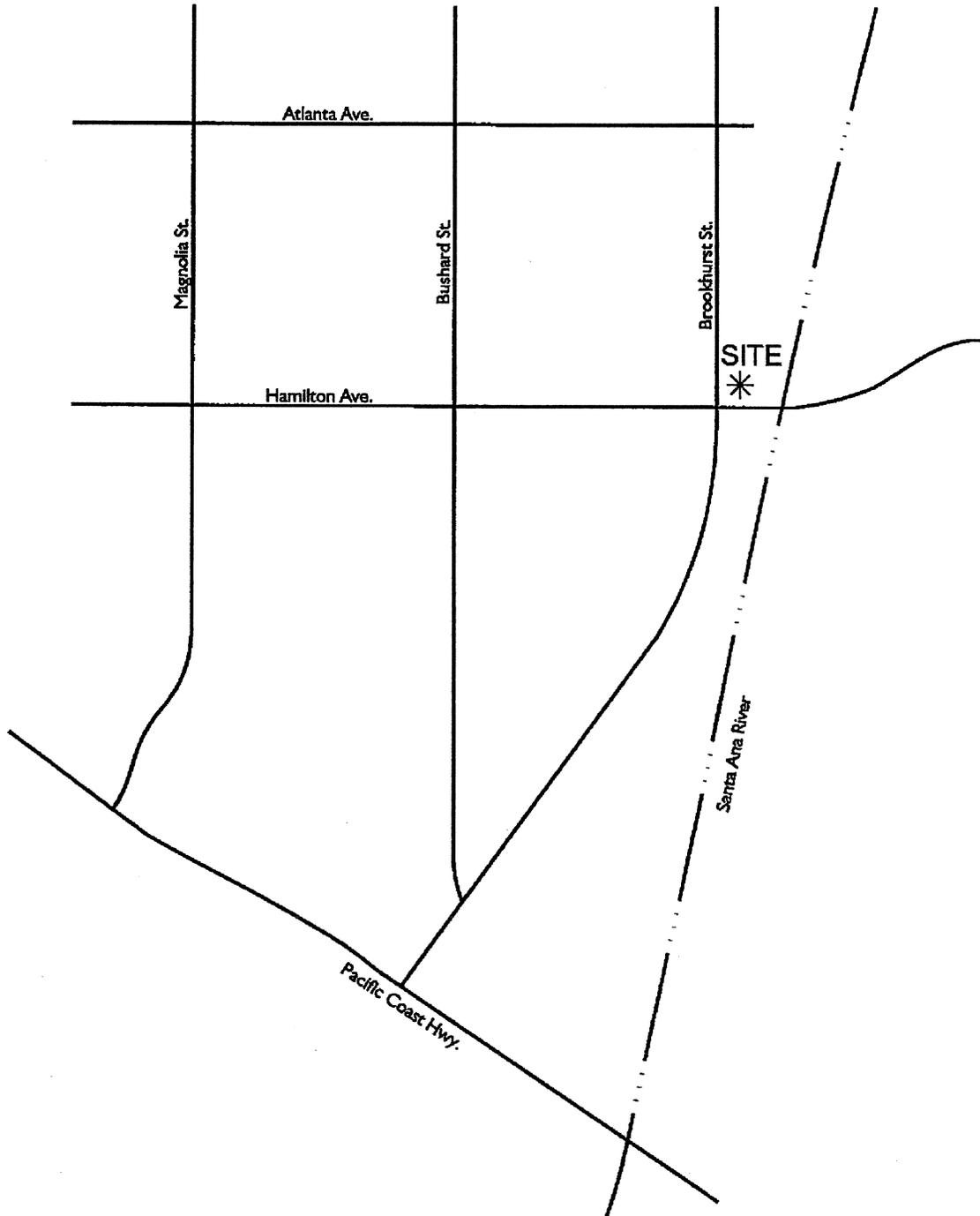
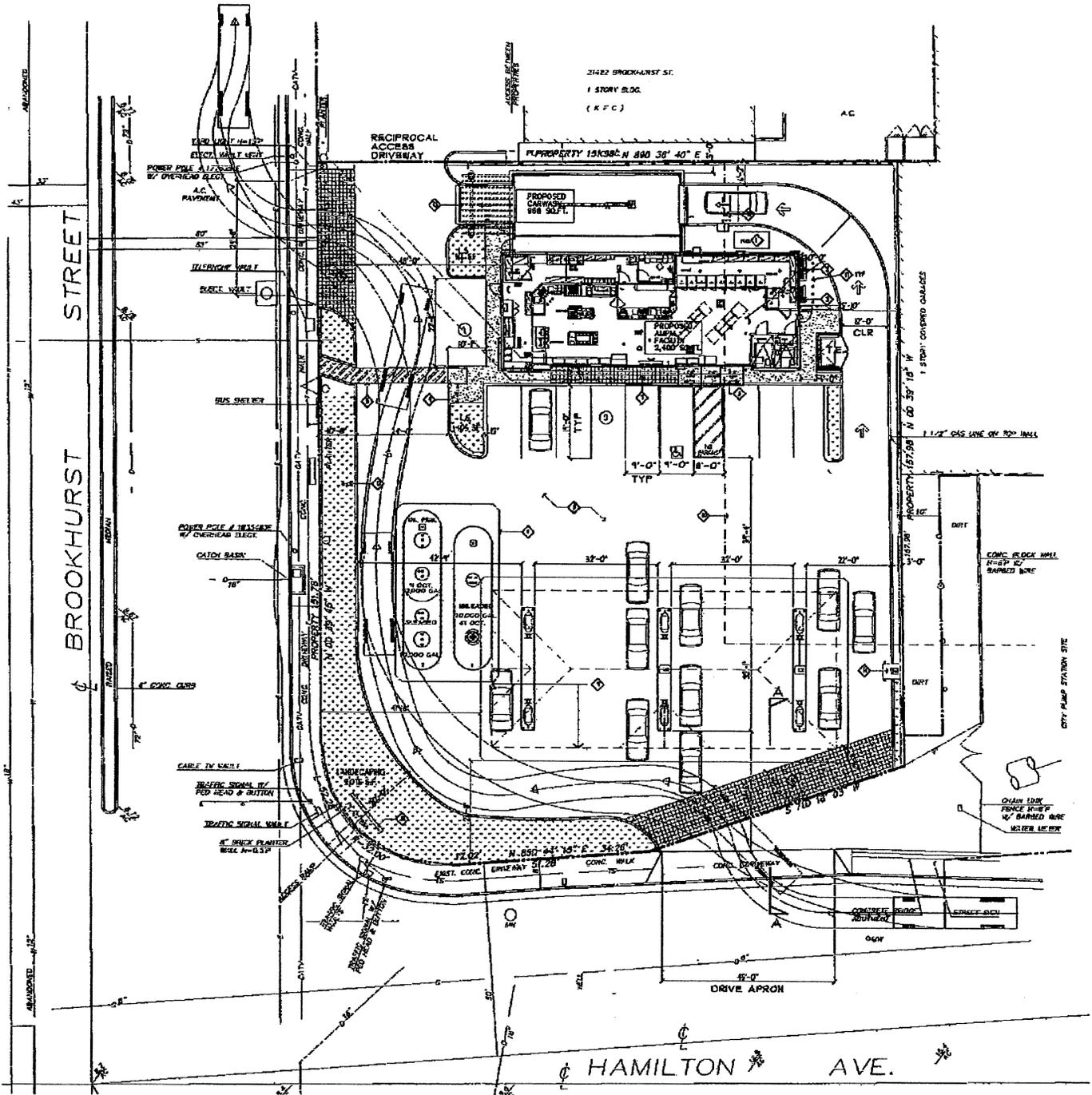


Exhibit B Site Plan



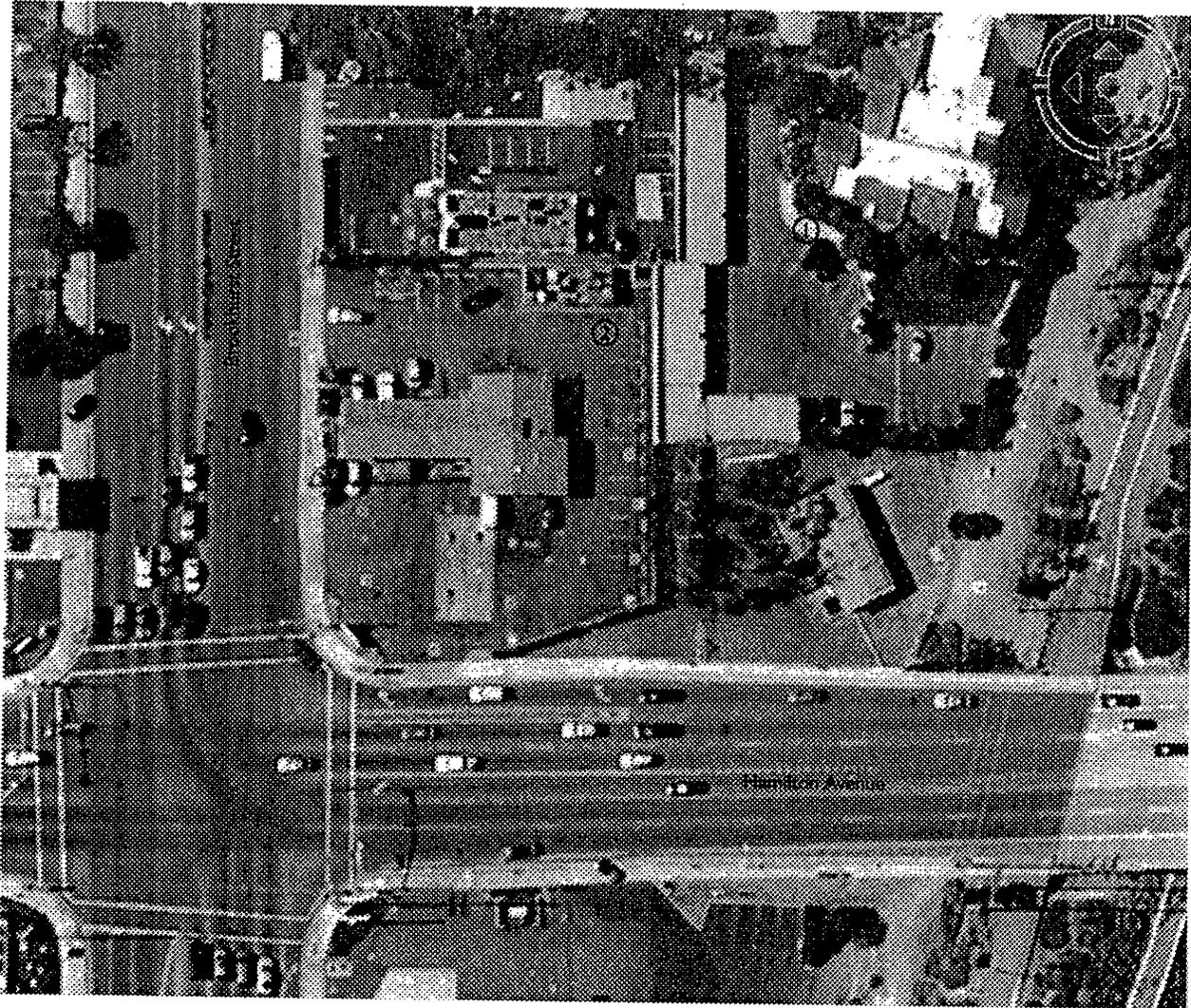
2093-08-01 (ExB)

ARCO FACILITY AND CAR WASH ACOUSTICAL STUDY, Huntington Beach, California

RK engineering group, inc.

ATTACHMENT NO. 6.70

Exhibit C
Noise Monitoring Location

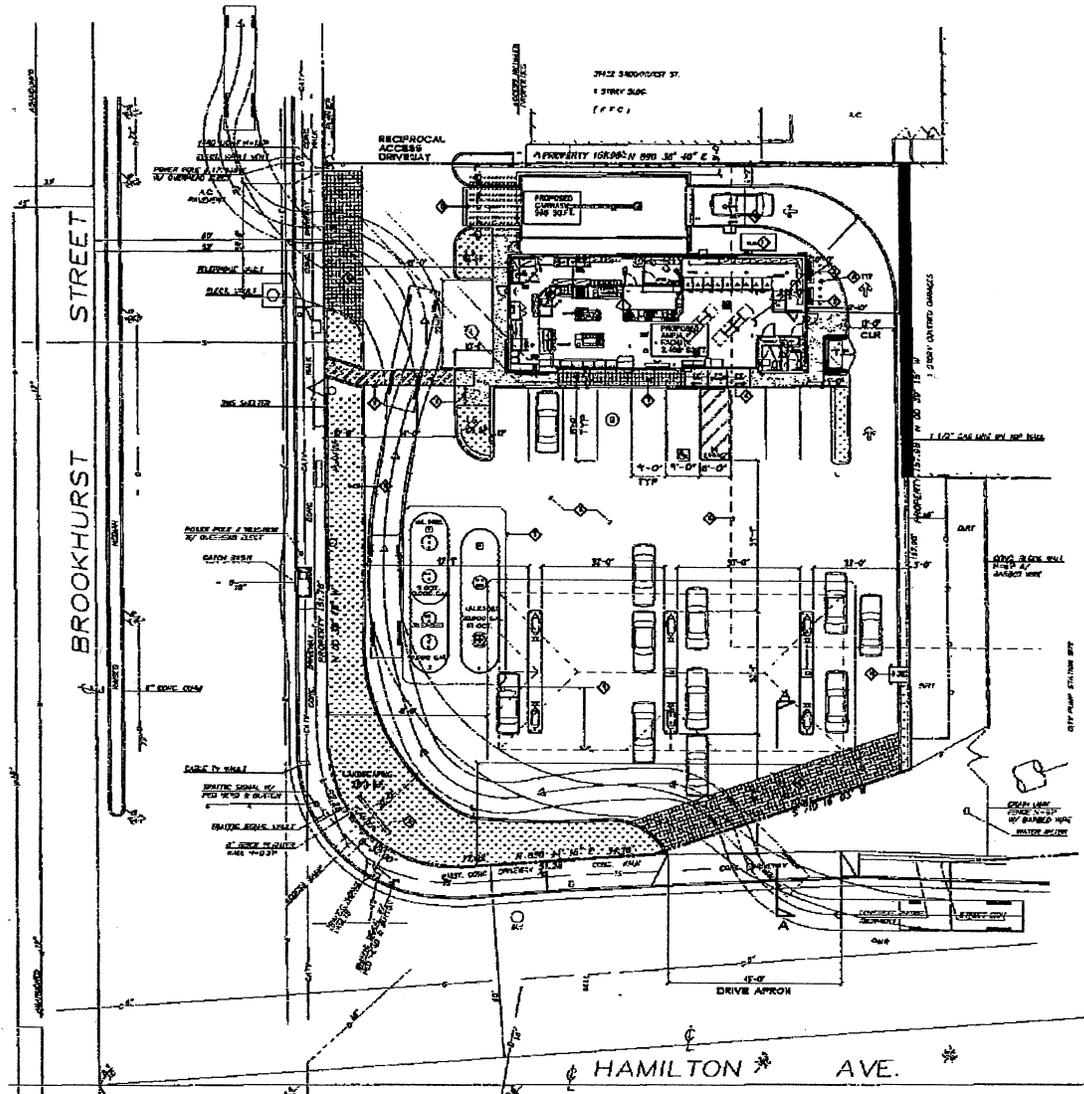


Legend:

① = Short-Term Noise Monitoring Location



Exhibit D Recommended Mitigation



During operation, the operators should ensure all car wash equipment is equipped with appropriate noise attenuation devices and secured in properly sealed equipment room.

Construction operations must follow the noise ordinance which states that operations must occur between the hours of 7:00 AM and 8:00 PM, Monday through Saturday only. A number of noise reduction measures are suggested to minimize noise impacts.

- During construction, the contractor should ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Maximize physical separation, as far as practical between noise generators and sensitive receptors.
- Idling equipment should be turned off when not in use.
- Equipment will be maintained so that parts of vehicles and their loads are secured from rattling and banging.

Legend:

█ = Existing 10 ft. wall

Tables

TABLE 1
Noise Level Measurements

Measured Noise Level (dBA)

Site No.	Time Started ¹	Leq	L _{max}	L _{min}	L ₂	L _B	L ₂₅	L ₅₀	Comments
1	11:04 AM ²	53.0	72.2	46.9	56.9	55.0	53.0	51.6	Measurement taken @ Sea Spray Condos. Noise Hamilton Ave.
1	10:05 PM ²	48.8	64.9	42.0	55.2	51.0	48.9	47.4	Measurement taken @ Sea Spray Condos. Noise from Hamilton Ave. & residents inside condos
2	11:38 AM ²	64.0	75.0	57.8	69.5	67.9	64.7	62.3	Measurement taken @ Project Site. Ambient noise from Brookhurst/Hamilton and Project Site.
2	10:22 PM ²	59.8	73.9	56.1	65.7	62.2	59.6	58.1	Taken @ Project Site. Ambient noise from facility equipment and Brookhurst and Hamilton.

¹ Noise measurements taken on July 21, 2008.

² Noise measurements were taken for 10 minutes at the site.

TABLE 2

Referenced and Adjusted Car Wash Equipment Noise Level Measurements

Source	Referenced Measured Noise Levels (dBA)						
	Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
Car Wash Equipment ¹	15.0	69.4	73.1	72.4	71.6	70.6	69.6

	Source	Adjusted Noise Levels (dBA) ¹						
		Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
1st Floor Residential Units	Car Wash Equipment	130	42.7	46.4	45.7	44.9	43.9	42.9
2nd Floor Residential Units	Car Wash Equipment	130	45.7	49.4	48.7	47.9	46.9	45.9

¹ Adjusted Noise Levels (dBA) were calculated based on distance (Appendix C).

TABLE 3
Projected 1st Floor Exterior Noise Levels at Residential Units (dBA)¹

	Source	Daytime Adjusted Noise Levels w/ existing 10ft. wall (dBA)						
		Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
1st Floor Residential Units	Car Wash Equipment ²	130	42.7	46.4	45.7	44.9	43.9	42.9
	Existing Ambient Measurement ³	--	53.0	72.2	56.9	55.0	53.0	51.6
	Unmitigated Total Combined Noise Impact ⁴	--	53.4	72.2	57.2	55.4	53.5	52.1
	City of Huntington Beach not to exceed Noise Standards	--	--	75.0	70.0	65.0	60.0	55.0
	Change in Noise Level as a result of Car Wash	--	--	0.0	0.3	0.4	0.5	0.5

	Source	Nighttime Adjusted Noise Levels w/ existing 10ft. wall (dBA)						
		Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
1st Floor Residential Units	Car Wash Equipment ²	130	42.7	46.4	45.7	44.9	43.9	42.9
	Existing Ambient Measurement ³	--	48.8	64.9	55.2	51.0	48.9	47.4
	Unmitigated Total Combined Noise Impact ⁴	--	49.8	65.0	55.7	52.0	50.1	48.7
	City of Murrieta not to exceed Noise Standards	--	--	70.0	65.0	60.0	55.0	50.0
	Change in Noise Level as a result of Car Wash	--	--	0.1	0.5	1.0	1.2	1.3

* Bold number indicates noise standard was will be exceeded

¹ Exterior noise levels calculated approximately 20 feet from residential units' façade

² See Appendix C for reference level to adjusted level conversion calculation printout

³ Ambient Measurement taken from Table 1 and adjusted to residential units

⁴ See Appendix C for dBA calculating

TABLE 4
Projected 2nd Floor Exterior Noise Levels at Residential Units (dBA)¹

	Source	Daytime Adjusted Noise Levels w/ existing 10ft. wall (dBA)						
		Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
2nd Floor Residential Units	Car Wash Equipment ²	130	45.7	49.4	48.7	47.9	46.9	45.9
	Existing Ambient Measurement ³	--	53.0	72.2	56.9	55.0	53.0	51.6
	Unmitigated Total Combined Noise Impact ⁴	--	53.7	72.2	57.5	55.8	54.0	52.6
	City of Huntington Beach not to exceed Noise Standards	--	--	70.0	65.0	60.0	55.0	50.0
	Change in Noise Level as a result of Car Wash	--	--	0.0	0.6	0.8	1.0	1.0

	Source	Nighttime Adjusted Noise Levels w/ existing 10ft. wall (dBA)						
		Distance from Reference Source (feet)	L _{eq}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
2nd Floor Residential Units	Car Wash Equipment ²	130	45.7	49.4	48.7	47.9	46.9	45.9
	Existing Ambient Measurement ³	--	48.8	64.9	55.2	51.0	48.9	47.4
	Unmitigated Total Combined Noise Impact ⁴	--	50.5	65.0	56.1	52.7	51.0	49.7
	City of Murrieta not to exceed Noise Standards	--	--	70.0	65.0	60.0	55.0	50.0
	Change in Noise Level as a result of Car Wash	--	--	0.1	0.9	1.7	2.1	2.3

* Bold number indicates noise standard was will be exceeded

¹ Exterior noise levels calculated approximately 20 feet from residential units' façade

² See Appendix C for reference level to adjusted level conversion printout

³ Ambient Measurement taken from Table 1 and adjusted to residential units

⁴ See Appendix C for dBA calculating

TABLE 5
Projected Traffic Noise Levels along Roadways (dBA CNEL)¹

Road	Segment	CNEL AT 100 FEET (dBA)	Distance to Contour from Centerline of Roadway (Feet)		
			70 CNEL	65 CNEL	60 CNEL
Hamilton Avenue	East of Brookhurst	67.1	64	138	297

¹ Exterior noise levels calculated at ground level, 'x.x feet from centerline of subject roadway

² ADT volumes referenced from City of Huntington Beach Circulation Element (Appendix A)

³ Refer to Appendix E for projected noise level calculations.

TABLE 6
Typical Construction Noise Levels¹

EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES

Type	Noise Levels (dBA) at 50 Feet
Earth Moving	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
Materials Handling	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
Stationary	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86

IMPACT EQUIPMENT

Type	Noise Levels (dBA) at 50 Feet
Pneumatic Wrenches	82 - 87
Jack Hammers, Rock Drills	80 - 99
Pile Drivers (Peak)	95-105

OTHER

Type	Noise Levels (dBA) at 50 Feet
Vibrators	68 - 82
Saws	71 - 82

¹ Referenced Noise Levels from the Environmental Protection Agency (EPA)

Appendices

Appendix A

City of Huntington Beach Acoustical
Standards and Parameters

Chapter 8.40**NOISE CONTROL**

(1006-10/63, 1072-11/64, 1354-11/67, 1935-11/74, 2364-5/79, 2379-7/79, Urg. 2434-5/80, 2533-2/82, 2788-9/85, 3131-4/92, 3216-12/93, 3514-12/01)

Sections:

- 8.40.010 Declaration of policy
- 8.40.020 Definitions
- 8.40.030 Noise level measurement criteria
- 8.40.040 Designated noise zones
- 8.40.050 Exterior noise standards
- 8.40.060 Exterior noise levels prohibited
- 8.40.070 Interior noise standards
- 8.40.080 Interior levels of noise prohibited
- 8.40.090 Special provisions
- 8.40.095 Leaf blowers
- 8.40.100 Schools, hospitals and churches--Special provisions
- 8.40.110 Air conditioning, refrigeration--Special provisions
- 8.40.111 Prohibited noises
- 8.40.112 Loud noises
- 8.40.120 Manner of enforcement
- 8.40.130 Variance procedure
- 8.40.140 Noise Variance Board
- 8.40.150 Appeals
- 8.40.160 Appeals--Notice of hearing
- 8.40.170 Action of council
- 8.40.180 Violations--Misdemeanor

8.40.010 Declaration of policy. In order to control unnecessary, excessive and annoying sounds emanating from incorporated areas of the City, it is hereby declared to be the policy of the City to prohibit such sounds generated from all sources as specified in this chapter.

It is determined that certain noise levels are detrimental to the public health, welfare and safety and contrary to public interest; therefore, the City Council does ordain and declare that creating, maintaining, causing or allowing to create, maintain or cause any noise in a manner prohibited by, or not in conformity with the provisions of this chapter, is a public nuisance and shall be punishable as such. (2379-7/79)

8.40.020 Definitions. The following words, phrases and terms as used in this chapter shall have the meaning as indicated below:

- (a) "Ambient noise level" shall mean the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.
- (b) "Commercial property" shall mean a parcel of real property which is developed and used either in part or in whole for commercial purposes including, but not limited to, retail and wholesale businesses and professional offices.
- (c) "Cumulative period" shall mean an additive period or time composed of individual time segments which may be continuous or interrupted.
- (d) "Decibel" (db) shall mean a unit which denotes the ratio between two (2) quantities which are proportional to power; the number of decibels corresponding to the ratio of two (2) amounts of power is ten (10) times the logarithm to the base ten (10) of this ratio.

12/01

- (e) "Emergency machinery, vehicle or work" shall mean any machinery, vehicle or work used, employed or performed in an effort to protect, provide or restore safe conditions in the community or for the citizenry, or work by private or public utilities when restoring utility service.
- (f) "Fixed noise source" shall mean a stationary device which creates sounds while fixed or motionless, including but not limited to, industrial and commercial machinery and equipment, pumps, fans, compressors, generators, air conditioners and refrigeration equipment.
- (g) "Grading" shall mean any excavating or filling of earth material, or any combination thereof, conducted to prepare said site for construction or the placement of the improvements thereon.
- (h) "Impact noise" shall mean the noise produced by the collision of one mass in motion with a second mass which may be either in motion or at rest.
- (i) "Industrial property" shall mean a parcel of real property which is developed and used in part or in whole for manufacturing purposes including research and development uses.
- (j) "Mobile noise source" shall mean any noise source other than a fixed noise source.
- (k) "Noise level" shall mean the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty (20) micropascals (micronewtons per square meter). The unit of measurement shall be designated as db(A).
- (l) "Person" shall mean a person, firm, association, co-partnership, joint venture, corporation or any entity, public or private in nature.
- (m) "Residential property" shall mean a parcel of real property which is developed and used either in part or in whole for residential purposes, other than transient uses such as hotels or motels.
- (n) "Predominant tone noise" shall mean a noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished.
- (o) "Sound pressure level" of a sound, in decibels, shall mean twenty (20) times the logarithm to the base of ten (10) of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated. (2379-7779)

8.40.030 Noise level measurement criteria. Any noise level measurements made pursuant to the provisions of this chapter shall be performed using a sound level meter as defined in this chapter. The location selected for measuring exterior noise levels shall be at any point on the property line of the offender or anywhere on the affected property. Interior noise measurements shall be made within the affected unit. The measurement shall be made at a point in the affected unit at least four (4) feet from the wall, ceiling or floor nearest the noise source. All noise level measurements shall be performed in accordance with procedural rules and regulations of the Orange County Health Department. (2379-7779)

8.40.040 Designated noise zones. The properties hereinafter described, whether within or without the City, are hereby assigned to the following noise zones:

Noise Zone 1: All residential properties;

Noise Zone 2: All professional office and public institutional properties;

Noise Zone 3: All commercial properties with the exception of professional office properties; and

Noise Zone 4: All industrial properties. (2379-7779)

12/01

8.40.050 Exterior noise standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone:

Exterior Noise Standards		
Noise Zone	Noise Level	Time Period
1	55 db(A)	7 a.m. - 10 p.m.
	50 db(A)	10 p.m. - 7 a.m.
2	55 db(A)	Anytime
3	60 db(A)	Anytime
4	70 db(A)	Anytime

(b) In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) db(A). (2379-8/79, 2788-9/85)

8.40.060 Exterior noise levels prohibited. It shall be unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured on any residential, public institutional, professional, commercial or industrial property, either within or without the City, to exceed the applicable noise standards:

- (a) For a cumulative period of more than thirty (30) minutes in any hour;
- (b) Plus 5 db(A) for a cumulative period of more than fifteen (15) minutes in any hour;
- (c) Plus 10 db(A) for a cumulative period of more than five (5) minutes in any hour;
- (d) Plus 15 db(A) for a cumulative period of more than one (1) minute in any hour; or
- (e) Plus 20 db(A) for any period of time.

In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level. (2379-7/79)

8.40.070 Interior noise standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all real property within a designated noise zone:

Interior Noise Standards		
Noise Zone	Noise Level	Time Period
1	55 db(A)	7 a.m. - 10 p.m.
	45 db(A)	10 p.m. - 7 a.m.
2, 3, 4	55 db(A)	Anytime

- (b) In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) db(A). (2379-7/79, 2788-9/85)

8.40.080 Interior levels of noise prohibited. It shall be unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured within any other structure on any residential, public institutional, commercial, or industrial property to exceed:

- (a) The noise standard for a cumulative period of more than five minutes in any hour;
- (b) The noise standards plus 5 db(A) for a cumulative period of more than one (1) minute in any hour; or
- (c) The noise standard plus 10 db(a) for any period of time.

In the event the ambient noise level exceeds either of the first two noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the third noise level, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

Each of the noise limits specified above shall be reduced by 5 db(A) for impact or predominant tone noises, or for noises consisting of speech or music.

In the event that the noise source and the affected property are within different noise zones, the noise standards of the affected property shall apply. (2379-7/79)

8.40.090 Special provisions. The following activities shall be exempt from the provisions of this chapter:

- (a) School bands, school athletics and school entertainment events, provided such events are conducted on school property or authorized by special permit from the City;
- (b) Activities otherwise lawfully conducted in public parks, public playgrounds and public or private school grounds;
- (c) Any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle or work;
- (d) Noise sources associated with construction, repair, remodeling, or grading of any real property; provided a permit has been obtained from the City; and provided said activities do not take place between the hours of 8 p.m. and 7 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.
- (e) All mechanical devices, apparatus or equipment which are utilized for the protection or harvest of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions;
- (f) Mobile noise sources associated with agricultural operations provided such operations do not take place between the hours of 8 p.m. and 7 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.
- (g) Mobile noise sources associated with agricultural pest control through pesticide application, provided that the application is made in accordance with restricted material permits issued by or regulations enforced by the Agricultural Commissioner;

- (h) Noise sources associated with the maintenance of real property provided said activities take place between the hours of 8 a.m. and 8 p.m. on any day except Sunday or between the hours of 9 a.m. and 6 p.m. on Sunday or a federal holiday;
- (i) Leaf blower shall be governed by section 8.40.095. (3131-4/92)
- (j) Any activity or equipment to the extent that design regulation thereof has been pre-empted by state or federal laws. (2379-7/79)

8.40.095 Leaf blowers. (3131-4/92)

- (a) Definitions. As used in this section, the following terms shall have meanings as set forth below: (3131-4/92)
 - (1) "Leaf blower" means any machine, however powered, used to blow leaves, dirt and other debris off sidewalks, driveways, lawns and other surfaces. (3131-4/92)
 - (2) "Parcel" means an area of real property with a separate or distinct number or other designation shown on a plat recorded in the office of the County Recorder. Contiguous parcels owned by the same individual or entity shall be considered one parcel for purposes of this section. (3131-4/92)
- (b) Unlawful to propel debris beyond parcel boundary. It shall be unlawful for any person to use or operate any leaf blower in such a manner as to blow, dispel or make airborne, dust, leaves, grass cuttings, paper, trash or any other type of unattached debris or material, beyond the parcel boundaries of the parcel being cleaned, unless the consent of the adjoining owner or person in possession is obtained. It shall be unlawful for any person to use or operate any leaf blower within the City in such a way as to blow leaves, dirt and other debris onto the public rights-of-way or private property and to allow such debris to remain there in excess of thirty (30) minutes. (3131-4/92)
- (c) Special prohibitions. It shall be unlawful for any person to operate a leaf blower within a residential zone or within one hundred feet of a residential zone of the City of Huntington Beach, except under the following conditions: (3131-4/92)
 - (1) Time restriction. Noise sources associated with the maintenance of real property provided said activities take place between the hours of 8:00 A.M. and 8:00 P.M. on any day except Sunday or between the hours of 9:00 A.M. and 6:00 P.M. on Sunday or a federal holiday. (3131-4/92)
 - (2) Distance restriction. Leaf blowers shall not be operated within a horizontal distance of ten (10) feet of any operable window, door, or mechanical air intake opening or duct; (3131-4/92)
 - (3) Duration of use restriction. Leaf blowers shall not be operated for more than fifteen (15) minutes per hour, per day, on parcels less than one-half acre and no more than thirty (30) minutes per hour on parcels greater than one-half acre up to one acre. Leaf blowers shall not be operated for more than two (2) hours on parcels of one acre or more. (3131-4/92)
 - (4) Number restriction. No person shall operate more than one (1) leaf blower per parcel on one-half acre, no more than two (2) leaf blowers on parcels greater than one-half acre and no more than three (3) leaf blowers on parcels greater than one acre or more. (3131-4/92)
 - (5) The maximum decibel level of 70 dba as measured ten (10) feet from the leaf blower shall not be exceeded. (3131-4/92)

8.40.100 Schools, hospitals and churches--Special provisions. It shall be unlawful for any person to create any noise which causes the noise level at any school, hospital or church while same is in use, to exceed the noise limits specified for exterior noise standards in this chapter, or which noise level unreasonably interferes with the use of such institutions or which unreasonably disturbs or annoys patients in the hospital, provided conspicuous signs are displayed in three (3) separate locations within one-tenth (1/10) of a mile of the institution indicating the presence of a school, hospital or church. (2379-7/79)

8.40.110 Air conditioning, refrigeration--Special provisions. During a one (1) year period following the effective date of this chapter, the noise level standards specified in this chapter shall be increased by 5 db(A) where the alleged noise source is an air-conditioning apparatus or refrigeration system, which was installed prior to the effective date of this chapter. (2379-7/79)

8.40.111 Prohibited noises. Notwithstanding any other provisions of this chapter and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. (3216-12/93)

The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following: (3216-12/93)

- (a) The level of the noise; (3216-12/93)
- (b) Whether the nature of the noise is usual or unusual; (3216-12/93)
- (c) Whether the origin of the noise is natural or unnatural; (3216-12/93)
- (d) The level and intensity of the background noise, if any; (3216-12/93)
- (e) The proximity of the noise to residential sleeping facilities; (3216-12/93)
- (f) The nature and zoning of the area within which the noise emanates; (3216-12/93)
- (g) The density of the inhabitation of the area within which the noise emanates; (3216-12/93)
- (h) The time of the day and night the noise occurs; (3216-12/93)
- (i) The duration of the noise; (3216-12/93)
- (j) Whether the noise is recurrent, intermittent or constant; and (3216-12/93)
- (k) Whether the noise is produced by a commercial or noncommercial activity. (3216-12/93)

8.40.112 Loud noises. It shall be unlawful for any person to: (3514-12/01)

- (a) Use, operate, or permit to be operated any radio, receiving set or device, television set, musical instrument, phonograph, CD, DVD, tape player, juke box, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet, and comfort of other persons. (3514-12/01)
- (b) Make or allow to be made any noise which continues for more than a five minute period between the hours of 10PM and 7AM if such noise is audible for fifty feet or more from the source of the noise. (3514-12/01)
- (c) Maintain, manage, or control any business or residential property in violation of sections (a) or (b). (3514-12/01)

(d) Own, maintain, control, operate, take care or custody of, or otherwise provide any premises, and allow noise to continue after being informed, anytime within the preceding thirty days by the Police Department, that a violation of this chapter has been committed on said premises. (3514-12/01)

(e) Violations of this section are hereby declared a nuisance. (3514-12/01)

8.40.120 Manner of enforcement. Except for Sections 8.40.111 and 8.40.112, the Orange County Health Officer and his duly authorized representatives are directed to enforce the provisions of this chapter. The Orange County Health Officer and his duly authorized representatives are authorized pursuant to Penal Code section 836.5 to arrest any person without a warrant when they have reasonable cause to believe that such person has committed a misdemeanor in their presence. (3216-12/93)

If the Orange County Health Officer or his duly authorized representatives conduct db(A) tests or readings for purposes of enforcement, and the noise level is found to exceed those levels stipulated as permissible in this chapter, the owner or operator of the noise source shall be required to pay the cost of the db(A) tests or readings.

No person shall interfere with, oppose or resist any authorized person charged with the enforcement of this chapter while such person is engaged in the performance of his duty. (2379-7/79, 2533-2/82)

8.40.130 Variance procedure. The owner or operator of a noise source which violates any of the provisions of this chapter may file an application with the Health Officer for a variance from the provisions thereof wherein said owner or operator shall set forth all actions taken to comply with said provisions, the reasons why immediate compliance cannot be achieved, a proposed method of achieving compliance, and a proposed time schedule for its accomplishment. Said application shall be accompanied by a fee in the amount of seventy-five dollars (\$75).

A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership, or several fixed sources on a single property may be combined into one application. Upon receipt of said application and fee, the Health Officer shall refer it with his recommendation thereon in accordance with the provisions of this chapter.

An applicant for a variance shall remain subject to prosecution under the terms of this chapter until a variance is granted. (2379-7/79)

8.40.140 Noise variance board. The noise Variance Board shall evaluate all applications for variance from the requirements of this chapter and may grant said variances with respect to time for compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum compliance with the provisions of this chapter. Said terms, conditions and requirements may include, but shall not be limited to, limitations on noise levels and operating hours. Each such variance shall set forth in detail the approved method of achieving maximum compliance and a time schedule for its accomplishment.

In its determination said board shall consider the magnitude of nuisance caused by the offensive noise; the uses of property within the area of impingement by the noise; the time factors related to study, design, financing and construction of remedial work; the economic factors related to age and useful life of equipment; and the general public interest and welfare. Any variance granted by said board shall be by resolution and shall be transmitted to the Health Officer for enforcement. Any violation of the terms of said variance shall be unlawful.

Members of the Variance Board shall be appointed by, and shall serve at the pleasure of the Orange County board of supervisors. The Variance Board shall adopt reasonable rules and regulations for its own procedures in carrying out its functions under the provisions of this chapter.

Three (3) members shall constitute a quorum and at least three (3) affirmative votes shall be required in support of any action.

The Health Officer, or his appointed representative, shall be a nonvoting ex officio member of the Variance Board, and shall act as secretary of the board.

Meetings of the noise Variance Board shall be held at the call of the secretary and at such times and locations as said board shall determine. All such meetings shall be open to the public. (2379-7779)

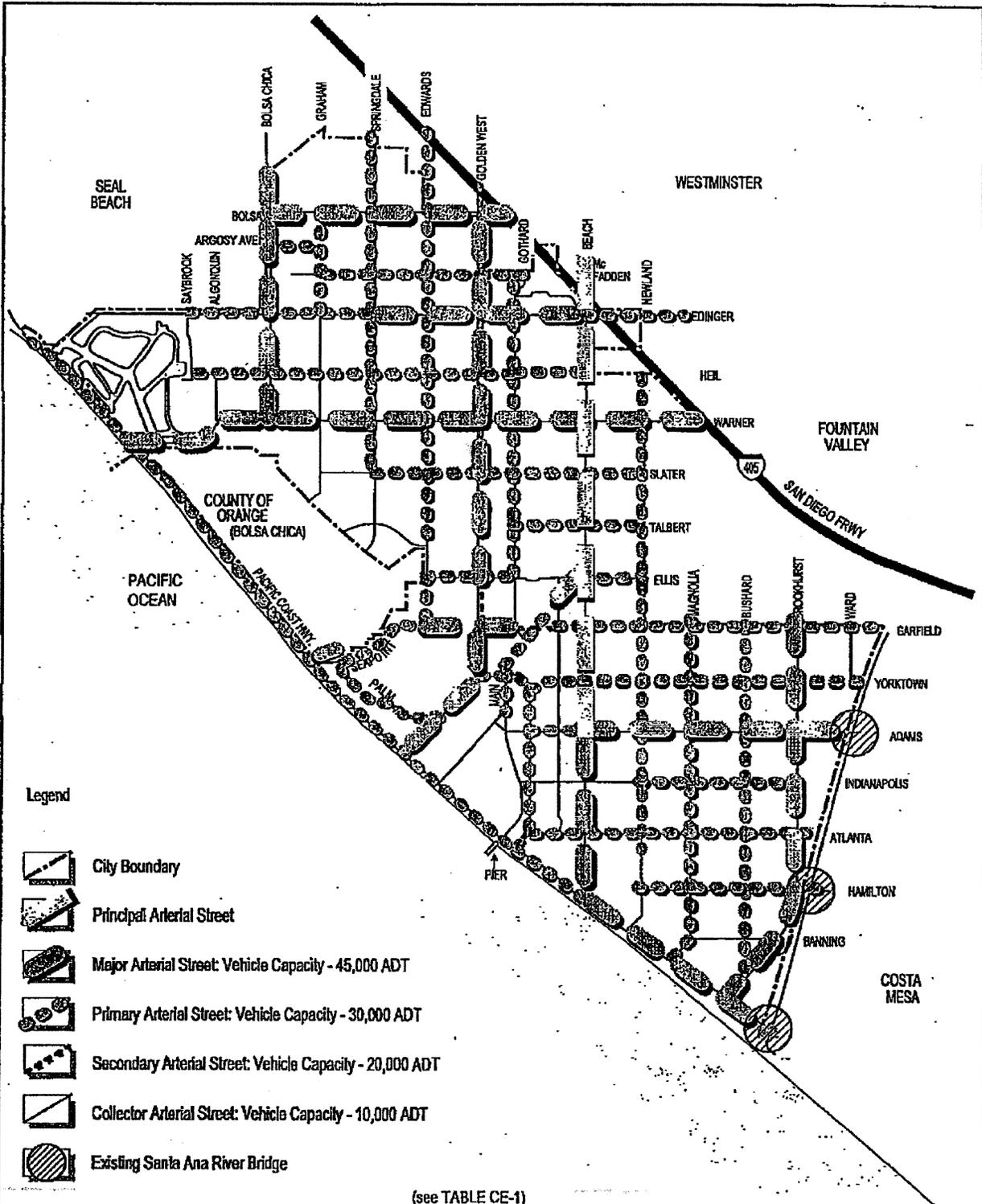
8.40.150 Appeals. Within fifteen (15) days following notice to the City of the decision of the Variance Board on an application, the applicant, the Health Officer, or any member of the City Council, may appeal the decision to the City Council by filing a notice of appeal with the secretary of the Variance Board. In the case of an appeal by the applicant for a variance, the notice of appeal shall be accompanied by a fee to be computed by the secretary on the basis of the estimated cost of preparing the materials required to be forwarded to the City Council as discussed hereafter. If the actual cost of such preparation differs from the estimated cost, the applicant shall pay the difference to the secretary and the secretary shall pay the amount of any excess to the applicant. (2379-7779)

8.40.160 Appeals--Notice of hearing. Within fifteen (15) days following the receipt of a notice of appeal and the appeal fee, the secretary of the Variance Board shall forward to the City Council copies of the application for variance; the recommendation of the Health Officer; the notice of appeal; all evidence concerning said application received by the Variance Board and its decision thereon. In addition, any person may file with the City Council written arguments supporting or attacking said decision and the City Council may, in its discretion, hear oral arguments thereon. The City Clerk shall mail to the applicant a notice of the date set for hearing of the appeal. The notice shall be mailed at least ten (10) days prior to the hearing date. (2379-7779)

8.40.170 Action of Council. Within sixty (60) days following its receipt of the notice of the appeal, the City Council shall either affirm, modify or reverse the decision of the Variance Board at a duly noticed public hearing. Such decision shall be based upon the City Council's evaluation of the matters submitted to it in light of the powers conferred on the Variance Board and the factors to be considered as set out in this chapter.

As part of its decision, the council may direct the Variance Board to conduct further proceedings on said application. Failure of the City Council to affirm, modify or reverse the decision of the Variance Board within said sixty (60) day period shall constitute affirmation of the board's decision. (2379-7779)

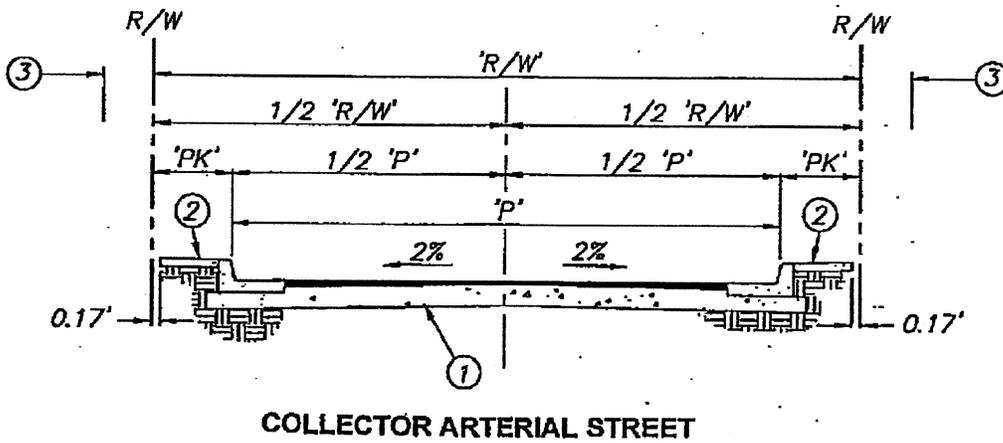
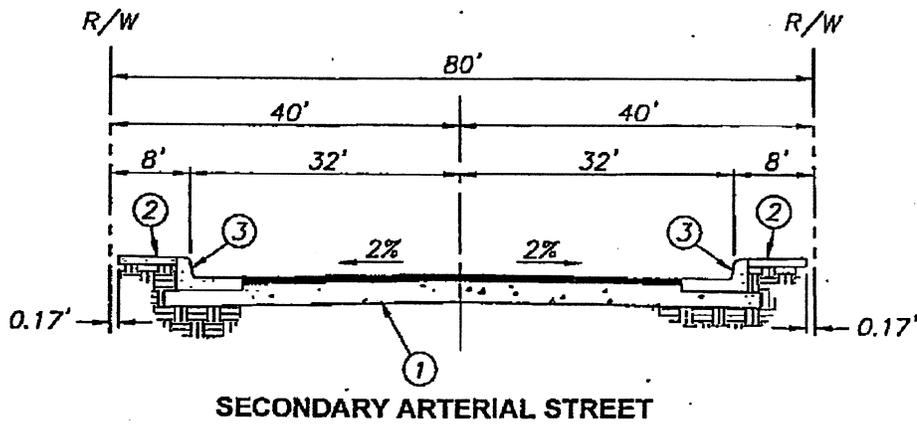
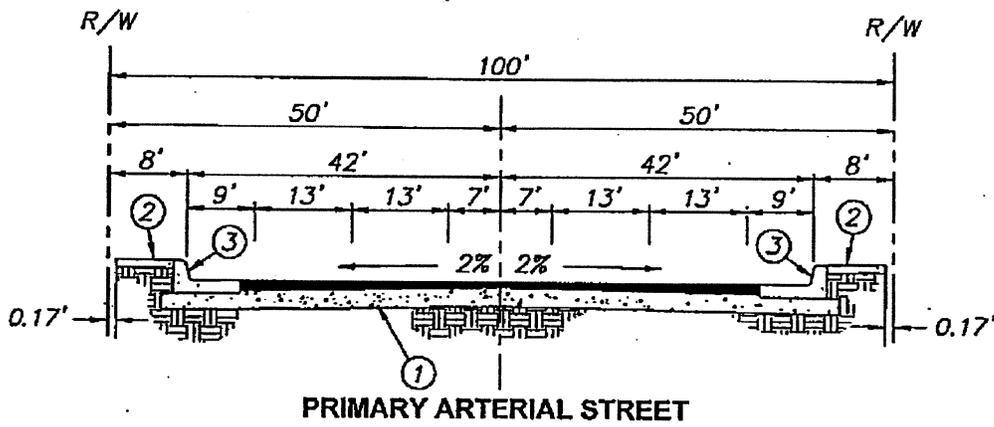
8.40.180 Violations--Misdemeanor. Any person violating any of the provisions of this chapter shall be deemed guilty of a MISDEMEANOR. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. The provisions of this chapter shall not be construed as permitting conduct not proscribed herein and shall not affect the enforceability of any other applicable provisions of law. (2379-7779)



**EXISTING NETWORK OF
ARTERIAL STREETS AND HIGHWAYS**

CITY OF HUNTINGTON BEACH GENERAL PLAN



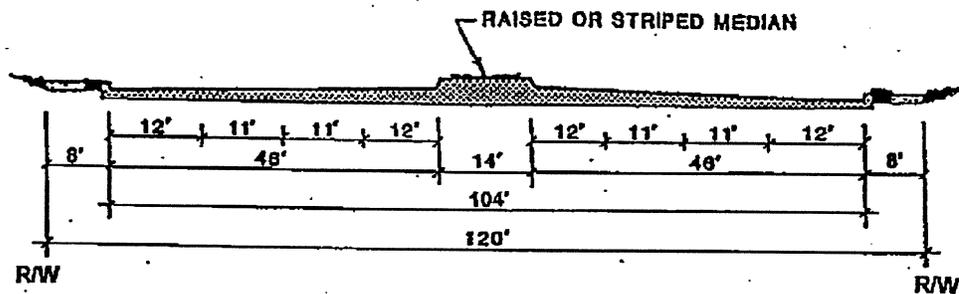


(see CE12.1)

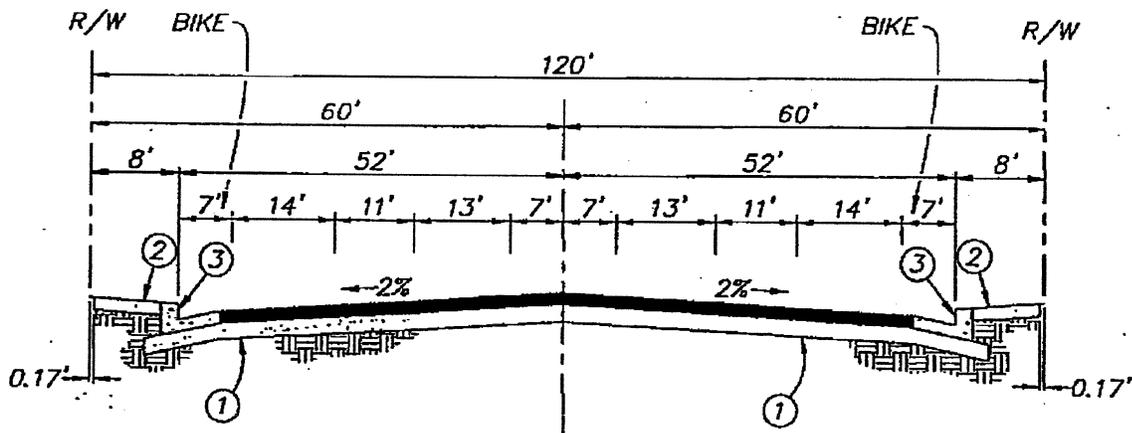
TYPICAL ROADWAY SECTIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN

FIGURE **CE-6a**



PRINCIPAL ARTERIAL STREET



MAJOR ARTERIAL STREET

(see CE1.2.1)

TYPICAL ROADWAY SECTIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN

FIGURE CE-6b

Appendix B

Glossary of Acoustical Terms

A-Weighted Sound Level

The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level

The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL)

The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB)

A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A)

A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ)

The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room

Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

L(n)

The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90 and L99, etc.

Noise

Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area

Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels

See L(n).

Sound Level (Noise Level)

The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter

An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL)

The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix C

Photographs and Field Measurements

NOISE LEVEL MEASUREMENTS

Project: ARCO FACILITY AND CAR WASH _____
 Acoustical Study _____

Date: 7/21/08 _____
 Job No.: 2093-08-01 _____
 Prepared By: Bryan Estrada _____

Job Location: Located on the Northeast corner of Brookhurst Street and Hamilton Avenue _____
 City of Huntington Beach, CA _____

Site	Start Time	End Time	L _{eq}	L _{max}	L _{min}	L ₂	L ₃	L ₂₅	L ₅₀
1	11:04am	11:14am	53.0	72.2	46.9	56.9	55.0	53.0	51.6
<p><i>Comments: 72°F, clear sunny skies. Measurement taken at Sea Spray Condominiums. Noise meter approximately 20' from façade of condominiums. Ambient noise from Hamilton Avenue.</i></p>									

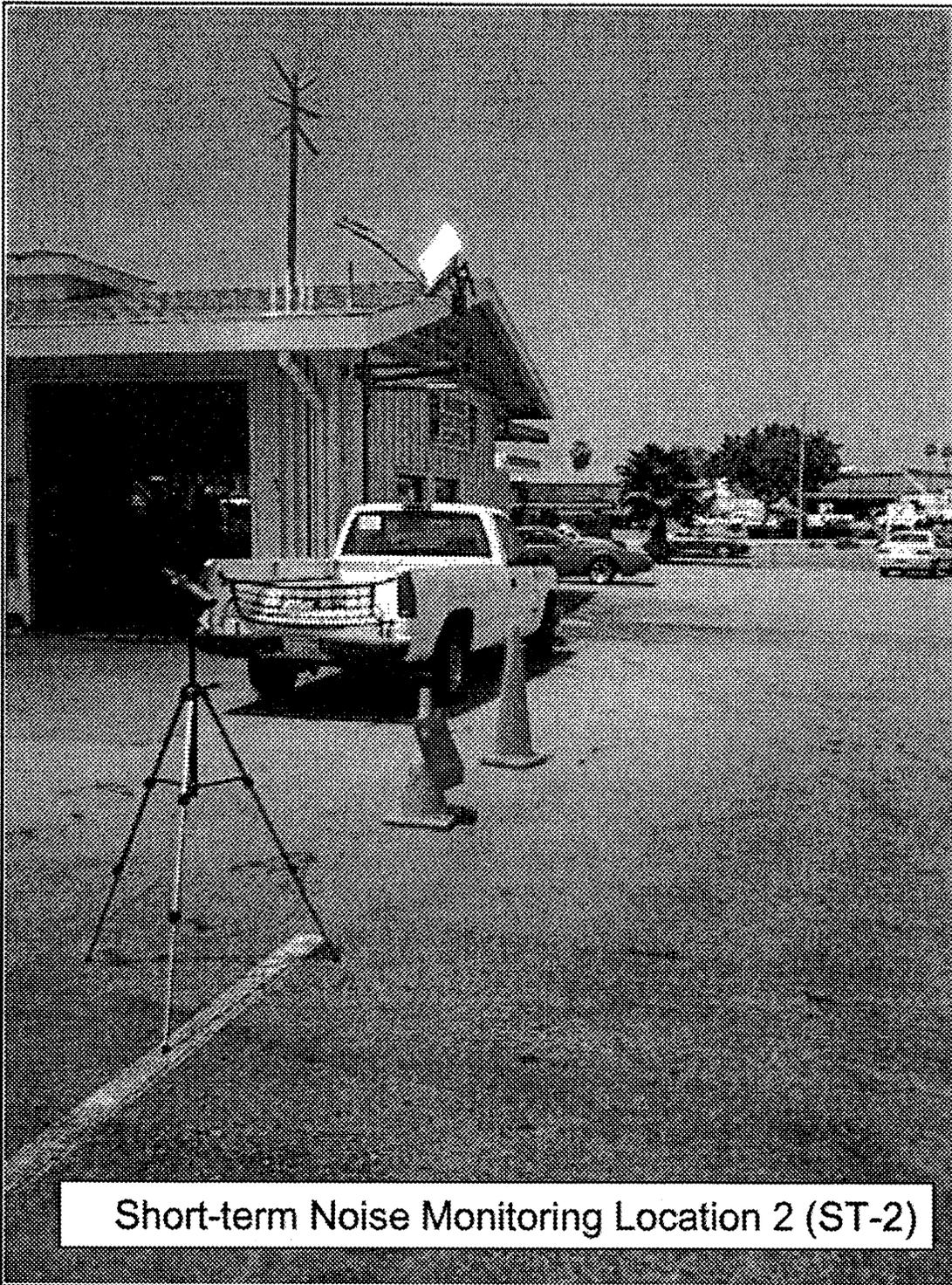
Site	Start Time	End Time	L _{eq}	L _{max}	L _{min}	L ₂	L ₃	L ₂₅	L ₅₀
1	10:05pm	10:15pm	48.8	64.9	42.0	55.2	51.0	48.9	47.4
<p><i>Comments: 65°F, overcast skies. Measurement taken at Sea Spray Condominiums. Noise meter approximately 20' from façade of condominiums. Ambient noise from Hamilton Avenue. Noise from residents inside condos.</i></p>									

Site	Start Time	End Time	L _{eq}	L _{max}	L _{min}	L ₂	L ₃	L ₂₅	L ₅₀
2	11:38am	11:48am	64.0	75.0	57.8	69.5	67.9	64.7	62.3
<p><i>Comments: 72°F, clear sunny skies. Measurement taken on Project Site. Noise meter approximately 25' from easterly property line and 50' from northerly property line. Noise from existing Arco facility, Brookhurst Street and Hamilton Avenue.</i></p>									

Site	Start Time	End Time	L _{eq}	L _{max}	L _{min}	L ₂	L ₃	L ₂₅	L ₅₀
2	10:22pm	10:32pm	59.8	73.9	56.1	65.7	62.2	59.6	58.1
<p><i>Comments: 65°F, overcast skies. Measurement taken on Project Site. Noise meter approximately 25' from easterly property line and 50' from northerly property line. Noise from Arco facility equipment, Brookhurst Street and Hamilton Avenue.</i></p>									



Short-term Noise Monitoring Location 1 (ST-1)



Short-term Noise Monitoring Location 2 (ST-2)

Appendix D

Noise Calculations Worksheets

2093-08-01 - NOISE LEVEL ADDITION (dBA)
Residential Units - 1st Floor - Day (w/ existing wall)

Leq

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	53.0	199,526.2
Car Wash Equipment (adjusted noise)	42.7	18,620.9
Combined Noise Level (dBA) =	53.4	218,147.1

Lmax

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	72.2	16,595,869.1
Car Wash Equipment (adjusted noise)	46.4	43,651.6
Combined Noise Level (dBA) =	72.2	16,639,520.7

L2

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	56.9	489,778.8
Car Wash Equipment (adjusted noise)	45.7	37,153.5
Combined Noise Level (dBA) =	57.2	526,932.3

L8

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	55.0	316,227.8
Car Wash Equipment (adjusted noise)	44.9	30,903.0
Combined Noise Level (dBA) =	55.4	347,130.7

L25

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	53.0	199,526.2
Car Wash Equipment (adjusted noise)	43.9	24,547.1
Combined Noise Level (dBA) =	53.5	224,073.3

L50

Source	Noise Level (dBA)	10 ^{dBA} /10
Ambient	51.6	144,544.0
Car Wash Equipment (adjusted noise)	42.9	19,498.4
Combined Noise Level (dBA) =	52.1	164,042.4

2093-08-01 - NOISE LEVEL ADDITION (dBA)
Residential Units - 1st Floor - Night (w/ existing wall)

Leq

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	48.8	75,857.8
Car Wash Equipment (adjusted noise)	42.7	18,620.9
Combined Noise Level (dBA) =	49.8	94,478.6

Lmax

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	64.9	3,090,295.4
Car Wash Equipment (adjusted noise)	46.4	43,651.6
Combined Noise Level (dBA) =	65.0	3,133,947.0

L2

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	55.2	331,131.1
Car Wash Equipment (adjusted noise)	45.7	37,153.5
Combined Noise Level (dBA) =	55.7	368,284.6

L8

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	51.0	125,892.5
Car Wash Equipment (adjusted noise)	44.9	30,903.0
Combined Noise Level (dBA) =	52.0	156,795.5

L25

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	48.9	77,624.7
Car Wash Equipment (adjusted noise)	43.9	24,547.1
Combined Noise Level (dBA) =	50.1	102,171.8

L50

Source	Noise Level (dBA)	10 [^] dBA/10
Ambient	47.4	54,954.1
Car Wash Equipment (adjusted noise)	42.9	19,498.4
Combined Noise Level (dBA) =	48.7	74,452.5

2093-08-01 - NOISE LEVEL ADDITION (dBA)

Residential Units - 2nd Floor - Day (w/ existing wall)

Leq

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	53.0	199,526.2
Car Wash Equipment (adjusted noise)	45.7	37,153.5
Combined Noise Level (dBA) =	53.7	236,679.8

Lmax

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	72.2	16,595,869.1
Car Wash Equipment (adjusted noise)	49.4	87,096.4
Combined Noise Level (dBA) =	72.2	16,682,965.4

L2

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	56.9	489,778.8
Car Wash Equipment (adjusted noise)	48.7	74,131.0
Combined Noise Level (dBA) =	57.5	563,909.8

L8

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	55.0	316,227.8
Car Wash Equipment (adjusted noise)	47.9	61,659.5
Combined Noise Level (dBA) =	55.8	377,887.3

L25

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	53.0	199,526.2
Car Wash Equipment (adjusted noise)	46.9	48,977.9
Combined Noise Level (dBA) =	54.0	248,504.1

L50

Source	Noise Level (dBA)	10 ^{dBA/10}
Ambient	51.6	144,544.0
Car Wash Equipment (adjusted noise)	45.9	38,904.5
Combined Noise Level (dBA) =	52.6	183,448.5

2093-08-01 - NOISE LEVEL ADDITION (dBA)
Residential Units - 2nd Floor - Night (w/ existing wall)

Leq

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	48.8	75,857.8
Car Wash Equipment (adjusted noise)	45.7	37,153.5
Combined Noise Level (dBA) =	50.5	113,011.3

Lmax

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	64.9	3,090,295.4
Car Wash Equipment (adjusted noise)	49.4	87,096.4
Combined Noise Level (dBA) =	65.0	3,177,391.8

L2

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	55.2	331,131.1
Car Wash Equipment (adjusted noise)	48.7	74,131.0
Combined Noise Level (dBA) =	56.1	405,262.1

L8

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	51.0	125,892.5
Car Wash Equipment (adjusted noise)	47.9	61,659.5
Combined Noise Level (dBA) =	52.7	187,552.0

L25

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	48.9	77,624.7
Car Wash Equipment (adjusted noise)	46.9	48,977.9
Combined Noise Level (dBA) =	51.0	126,602.6

L50

Source	Noise Level (dBA)	10 ^d dBA/10
Ambient	47.4	54,954.1
Car Wash Equipment (adjusted noise)	45.9	38,904.5
Combined Noise Level (dBA) =	49.7	93,858.6

NOISE BARRIER CALCULATIONS - BASED UPON FHWA - RD-77-108

PROJECT:	ARCO FACILITY AND CAR WASH	JOB #:	2093-08-01
SOURCE:	CAR WASH (reference-adjusted levels)	DATE:	24-Jul-08
LOCATION:	1st FLOOR EXTERIOR RESIDENTIAL UNITS	BY:	Mike Dickerson

OBS DIST= 130.0
 DT WALL= 55.0
 DT W/OB= 75.0
 HTH WALL= 10.0 *****
 BARRIER = 0.0 (0=WALL,1=BERM)
 OBS HTH= 5.0
 NOISE HTH= 5.0 BARRIER+
 OBS EL = 0.0 TOPO SHIELDING = -7.90
 NOISE EL = 0.0 NOISE HTH EL= 5.0
 DROP-OFF= 20.0 (20 = 6.0 dBA PER DOUBLING OF DISTANCE)
 COFF

	DIST (FT)	NOISE LEVELS (dBA)					
		Leq	Lmax	L2	L8	L25	L50
REF LEVEL	15	69.4	73.1	72.4	71.6	70.6	69.6
PROJ LEVEL	130	50.6	54.3	53.6	52.8	51.8	50.8
SHIELDING	130	-7.9	-7.9	-7.9	-7.9	-7.9	-7.9
ADJ LEVEL	130	42.7	46.4	45.7	44.9	43.9	42.9

NOISE BARRIER CALCULATIONS - BASED UPON FHWA - RD-77-108

PROJECT:	ARCO FACILITY AND CAR WASH	JOB #:	2093-08-01
SOURCE:	CAR WASH (reference-adjusted levels)	DATE:	24-Jul-08
LOCATION:	2nd FLOOR EXTERIOR RESIDENTIAL UNITS	BY:	Mike Dickerson

OBS DIST= 130.0
 DT WALL= 55.0
 DT W/OB= 75.0
 HTH WALL= 10.0 *****
 BARRIER = 0.0 (0=WALL, 1=BERM)
 OBS HTH= 15.0
 NOISE HTH= 5.0 BARRIER+
 OBS EL = 0.0 TOPO SHIELDING = -4.96
 NOISE EL = 0.0 NOISE HTH EL= 5.0
 DROP-OFF= 20.0 (20 = 6.0 dBA PER DOUBLING OF DISTANCE)
 COFF

	DIST (FT)	NOISE LEVELS (dBA)					
		Leq	Lmax	L2	L8	L25	L50
REF LEVEL	15	69.4	73.1	72.4	71.6	70.6	69.6
PROJ LEVEL	130	50.6	54.3	53.6	52.8	51.8	50.8
SHIELDING	130	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
ADJ LEVEL	130	45.7	49.4	48.7	47.9	46.9	45.9

NOISE BARRIER CALCULATIONS - BASED UPON FHWA - RD-77-108

PROJECT:	ARCO FACILITY AND CAR WASH	JOB #:	2093-08-01
SOURCE:	CAR WASH (reference-adjusted levels)	DATE:	24-Jul-08
LOCATION:	KFC FAST FOOD RESTAURANT	BY:	Mike Dickerson

OBS DIST= 15.0
 DT WALL= 0.0
 DT W/OB= 15.0
 HTH WALL= 0.0 *****
 BARRIER = 0.0 (0=WALL,1=BERM)
 OBS HTH= 5.0
 NOISE HTH= 5.0 BARRIER+
 OBS EL = 0.0 TOPO SHIELDING = 0.00
 NOISE EL = 0.0 NOISE HTH EL= 5.0
 DROP-OFF= 20.0 (20 = 6.0 dBA PER DOUBLING OF DISTANCE)
 COFF

	DIST (FT)	NOISE LEVELS (dBA)					
		Leq	Lmax	L2	L8	L25	L50
REF LEVEL	15	69.4	73.1	72.4	71.6	70.6	69.6
PROJ LEVEL	15	69.4	73.1	72.4	71.6	70.6	69.6
SHIELDING	15	0.0	0.0	0.0	0.0	0.0	0.0
ADJ LEVEL	15	69.4	73.1	72.4	71.6	70.6	69.6

Appendix E

Roadway Noise Calculations

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT: ARCO FACILITY AND CAR WASH ACOUSTICAL JOB #: 2093-2008-01
 ROADWAY: HAMILTON AVENUE DATE: 23-Jul-08
 LOCATION: ARCO GAS STATION BY: M. DICKERSON

NOISE INPUT DATA

ADT =	30,000	PK HR VOL =	3,000	
SPEED =	45			
PK HR % =	10			
CTL DIST=	100			
DIST N/F=	53	AUTO SLE DISTANCE =	96.47	
DT WALL=	100	MED TRUCK SLE DIST=	96.43	
DT W/OB=	0	HVY TRUCK SLE DIST=	96.47	
HTH WALL=	0.0 *****			
OBS HTH=	5.0			
AMBIENT=	0.0			
ROADWAY VIEW:	LF ANGLE=	-90		
	RT ANGLE=	90		
	DF ANGLE=	180		
SITE CONDITIONS (10=HARD SITE, 15=SOFT SITE)				
AUTOMOBILES =	15	GRADE ADJUSTMENT=	0.00	
MEDIUM TRUCKS =	15	(ADJUSTMENT TO HEAVY TRUCKS)		
HEAVY TRUCKS =	15			
BARRIER =	0 (0=WALL,1=BERM)			
PAD EL =	0.0	EL AUTOMOBILES =	2.0	
ROAD EL =	0.0	EL MEDIUM TRUCKS=	4.0	
GRADE =	0.0 %	EL HEAVY TRUCKS =	8.0	
VEHICLE TYPE				
	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9742
MEDIUM TRUCKS	0.848	0.049	0.103	0.0184
HEAVY TRUCKS	0.865	0.027	0.108	0.0074

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES LEQ	66.6	64.7	62.9	56.9	65.5	66.1
MEDIUM TRUCKS LEQ	57.6	56.1	49.8	48.2	56.7	56.9
HEAVY TRUCKS LEQ	58.2	56.8	47.7	49.0	57.3	57.5
VEHICULAR NOISE	67.6	65.8	63.2	58.0	66.6	67.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
VEHICULAR NOISE	67.6	65.8	63.2	58.0	66.6	67.1

NOISE CONTOUR (FT)

	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	64	138	297	639
LDN	59	127	274	591

	W/O AMBIENT	W/ AMBIENT
PK HR LEQ WITHOUT TOPO OR BARRIER =	67.6	67.6
MIT PK HR LEQ WITH TOPO AND BARRIER =	67.6	67.6
CNEL WITHOUT TOPO AND BARRIER =	67.1	67.1
MIT CNEL WITH TOPO AND BARRIER =	67.1	67.1
LDN WITHOUT TOPO AND BARRIER =	66.6	66.6
MIT LDN WITH TOPO AND BARRIER =	66.6	66.6

CNEL CALCULATED FROM SITE MEASUREMENTS

PROJECT: ARCO FACILITY AND CAR WASH ACOUSTICAL DATE: 23-Jul-08
 LOCATION: 100-FT FROM HAMILTON AVENUE CENTERLINE JN: 2093-08-01

TIME BEGINNING	HOURLY LEQ	HOURLY LEQ WEIGHTING	ADJUSTED HOURLY LEQ
0000	58.7	10.0	68.7
0100	56.3	10.0	66.3
0200	55.1	10.0	65.1
0300	53.3	10.0	63.3
0400	54.3	10.0	64.3
0500	58.1	10.0	68.1
0600	64.5	10.0	74.5
0700	66.8	0.0	66.8
0800	64.9	0.0	64.9
0900	63.9	0.0	63.9
1000	63.8	0.0	63.8
1100	64.0 *	0.0	64.0
1200	64.1	0.0	64.1
1300	64.2	0.0	64.2
1400	64.4	0.0	64.4
1500	65.6	0.0	65.6
1600	67.1	0.0	67.1
1700	66.8	0.0	66.8
1800	65.1	0.0	65.1
1900	63.7	5.0	68.7
2000	62.6	5.0	67.6
2100	61.9	5.0	66.9
2200	60.9	10.0	70.9
2300	60.3	10.0	70.3
CNEL (dBA)			67.5

HR. MEASURED: 1100 *
 MEASURED LEQ: 64.0 *

Appendix F

Construction Noise Calculations

Roadway Construction Noise Model (RCNM), Version 1.0

Report date: 07/24/2008
 Case Description: ARCO FACILITY AND CAR WASH ACOUSTICAL STUDY

**** Receptor #1 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
RESIDENTIAL UNITS	Residential	60.0	53.0	49.3

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)

Results

Equipment	Noise Limits (dBA)						Noise Limit Exceedance (dBA)							
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	64.3	60.3	85.0	N/A	85.0	N/A	80.0	N/A	None	N/A	None	N/A	None	N/A
Total	64.3	60.3	85.0	N/A	85.0	N/A	80.0	N/A	None	N/A	None	N/A	None	N/A



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

December 1, 2008

Michael C. Adams
21190 Beach Blvd.
Huntington Beach, CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-020 (ARCO SERVICE STATION) –
21452 BROOKHURST STREET
REVISED PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

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 Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

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 agonzales@surfcity-hb.org or 714-374-1547 and/or the respective source department (contact person below).

Sincerely,

Andrew Gonzales
Associate Planner

Enclosures: Planning Department requirements dated September 30, 2008
Building Department requirements dated July 17, 2008

ATTACHMENT NO. 6.113

Public Works Department requirements dated July 9, 2008 and **amended**
Traffic Impact Fee dated December 1, 2008
Fire Department requirements dated June 6, 2008

Cc: Herb Fauland, Planning Manager
Jason Kelley, Planning Department
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-374-1692
Jason Kwak, Building and Safety Department – 714-536-5278
BP West Coast Products, LLC, 4 Center Pointe Drive, La Palma, CA 90603
Project File



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 30, 2008

PROJECT NAME: ARCO SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO.2008-088

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESMENT 2008-007

DATE OF PLANS: JULY 30, 2008

PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH

PLAN REVIEWER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

PROJECT DESCRIPTION: CUP TO PERMIT THE DEMOLITION AND CONSTRUCTION OF 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH; EA TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION, CONVENIENCE STORE, AND AUTOMATED CARWASH.

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.

CONDITIONAL USE PERMIT NO. 2008-020:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Elevations shall depict approved colors and building materials.
 - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - c. 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.

- d. 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).
 - e. 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.
 - f. 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))**
 - g. 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.
 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 from 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.
 - b. 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. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, 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 irrevocable reciprocal driveway easement(s), between the subject site and adjacent northerly and easterly property. 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. 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.
 - c. 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) 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 to Chapter 233 - Signs of the Huntington Beach Zoning & 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.
10. 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.
11. 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.
12. Conditional Use Permit No. 2008-020 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
13. Conditional Use Permit No. 2008-020 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. 2008-020 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. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
18. 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.
19. 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.



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

DATE: JULY 17, 2008
PROJECT NAME: ARCO SERVICE STATION
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0088
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESSMENT NO. 2008-007
DATE OF PLANS: JUNE 24, 2008
PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH
PROJECT PLANNER: ANDREW GONZALES, ASSISTANT PLANNER
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTINO OF A 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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

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
PUBLIC WORKS DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: JULY 9, 2008

PROJECT NAME: ARCO SERVICE STATION

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-020; ENVIRONMENTAL ASSESSMENT NO. 08-007

PLNG APPLICATION NO: 2008-0088

DATE OF PLANS: APRIL 28, 2008

PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH (NE CORNER OF BROOKHURST & HAMILTON)

PROJECT PLANNER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 374-1547 / AGONZALES@SURFCITY-HB.ORG

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

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

PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTION OF 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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.

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

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. An ADA compliant access ramp shall be installed at the intersection corner per Caltrans Standard Plan A88A, if existing does not meet standard. (ZSO 230.84, ADA)
 - b. 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. (MC 14.08.020)
 - c. The existing domestic water service currently serving the existing development may potentially be utilized for irrigation purposes if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water meter, box, appurtenance, and backflow protection device shall be upgraded and/or relocated to conform to the current Water Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Standards and shall be sized to meet the City Landscape Architect requirement. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 255.04E)
 - d. Separate backflow protection devices shall be installed per Water Standards for domestic and irrigation water services. (Resolution 5921 and Title 17)
 - e. If replacement of the existing fire backflow protection device is required by the Fire Department, then the existing backflow device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
 - f. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP.
2. 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)
 3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 5. A 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 signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
 6. A Project WQMP shall be submitted to the Public Works Department for review and acceptance and 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 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.
7. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). 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 and roof shall have a 2% pitch to eliminate the possibility of standing water. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
 8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 9. If soil remediation is required by Fire Department, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
 10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 11. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring

compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

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

1. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.
2. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
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. 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)
5. 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)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. 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)
8. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
9. Wind barriers shall be installed along the perimeter of the site. (DAMP)
10. If required by Fire Department, remediation operations shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
11. 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 shall be paid at the rate applicable at the time of Building Permit issuance. The current rate is \$154 per net new added daily trip and is adjusted annually. The project is forecast to generate 340 new daily trips for a traffic impact fee of \$52,360.00. (MC 17.65)

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

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. 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)
3. 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.
4. 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.
5. All new utilities shall be undergrounded. (MC 17.64)
6. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the attached Public Works Fee Schedule adopted by the City Council Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

PLAN REVIEW COMMENTS

To: Steve Bogart, Andrew Gonzales

Subject: Transportation Review Comments - Revised Traffic Impact Fees
21452 Brookhurst Street – Arco Service Station
CUP 08-020, EA 08-007

From: Darren Sam

Date: December 1, 2008

Based on the latest proposal the project will generate the following new daily vehicle trips:

$(2 \text{ new fueling stations}) \times (85 \text{ trips/fueling station}) = 170 \text{ new daily vehicle trips.}$

Traffic Impact Fees (TIF):

$(170 \text{ new daily vehicle trips}) \times (\$154.00/\text{new daily vehicle trip}^*) = \$26,180.00.$

*The Traffic Impact Fees shall be paid at the rate applicable at the time of Building Permit Issuance. The current rate of \$154 per net new vehicle trip is in the process of being adjusted to reflect the increase in the Construction Cost Index.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 6, 2008

PROJECT NAME: ARCO SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-088

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESSMENT NO. 2008-007

PROJECT LOCATION: 21452 BROOKHURST, HUNTINGTON BEACH, CA

PLANNER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 536-5271/ AGONZALES@SURFCITY-HB.ORG

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ LCALDWELL@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTION OF A 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA.** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

The following is a list of code requirements deemed applicable to the proposed project based on plans received June 6, 2008, and revised on July 30, 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. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, DEVELOPMENT SPECIALIST.

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

- a. ***CURRENT or FORMER GAS STATION SITE (Underground Storage Tanks)***
Based on site characteristics, suspected soil contamination, or proximity to former gas station underground storage tanks, the following is required:

"Soil Testing"

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.

- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. **(FD)**

“Remediation Action Plan” If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

- b. **Proof of OCHCA Site Closure or Corrective Action Plan.** Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
- An approved Orange County Health Care Agency UST **Site Closure Letter**, or
 - Provide an Orange County Health Care Agency UST **Corrective Action Plan** and **Written Permission for Co-Existence**.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

- c. **Vapor Extraction Treatment Equipment and Areas** as outlined in the Orange County Health Care Agency UST **Corrective Action Plan** shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code, Fire Code, and Building Code*. **(FD)**
- d. **Fire Code Permit for Tank Removal/Installation.** Installation and/or removal of underground flammable or combustible liquid storage tanks (UST) require the applicant to first obtain an approved Orange County Environmental Health Care UST permit/site plan. This approved plan must be presented in order to obtain the required Huntington

Beach Fire Department *Fire Code Permit Application* to conduct installation and/or removal operations. (FD)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. ***Proof of Soil Compliance or Clean Up*** is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. (FD)
- b. ***Proof of OCHCA Site Closure or Corrective Action Plan and Written Permission for Co-Existence***. Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:
 - a. An approved Orange County Health Care Agency ***UST Site Closure Letter***, or
 - b. Provide an Orange County Health Care Agency ***UST Corrective Action Plan and Written Permission for Co-Existence***.

Note: Each site will be evaluated on an individual basis. (FD)

- c. ***Fuel Dispensing Station*** design shall conform to the following:
 - *Huntington Beach Fire Code Article 52-Motor Vehicle Fuel – Dispensing Stations*
 - *Huntington Beach Fire Code Article 79 – Flammable and Combustible Liquids.*
 - *NFPA 30A – Motor Fuel Dispensing Facilities and Repair Garages.*
 - *Sound industry practices, standards, and methods.* (FD)
- d. ***Fire Permit Required*** for motor vehicle fuel dispensing station per California Fire Code section 105 – Permits. Contact Huntington Beach Fire Department (714-536-5411) for applications or questions. (FD)
- e. ***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 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 (FD)
- f. ***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. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. (FD)

- g. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area above the underground storage tanks shall be capable of supporting a fire apparatus (72,000 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. Current design may meet this requirement. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- h. **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*. Current design may meet this requirement. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- i. **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. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- j. **Cold Storage Rooms or Walk-In Freezers** shall be openable from the inside 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)**
- k. **Building Address Numbers** shall be installed to comply with City Specification #428, *Premise Identification*. Building address number sets are required on front 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 door 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)**
- l. **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*.
 - Reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**
- m. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

- a. **Fuel Dispensing Station** design conforms to the following:
 - *California Fire Code Article 52-Motor Vehicle Fuel – Dispensing Stations*
 - *California Fire Code Article 79 – Flammable and Combustible Liquids.*
 - *NFPA 30A – Motor Fuel Dispensing Facilities and Repair Garages.*
 - *Sound industry practices and methods.* **(FD)**
- b. **Fire Permit Approved** for motor vehicle fuel dispensing station per *California Fire Code section 105 – Permits.* **(FD)**
- c. **Fire Extinguishers** installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. **(FD)**
- d. **Fire Access Roads** installed and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**
- e. **Fire Lanes** posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. **(FD)**
- f. **Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. **(FD)**

- g. **Cold Storage Rooms or Walk-In Freezers** 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)**
- h. **GIS Mapping Information** provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

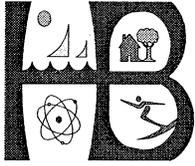
- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

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.



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

February 11, 2009

City of Huntington Beach
FEB 12 2009

City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

Attention: Mr. Andrew Gonzales, Associate Planner

Subject: Arco Service Station Environmental Assessment No. 08-007

Dear Mr. Gonzales:

At the February 5, 2009 Environmental Board meeting, the members reviewed the subject project Environmental Assessment document. We are pleased to see that a very busy and congested property will be getting the improvements it needs to ease many of the problems currently experienced there. The Board offers the following comments for your consideration:

1. We recommend that the filling islands be designed for only one way traffic flow. This will minimize the haphazard flow of cars which creates many delays and a great deal of frustration.
2. We ask that special attention be given to the noise levels generated by the car washing area. We ask that the car washing equipment be sound attenuated as much as possible and we would also recommend providing some type of sound barrier between the area where people would drying and finishing their cars so as to not disturb the local neighborhood.
3. We ask that full attention be given to minimizing water consumption in the car wash and also that full attention be given to the elimination of any contaminated runoff going off-property and into storm drains.
4. We believe that hours of operation of the car wash should be limited to, as an example, 8 AM to 8 PM, and should so be stated in documents associated with this assessment.

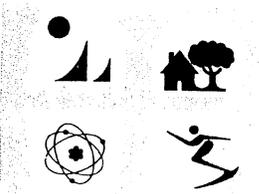
The Board appreciates the opportunity of commenting on this project. Please don't hesitate to contact us with questions or concerns.

Very truly yours,
HB ENVIRONMENTAL BOARD

David Guido, LEED A.P.
Chair

CC: City Council Members

ATTACHMENT NO. 7



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

December 3, 2008

Michael C. Adams
21190 Beach Blvd.
Huntington Beach, CA 92648

SUBJECT: CONDITIONAL USE PERMIT NO. 2008-020 (21452 BROOKHURST STREET)

Dear Mr. Adams,

Please find enclosed comments and suggested conditions of approval for the aforementioned project received from the Public Works and Police Departments. If you would like a clarification of any of these comments or you would like to discuss them in further detail, please contact me at 714-374-1547, the Public Works Department representative – Steve Bogart (714-536-1692), and/or the Police Department representative – Jan Thomas (949-348-8186).

Sincerely,

Andrew Gonzales,
Associate Planner

Enclosure

cc: Herb Fauland, Principal Planner
Steve Bogart, Public Works
Jan Thomas, Police
BP West Coast Products, LLC, Center Pointe Drive, La Palma, CA 90623
Project File

(g:\forms\planning\Code Requirements Letter - rev)

ATTACHMENT NO. 8.1



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: JULY 9, 2008
PROJECT NAME: ARCO SERVICE STATION
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-020; ENVIRONMENTAL ASSESSMENT NO. 08-007
PLNG APPLICATION NO: 2008-0088
DATE OF PLANS: APRIL 28, 2008
PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH (NE CORNER OF BROOKHURST & HAMILTON)
PROJECT PLANNER: ANDREW GONZALES, ASSISTANT PLANNER
TELEPHONE/E-MAIL: (714) 374-1547 / AGONZALES@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTION OF 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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

1. The site plan received and dated April 28, 2008 shall be the conditionally approved layout, except for the following:
 - a. The proposed single driveway on Hamilton Avenue (which will serve both the subject site and the City's lift station site shall be relocated westerly to approximately 10 feet from the Beginning of the Curb Return and shall be constructed as an ADA compliant driveway approach per Public Works Standard Plan No. 211.

- b. The applicant shall enter into a reciprocal access agreement with the City of Huntington Beach (City) for the new driveway on Hamilton Avenue.
 - c. A reciprocal access driveway shall be constructed onsite between the subject property and the City's lift station site to allow for crane and equipment access to and from the City's lift station site. This driveway shall have a minimal transverse slope as possible and shall be a minimum of 24 feet in width.
 - d. Approximately 8 feet of the southerly end of existing chainlink fence and adjacent retaining wall, which serves as the property boundary between the subject site and the easterly parcel (APN 149-262-08), shall be removed to be even with the southerly border of said APN so as to provide the required reciprocal driveway. Additional retaining wall may be required to be constructed, depending on the orientation and layout of the new reciprocal access driveway.
2. A Precise Grading Plan shall include the following improvements on the plan:
- a. The existing driveway approach to the subject site and the existing driveway approach to the City's lift station site, both on Hamilton Avenue, shall be removed and replaced with one ADA compliant driveway approach per Public Works Standard Plan No. 211.
 - b. The existing northerly driveway approach on Brookhurst Street shall removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211.
 - c. The existing southerly driveway approach on Brookhurst Street shall be removed and replaced with curb, gutter, and sidewalk per City Standard Plan Nos. 202 and 207
 - d. A street light shall be installed on Brookhurst Street, south of the northerly driveway.
 - e. Damaged curb, gutter and sidewalk along the Brookhurst Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207.
 - f. The existing natural gas line on the easterly wall (approximately 18-inches above ground) along the entire width of the property shall be undergrounded
 - g. The existing natural gas meter in the existing southeasterly landscape planter shall be removed and relocated so as not to interfere with the proposed shared driveway to Hamilton Avenue.
3. A truck-tracking exhibit shall be provided which demonstrates that a WB-50 vehicle can enter the site, access the delivery areas, and leave the site without touching the required parking spaces and landscaped areas.
4. Applicant shall water jet then provide a color video recording of the existing sewer lateral pipe to verify the working condition of the sewer lateral. If the sewer does not pass Public Works inspection, a new sewer lateral shall be installed connecting to the main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)

5. A Project Water Quality Management Plan (WQMP) shall include the following:
 - a. Wash down water and runoff from the surface area under the canopy covered fueling area shall be collected and drained into the on-site car wash clarifier.
 - b. Runoff from the surface area within the trash enclosure area shall be collected and drained into the on-site sanitary sewer system.
 - c. Surface drainage shall be treated on site by being directed through landscape before leaving property.
 - d. At the exit of the car wash, a trench with grate shall be installed along the width of the drive thru to capture excess water and drain the water to the car wash clarifier.
6. Traffic signal pull boxes are not permitted within the ADA access ramp area at the street corner.
7. Car wash shall not drain to any storm drain system. Wash water from this area may be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), through an engineered infiltration system, clarifier or to an equally effective alternative. Pre-treatment may also be required.



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

SUGGESTED CONDITIONS OF APPROVAL

DATE: JULY 31, 2008

PROJECT NAME: ARCO SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-088

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-020; ENVIRONMENTAL ASSESSMENT NO. 2008-007

DATE OF PLANS: JULY 30, 2008

PROJECT LOCATION: 21452 BROOKHURST STREET, HUNTINGTON BEACH

PLANNER: ANDREW GONZALES, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

PLAN REVIEWER: JAN THOMAS

TELEPHONE/E-MAIL: (949) 348-8186 JCKTHOMAS@COX.NET

PROJECT DESCRIPTION: **CUP:** TO PERMIT THE DEMOLITION AND CONSTRUCTION OF A 2,400 SQ. FT. CONVENIENCE STORE WITH ALCOHOL SALES, SERVICE STATION, AND AN AUTOMATED CARWASH. **EA:** TO REVIEW THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE DEMOLITION AND CONSTRUCTION OF A NEW SERVICE STATION THAT WILL INCLUDE A 2,400 SQ. FT. CONVENIENCE STORE AND AN AUTOMATED CARWASH.

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.

SUGGESTED CONDITIONS OF APPROVAL:

The west and east doors should remain exit only. Using only one main entrance gives the employee(s) more control over activity in their store.

Install a phone in the freezer and cooler areas. In case of a robbery or other situation where employees are forced into the freezer or cooler, the employees could be in immediate contact with the police department without leaving the freezer (and possibly confronting a dangerous situation with the suspects).

RECOMMENDATIONS TO ENHANCE THE QUALITY OF THE PROJECT:

Install a peep hole in the rear door to allow employees to see who is outside before opening the door.

Include a camera in the carwash area so the employee(s) can monitor activity behind the building while in the store.

Install a one way mirror on the office window (to give the illusion that someone is in the office, also, in reality, this gives the person in the office the opportunity to monitor the store).

Question: Is the "back room" secured? I don't see a door restricting access on the west side of the store.



CITY OF HUNTINGTON BEACH
INTER-DEPARTMENT COMMUNICATION

TO: Andrew Gonzales
Assistant Planner

FROM: Kenneth W. Small
Chief of Police

DATE: 05/21/08

SUBJECT: Conditional Use Permit No. 2008-020

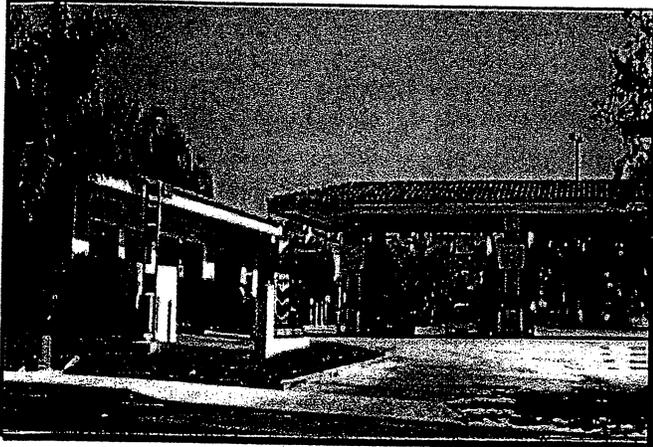
The Huntington Beach Police Department has reviewed the proposed plans regarding the Arco service station located at 21452 Brookhurst Street. The plans appear to adequately address many safety and security concerns that we would have for this type of business; however the proposed location of the beer coolers is a concern.

The proposed beer coolers, numbered 10 and 11 on the submitted plans, are the coolers furthest from the cashier. The coolers are positioned so that the cashier may not always have an unobstructed view of the cooler. Furthermore, there is an exit located in close proximity to the coolers. We believe that this design will not adequately deter or prevent unauthorized access to alcoholic beverages by minors and will increase the likelihood of thefts (beer runs) by subjects fleeing through the nearby exit.

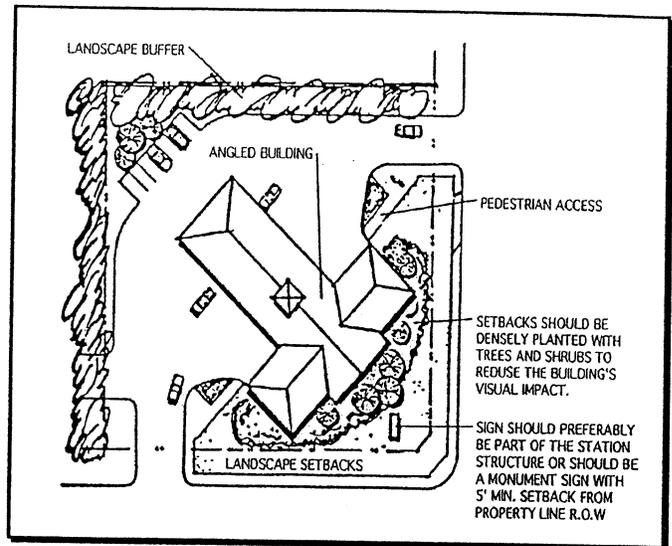
We believe that by moving the beer coolers to coolers number 1 and 2, this will allow the clerk to continually have an unobstructed view of the coolers. The overall presence of an employee will serve as a deterrent to minors and thieves attempting to obtain beer illegally. This move would also place the beer coolers adjacent to the area designated for beer pallets.

If you have any questions, please contact Detective Brian Smith at (714) 536-5994, or via email at BJSmith@HBPD.Org.

C. Service Stations and Car Washes



Service Station

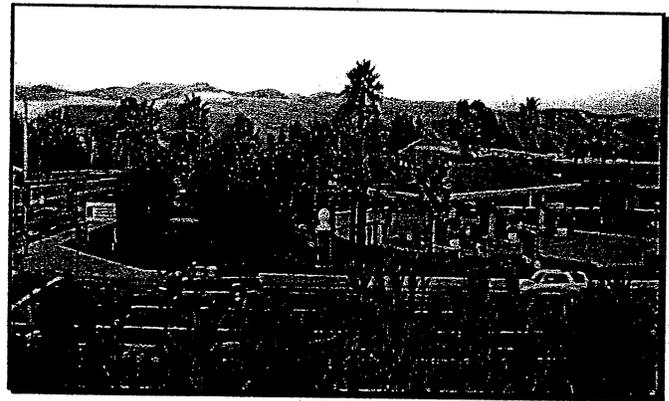


1. Description

Service Stations and Car Washes are intensive auto-oriented uses that are characterized by large areas of paving.

2. Site Planning

- a. The site design for corner and mid-block sites should convey a strong link to the street or corner.
- b. The site should be designed to accommodate, anticipated circulation patterns and minimize paving.
- c. Driveway cuts should be limited to two per site, unless otherwise allowed by the City Engineer for valid circulation reason.
- d. Service and car wash bays should not face residential properties or the public street. The visibility of service bays and car wash openings should be minimized.
- e. Gas pump canopies should be screened by the main building structure. The retail market/ office building segment of the facility should be oriented along the street frontage.



Gas pump areas should be screened from view

3. Building Design

- a. Site specific architectural design is strongly encouraged. Corporate or franchise design solutions are strongly discouraged.
- b. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) should be architecturally consistent and related to an overall architectural theme.
- c. All building elevations should be architecturally enhanced.
- d. High quality building materials are encouraged. Reflective, glossy, and fluorescent surfaces are discouraged.
- e. The roof design of all structures, including pump canopies, should incorporate roof treatments with a low to moderate pitch. Flat roofs or mansard roof applications are strongly discouraged unless they are consistent with an established architectural theme.



- f. Gas pump canopies should not be internally illuminated. Light fixtures should be recessed into the canopy.
- g. Each gas pump island should include stacking for at least two vehicles (40-feet) onsite, on at least one end of the pump island.