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. 6.1

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

ATTACHMENT NO. 6.2

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 ASSSESMENT 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.

ATTACHMENT NO. 6.3

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 of15 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 WIILL 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.

ATTACHMENT NO. 6.8

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
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:

ATTACHMENT NO. 6.9

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 retuned 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 new fueling stations) x (85 trips/fueling station) = 170 new daily vehicle trips.

Traffic Impact Fees (TIF):

(170 new daily vehicle trips) x ($154.00/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.

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- 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.

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