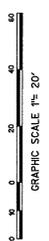


KEYNOTES:

- 1 PROPOSED 8' SCREENWALL
- 2 PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
- 3 PROPOSED DRIVEWHRU WITH OVERHANG
- 4 PROPOSED RUBBER CUTTER (TYP)
- 5 PROPOSED 6" CONCRETE CURB (TYP)
- 6 PROPOSED 1/2" DOMESTIC SERVICE METER & BACKFLOW DEVICE PER CITY 4105.
- 7 PROPOSED CYS MONUMENT SIGN (TYP)
- 8 PROPOSED CYS MONUMENT SIGN (TYP)
- 9 PROPOSED CATCH BASIN WITH FILTER INSERTS PER WMP
- 10 PROPOSED TRASH COMPACTOR
- 11 PROPOSED PLANTER
- 12 PROPOSED LOADING AREA
- 13 SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELICATION
- 14 PROPOSED STAMPED CONCRETE.



Prepared By:	JACK ENGINEERING COMPANY
Name:	5620 EMERUS RD SAN DIEGO, CA 92121
Address:	5620 EMERUS RD SAN DIEGO, CA 92121
Phone #:	(619) 281-0707 FAX (619) 281-9665
Project Address:	SEC 60 99th WEST ST. & WASHINGTON AVE. CITY OF HUNTINGTON BEACH, CA
Project Name:	CVS/ Pharmacy Huntington Beach, CA
Original Date:	11-20-07
Sheet #:	3 of 9
DES #:	

EXISTING COMMERCIAL ZONING
(CITY OF WESTMINSTER)

MCFADDEN AVENUE
(19,000 ADT)

CITY OF WESTMINSTER
CITY OF HUNTINGTON BEACH

EXISTING SINGLE FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION: RL-RESIDENTIAL LOW DENSITY
ZONING DESIGNATION: RL-RESIDENTIAL LOW DENSITY

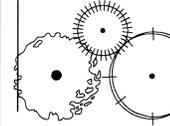
GOLDEN WEST COLLEGE
GENERAL PLAN DESIGNATION: PRL-PUBLIC RESIDENTIAL LOW DENSITY UNDERLYING ZONE
ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC

GOLDEN WEST COLLEGE
GENERAL PLAN DESIGNATION: PRL-PUBLIC RESIDENTIAL LOW DENSITY UNDERLYING ZONE
ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC

RICK
LANDSCAPE ARCHITECTURE
3500 BRUNS ROAD
SAN DIEGO, CA 92110
(619) 521-7145

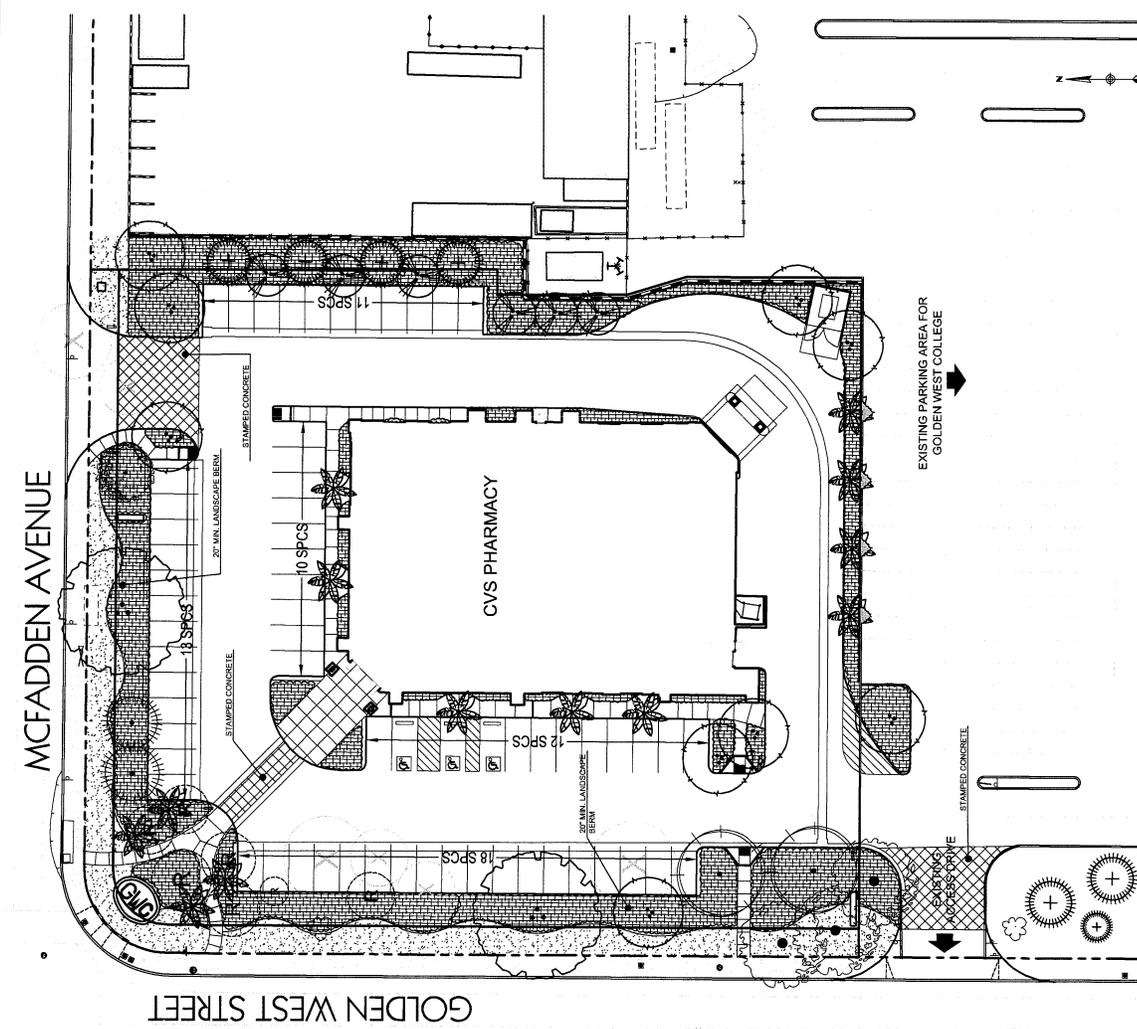
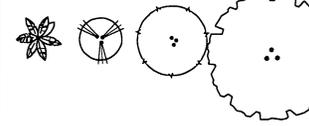
EXISTING PLANT MATERIAL TO BE PRESERVED:

- EXISTING TREES TO BE PRESERVED IN PLACE (8 TOTAL)
- SUCH AS:
 - PINUS CANARIENSIS / CANARY ISLAND PINE
 - EUCALYPTUS CITRODORA / LEMON SCENTED GUM (3 TOTAL)
 - PINUS CANARIENSIS / CANARY ISLAND PINE (2 TOTAL)
 - PINUS HALEPENSIS / ALEPPO PINE (2 TOTAL)
 - PITTOSPORUM UNDIULIUM / VICTORIAN BOX (1 TOTAL)
 - SIZE AND SPECIES UNKNOWN (1) TOTAL



PROPOSED PLANT MATERIAL:

- PALM TREES SUCH AS (18 BTH MIN):
 - WASHINGTONIA HYBRID / HYBRID FAN PALM
- PLANTING ACCENT TREES SUCH AS (MULTI TRUNK 36" BOX):
 - CEGROSTOMA INDICA HYBRIDS / CRAPE MYRTLE
- ACCENT SHADE TREE SUCH AS (36" BOX):
 - BAURINIA X BLAKENAY / HONG KONG ORCHID
 - ALOUCA ALBOCATA / WHITE SPYRAX
 - MELOCA ALBOCATA / WHITE SPYRAX
 - CALOCEDRUM CAPESE / CAPE CHESTNUT
 - EUCALYPTUS TORQUATA / CORAL GUM
- SHADE TREES TO MATCH EXTG. SUCH AS (8" BOX):
 - EUCALYPTUS CITRODORA / LEMON SCENTED GUM
 - EUCALYPTUS SIDEROXYLON / PINK IRONBARK
 - PINUS CANARIENSIS / CANARY ISLAND PINE
- SHRUBS AND GROUNDCOVER SUCH AS:
 - GEOTHIS DARK STY / GEOTHIS
 - MISCANTHUS OCCIDENTALIS / ZEBRANUS / ZEBRA GRASS
 - ANGICANTHOS RED JUMPER / KANGAROO PAW
 - HELIOPSIS MASSACHUSETTENSIS / SUNSHINE PRINCE
 - LEVANDULA GOODWIN CREEK GRAY / LAVENDER
 - LEYMUS CANYON PRINCE / WILD RYE
 - PENNISTEM MESSICUM / RED BUNNY TAILS
- LAWN AREAS SUCH AS:
 - MARATHON III / SOO
 - BUFFALO GRASS



PLAN VIEW

5620 PARRS ROAD
 SAN DIEGO, CA 92110
 (619) 291-0707
 (619) 291-4165
 rick@rickengineering.com
 Rick Engineering Company
 License: Oregon - San Luis Obispo - Boulder - Sacramento - Phoenix - Tucson
 J-15478A

- EXISTING TREES TO BE RELOCATED (7 TOTAL)
- SUCH AS:
 - PINUS CANARIENSIS / CANARY ISLAND PINE



- WINE PLANTINGS (GROWING ON ADJACENT VERTICAL SURFACE)
- SITE CALCULATIONS:
 - (74) SPACES REQUIRED
 - LANDSCAPE AREA REQUIREMENT PER H.B. ZONING ORDINANCE 22.08 (A1) A MINIMUM OF 8% OF THE TOTAL NET SITE AREA SHALL BE LANDSCAPED.
 - TOTAL SITE AREA = 67,674 SQ. FT.
 - REQUIRED LANDSCAPE AREA = 5,414 SQ. FT.
 - PROVIDED LANDSCAPE AREA = 5,786 SQ. FT.
- STREET TREE REQUIREMENT:
 - PER H.B. ZONING ORDINANCE 22.08 (B4) A MINIMUM OF ONE STREET TREE EQUALS (1) TREE EVERY 45' OF STREET FRONTAGE.
 - STREET FRONTAGE FOR SITE = 555 L.F.
 - REQUIRED # OF STREET TREES = 12.33 (13)
 - STREET TREES PROVIDED = 15
 - (6) NEWLY PLANTED TREES - SEE PLANS
- MITIGATION REQUIREMENT:
 - EXISTING TREES TO BE REMOVED SHALL BE REPLACED AT A MINIMUM RATIO OF 1:1 (1) FOR EACH TREE.
 - EXISTING TREES TO BE REMOVED = 6
 - REPLACEMENT TREES REQUIRED BY MITIGATION REQ. = 12
 - REPLACEMENT TREES PROVIDED ON-SITE = 28
 - OFF-SITE = 2



GENERAL NOTES:

- THE LANDSCAPE CONCEPT PLAN WILL INCORPORATE THE CITY OF HUNTINGTON BEACHS LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. TREES, SHRUBS, AND GROUND COVERS OR CONCRETS IN ROCK AGGREGATE, GROUND COVERS SHALL BE PERMANENT SPECIES PLANTED FROM UNERS OF PLATS AT 12" O.C.
- TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH SITE AESTHETICS AND OFF-SITE SCREENING REQUIREMENTS.
- PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDITIONS PER SOIL REPORT.
- ALL EXPOSED PLANTING AREAS WILL RECEIVE 2" OF MULCH TO RETAIN SOIL MOISTURE, MAINTAIN COOLER SOIL TEMPS., AND MINIMIZE WEED GERMINATION.
- ROOT BARRIER SHALL BE APPLIED ON ALL PLANTING BEDS ADJACENT TO HARDSCAPE AREAS.
- ALL TREES TO BE PLANTED IN A MIN. OF 50' PLANTING AREA.
- TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING Drip Irrigation, Barbers, Low Precipitation Heads, and Rainwater Harvesting Systems.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AS NEAR AS POSSIBLE TO OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.
- PROPER IRRIGATION EQUIPMENT AND SCHEDULES INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE PROVIDED TO MAINTAIN THE IRRIGATION SYSTEM THROUGHOUT THE LIFE OF THE PROJECT. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE THROUGHOUT THE YEAR.
- ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.
- MAINTENANCE:
 - ALL LANDSCAPE AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ANNUAL REPORT:



Prepared By: Rick Engineering Company
 Name: Rick Engineering Company
 Address: 5620 PARRS RD., SAN DIEGO, CA 92110
 Phone: (619) 291-0707
 Project Address: 5620 Golden West Blvd., Huntington Beach, CA
 Project Name: CVS Pharmacy
 Revision 1: 11/12/07
 Revision 2: 11/12/07
 Revision 3: 11/12/07
 Revision 4: 11/12/07
 Original Date: 11-12-07
 Sheet 5 of 9
 DEP #

Carter Burgess
 CONSULTANTS
 COMMERCIAL ARCHITECTS
 101 N. FIRST AVE
 SUITE 3100
 PHOENIX, AZ 85003
 (602) 253-1200
 FAX (602) 253-1202

CONSULTANT:

SEAL:

CVS/
pharmacy

STORE NUMBER: #08885
 GOLDENWEST ST & McFADDEN AVE
 GARDEN CITY, BEACH, CALIFORNIA 92647
 LOCAL TYPE: RET

DEVELOPER:

 KZ HOLDINGS, LLC
 15115 GANESHA BLVD
 SUITE 200
 IRVINE, CA 92618
 (949) 450-2000

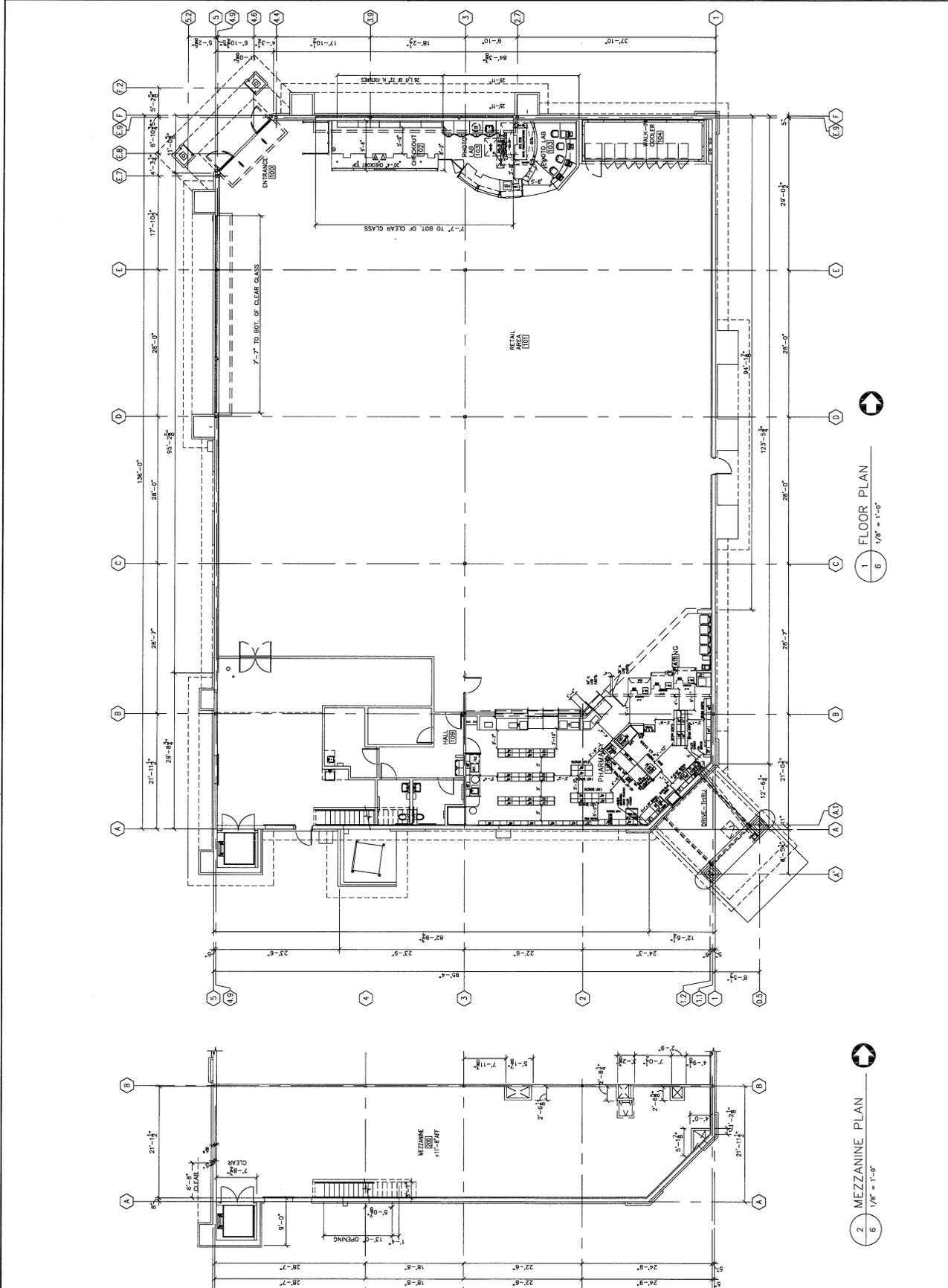
REVISIONS:

DRAWING BY: CJ
 DATE: 9.30.2008
 JOB NUMBER: 193715.030

TITLE:
 FLOOR/MEZZANINE PLANS

SHEET NUMBER:
 6 of 9

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



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

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

Carter Burgess

CONSTRUCTION MANAGEMENT, ARCHITECTURAL SERVICES
CARTER & BURGESS, INC.
101 N. FIRST AVE.
SUITE 3100
PHOENIX, AZ 85003
PHONE: (602) 253-1200
FAX: (602) 253-1202

CONSULTANT:

SEAL:



STORE NUMBER: #08885
609 WEST ST & MCARDON AVE
MESA, CALIFORNIA 92547
DEAL TYPE: NEW



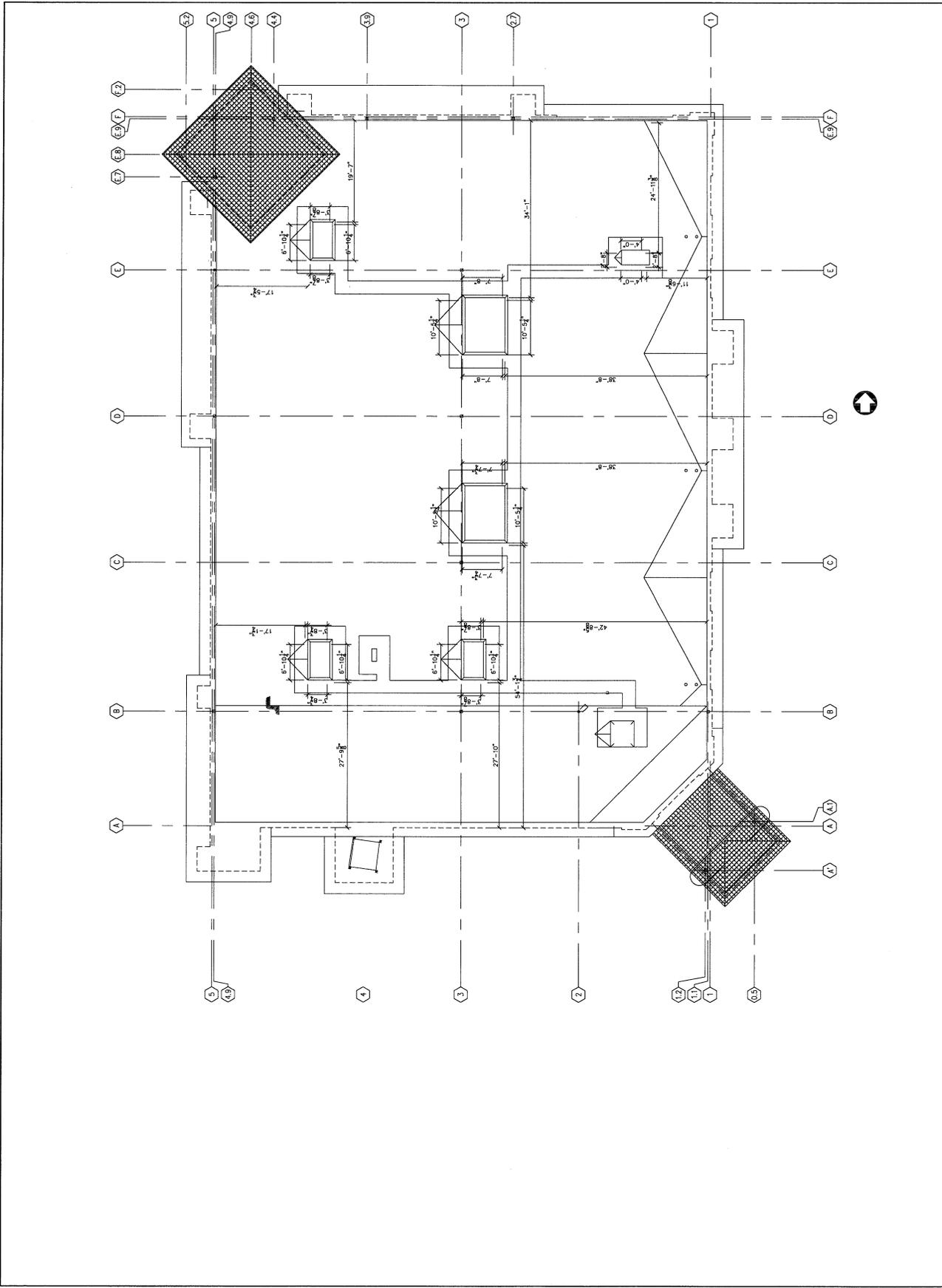
DEVELOPER:
KZ HOLDINGS LLC
1722 Montebello Blvd, Suite 200
Mesa, AZ 85202
PH: 480-378-2000

REVISIONS:

DRAWING BY:	GA
DATE:	5.30.2007
JOB NUMBER:	193715.030
TITLE:	ROOF PLAN

SHEET NUMBER: 7 of 9

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



EXTERIOR FINISH

- A** DUNN EDWARDS DE5196 FLICKERING LIGHT
- B** DUNN EDWARDS DE5474 SUN CITY
- C** DUNN EDWARDS DE5210 AMBROSIA IVORY
- D** REDLAND TILE CO BAJA MISSION 2 PIECE CLAY TILE
- E** BENJAMIN MOORE EXOTIC RED 2086-10
- F** CULTURED STONE FAWN COUNTRY LEDGESTONE
- G** CULTURED STONE FAWN COUNTRY STONE CAP

KEY NOTES

①	PROPOSED SIGN		
②	MISCELLANEOUS		

FINISH SCHEDULE

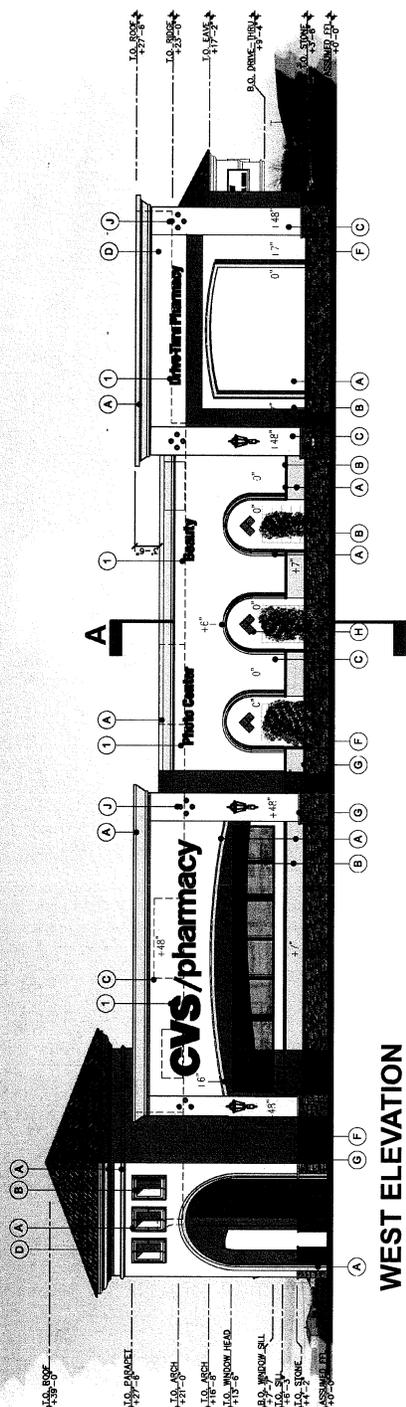
ITEM	MATERIAL / DESCRIPTION	SPF	STYLE	COLOR	NOTES
①	EPY/WOOD	370 PRIMER SYSTEM	137 STD SKOULT 1.5	EX. 544	GRANT PER M.F.
②	EPY/WOOD	370 PRIMER SYSTEM	137 STD SKOULT 1.5	EX. 544	GRANT PER M.F.
③	EPY/WOOD	370 PRIMER SYSTEM	137 STD SKOULT 1.5	AMERICAN TORY EX. 520	GRANT PER M.F.
④	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	SEE BIDDING MANUAL	
⑤	ALUMINUM STREETCUT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	ONS. STANDARD
⑥	CULTURED STONE	OMNIS CORING	LEDGESTONE	FAWN COUNTRY	GRANT PER M.F.
⑦	CLAY TILE	OMNIS CORING	LEDGESTONE	FAWN COUNTRY	GRANT PER M.F.
⑧	DECORATIVE TILE	AMERICAN SAKE CO.	12" x 12" UNGRADED	BAJAH RED	GRANT PER M.F.
⑨	DECORATIVE TILE	AMERICAN SAKE CO.	ROUTE CUSTOMER	BAJAH RED	M.F. OF PROTECTION GRANT PER M.F.

TOP OF MECHANICAL UNIT SHALL NOT BE HIGHER THAN TOP OF PARAPET

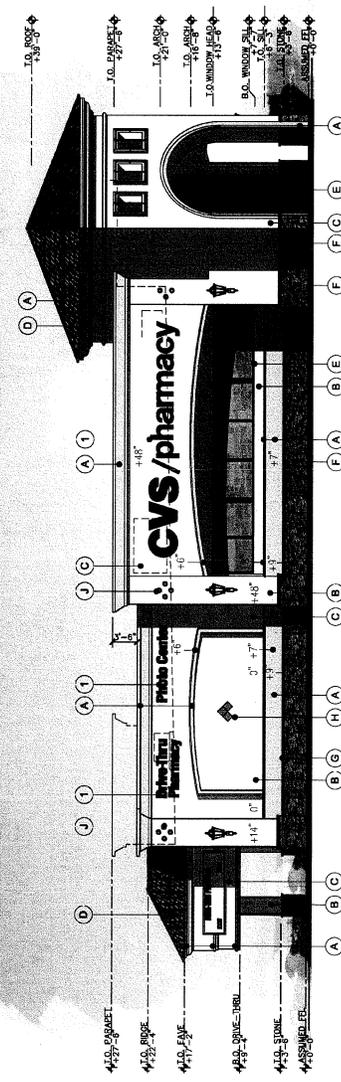
BUILDING SECTION A

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

JACOBS
25 September 2008
SHEET 8 OF 9



WEST ELEVATION



NORTH ELEVATION

CVS/pharmacy
#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

KZ D&M LLC
19752 MacArthur Blvd., Suite 250
Irvine, CA 92612
(949) 476-2700

ATTACHMENT NO. 8.8

EXTERIOR FINISH

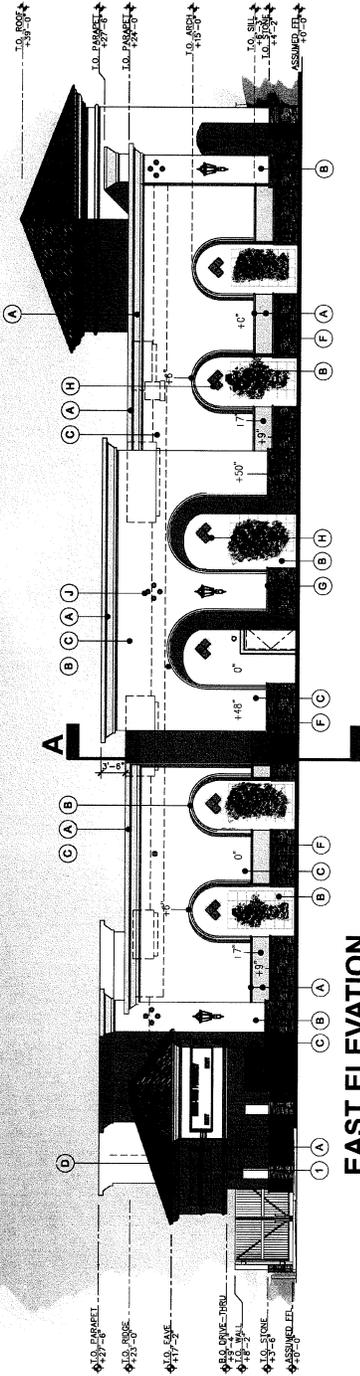
- A** DUNN EDWARDS DES196 FLICKERING LIGHT
- B** DUNN EDWARDS DECK14 SUN CITY
- C** DUNN EDWARDS DE5210 AMBROSIA IVORY
- D** REDLAND TILE CO BAJA MISSION 2 PIECE CLAY TILE
- E** BENJAMIN MOORE EXOTIC RED 2086-10
- F** CULTURED STONE FAWN COUNTRY LEDGESTONE
- G** CULTURED STONE FAWN COUNTRY STONE CAP

KEY NOTES

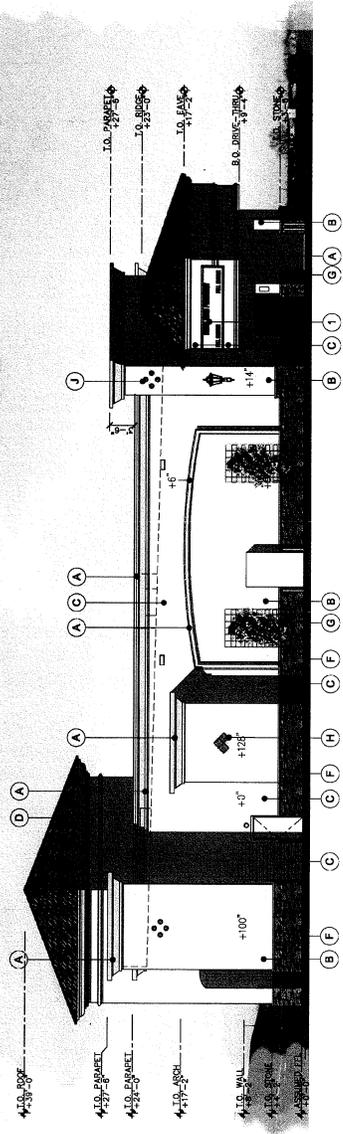
①	PROVIDER			
②	MECHANICAL			

FINISH SCHEDULE

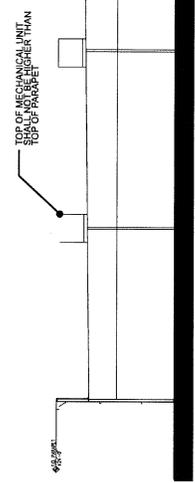
NO.	MATERIAL / DESCRIPTION	UFE	STYLE / QTY. NO.	COLOR	NOTES
①	EP/STUCCO	STUCCO SYSTEM	137 STD. SCAOUT 1.5	FLUORESCENT LIGHT	
②	EP/STUCCO	STUCCO SYSTEM	137 STD. SCAOUT 1.5	GROUT PER UFE	
③	EP/STUCCO	STUCCO SYSTEM	137 STD. SCAOUT 1.5	GROUT PER UFE	
④	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	SEE BAJA MISSION FOR COLOR AND FINISH	
⑤	ALUMINUM STREETLIGHT AND FIXTURES	BRUNNEN	BRUNNEN	SEE STANDARD	
⑥	CULTURED STONE	AMERICAN STATE CO.	12" x 12" UNGRADED	BAJA MISSION	GROUT PER UFE
⑦	LEDGESTONE	AMERICAN STATE CO.	12" x 12" UNGRADED	BAJA MISSION	GROUT PER UFE
⑧	RECOGNIZING TILE	AMERICAN STATE CO.	12" x 12" UNGRADED	BAJA MISSION	GROUT PER UFE



EAST ELEVATION



SOUTH ELEVATION



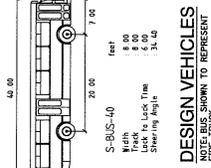
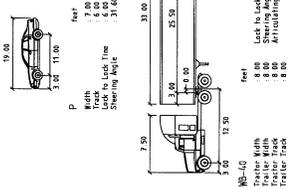
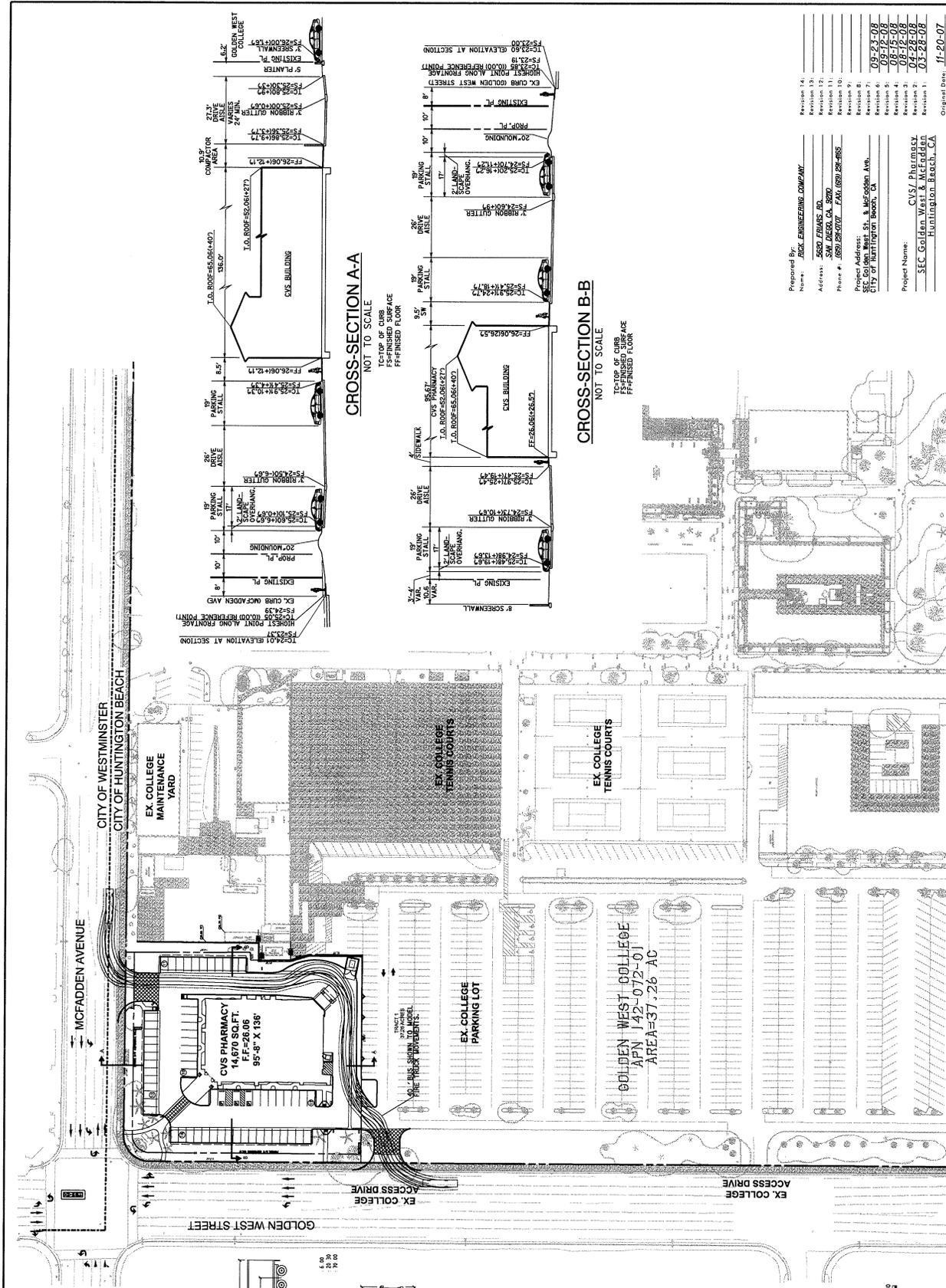
BUILDING SECTION A

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

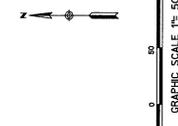
CVS/pharmacy
 #08885 GOLDEN WEST & McFADDEN
 HUNTINGTON BEACH, CALIFORNIA

JACOBS
 25 September 2008
 SHEET 9 OF 9

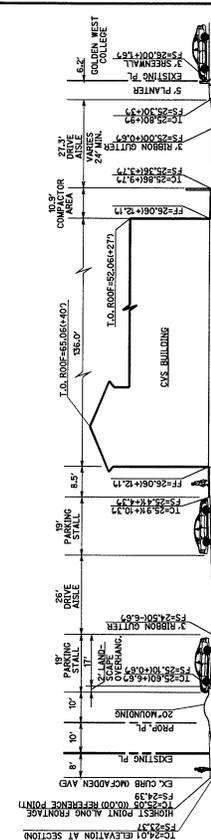
KZ
 8752 MacArthur Blvd, Suite 250
 Irvine, CA 92612
 (949) 476-2700



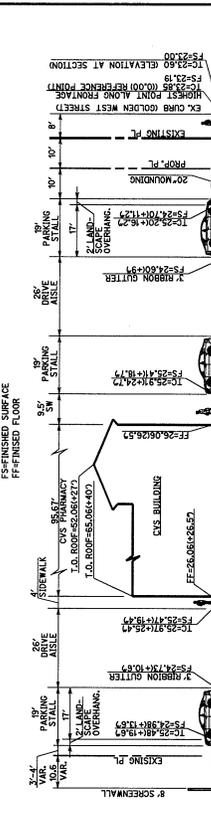
DESIGN VEHICLES
NOTE: BUS SHOWN TO REPRESENT FIRE TRUCK.



MULTIBRAND ROAD
SAN DIEGO, CA 92110
RICK
GENERAL CONTRACTORS
10000 SAN DIEGO AVENUE, SUITE 100, SAN DIEGO, CA 92123
TEL: 619-594-1100 FAX: 619-594-1101



CROSS-SECTION A-A
NOT TO SCALE



CROSS-SECTION B-B
NOT TO SCALE

Prepared By: **RICK ENGINEERING COMPANY**
Name: **5620 FRANKS DR.**
Address: **HUNTINGTON BEACH, CA 92646**
Phone #: **(949) 282-5077 FAX: (949) 282-4955**
Project Address: **611 S. McFadden Ave.**
CITY OF HUNTINGTON BEACH, CA
Project Name: **CVS Pharmacy**
SEC Golden West & McFadden
Huntington Beach, CA
Revision 1: **03-22-08**
Revision 2: **08-15-08**
Revision 3: **09-15-08**
Revision 4: **09-15-08**
Revision 5: **09-15-08**
Revision 6: **09-21-08**
Revision 7: **09-21-08**
Revision 8: **09-21-08**
Revision 9: **09-21-08**
Revision 10: **09-21-08**
Revision 11: **09-21-08**
Revision 12: **09-21-08**
Revision 13: **09-21-08**
Revision 14: **09-21-08**
Original Date: **11-20-07**
Sheet: **3** of **3**
DEF # **1**
Title: **ADJACENT CONDITIONS**
/CROSS-SECTIONS

General Application Project Narrative – 15520 Goldenwest St.

Project Summary

This proposal is to develop a CVS/Pharmacy with drive-thru use on the Southeast corner of Goldenwest Street and McFadden Avenue. The proposed building size is 14,670 square feet and we are requesting 24-hour continual operation. There will be approximately 35 employees at this store with an average of 5 employees in the building at any given time.

Uses to the north include a shopping center with a gas station, medical center, retail, and restaurants. To the south is the Golden West College parking lot. To the east is the Golden West College maintenance facility. Lastly, to the west is Greer Park and residential. The populations served by the proposed project are Huntington Beach residents immediately to the west of the proposed site, as well as local residents to the north in the City of Westminster.

Requested Actions

General Plan Amendment to amend the General Plan land use designation from P(RL) (Public-Residential Low Density Underlying Zone) to CG-F1 (Commercial Residential – 0.35 Floor Area Ratio).

Zoning Map Amendment to amend the zoning designation from PS (Public-Semi-Public) to CG (Commercial General).

Conditional Use Permit to permit the development of a 12,900 square foot pharmacy with a drive-thru and 64 parking spaces.

Design Review to review and approve the design, colors, and materials of the proposed pharmacy.

Tentative Parcel Map to create a separate parcel for the proposed pharmacy.

Variance for relief from code section 231.04 to include 64 parking spaces rather than the required 74.

City of Huntington Beach

AUG 19 2008

ATTACHMENT NO. 9.1

Tentative Parcel Map Project Narrative – 15520 Goldenwest St.

Summary

This proposal is to create a separate parcel at the northwest corner of the existing 37.26 acre parcel owned by the Coast Community College District and known as Golden West College (APN: 142-072-01).

Explanation

The present zoning is PS (Public-Semi-Public) and the existing use of the property is vacant land with a seasonal pumpkin patch and Christmas tree lot. The proposed new zoning is CG (Commercial General) to support the use of a 24 hour CVS/Pharmacy with a drive-thru.

We propose a number of improvements that will benefit the City of Huntington Beach, including improvements to the existing drive access within the city's right of way, re-aligning the existing storm drain per the city's request, installation of a waterline from the south side of McFadden, and installation of a sewer lateral across McFadden Avenue to tie into Midway City Sanitary District facilities per the City's request. We are proposing to bring water and sewer to the site as soon as possible to facilitate construction. The Midway City Sanitary District has approved our proposal and issued a "will serve" letter. All other improvements are to be part of normal construction proposed to begin the week of July 20, 2009.

Currently there are 22 trees on the site that give character to the surrounding community as well as maintain a positive image for Golden West College. Keeping these important aspects in mind, a consulting arborist was contracted to determine the maximum amount of trees that can be retained onsite. Among other changes, the site plan was revised to move the proposed South entrance back to the existing entrance for the college to keep more of the existing trees. The result is a landscape plan which calls for the removal of six existing trees to be replaced with 28 new trees of a similar type/species.

We are willing to propose a restrictive covenant stating that the mezzanine and receiving areas of the proposed building will be used strictly for inventory storage and shall not be converted into any other use.

City of Huntington Beach

AUG 19 2008

ATTACHMENT NO. 9.2

Application for Variance – 15520 Goldenwest St.

AUG 19 2008

Summary

We are requesting this variance to resolve practical difficulties associated with the City's off-street parking development standards as they relate to the proposed development of a 14,670 square foot 24-hour CVS/Pharmacy with a drive-thru.

Explanation

We are requesting relief from HBZSO code section 231.04 – to reduce the number of required parking spaces to 64 from the city requirement of 74 spaces (14% reduction).

- a. What exceptional circumstances apply to the subject property (including size, shape, topography, location or surroundings) that deprive it of privileges normally enjoyed by other properties in the vicinity and under identical zone classification (as proposed for this site)?
 - The zoning ordinance mandates 74 off-site parking spaces be provided for the proposed pharmacy, based upon its use and the gross square footage. The property, being a vacant lot, is constrained by existing Golden West College facilities and many large, magnificent trees along the existing street frontage. An arborist's report was completed to determine the optimal plan for the removal and relocation of these trees to provide for the development of this pharmacy. As a result of the report, the orientation of this property and the location and number of parking stalls were designed to maximize to the greatest extent possible the parking to be provided.
- b. Explain why the request will not constitute a grant of special privilege.
 - The underlying property is owned by the State of California and as such has unique restrictions associated with the type of uses that can be developed here or elsewhere on the Golden West College property. Any other development/use on this property would have a reasonably similar proposed floor area ratio and would be subject to the same constraints described above.
- c. Why is this request necessary for the preservation and enjoyment of one or more substantial property rights when compared with other properties in the same zoning designation?
 - Other property owners in the vicinity with zoning similar to that proposed for this site are afforded the ability to make many changes to their site design through the development process. The proposed CVS site plan has been modified to the greatest extent possible to meet all other code requirements and departmental requests (including orientation of the drive-thru, location of the trash enclosure, compactor & loading/receiving area, and landscape planters & setbacks) while maintaining a relatively small building footprint. The City of Huntington Beach calculates the total gross floor area as follows:

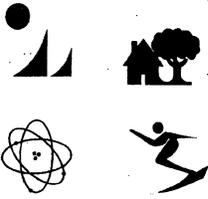
- 11,967 s.f. (Retail/Pharmacy Area)
- 933 s.f. (Ground Floor Receiving Area)
- 1,770 s.f. (Mezzanine Area)
- 14,670 s.f. (Total Floor Area)

The Retail/Pharmacy area is the only occupied space in the building, leaving the Receiving and Mezzanine areas strictly for surplus inventory storage; there are no employee areas or offices in either space. It is understood that the City of Huntington Beach does not calculate the parking requirement based on occupied floor area; however in practice the Receiving and Mezzanine areas do not demand any parking. In this case, the practical parking requirement would be $11,967 \text{ s.f.} / 200 = 60$ spaces.

Dedicating the Receiving and Mezzanine areas strictly to storage allows CVS to make less truck deliveries because the Mezzanine is used to efficiently and safely store more products for a longer period of time. Traditional drug stores do not use the mezzanine system and require a larger building foot print to hold inventory and stock more products on the sales floor, resulting in cramped, narrow aisles, often stacking products close to the ceiling.

The Mezzanine and Receiving areas will never be used as occupied floor area and we are willing to submit a restrictive covenant stating these areas will not be converted into any other use.

- d. State reasons why the granting of the request will not be materially detrimental to the public welfare.
- The improvements proposed for this property will substantially improve the value of the property and enhance that of neighboring properties. Further, the variance will not be materially detrimental to either the public welfare or other properties, as the practical number of parking spaces will be provided to meet customer demand and ensure the safety of drivers and pedestrians visiting the site.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

October 10, 2008

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

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

Dear Mr. Rogers:

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

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

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

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

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

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

Herb Fauland, Planning Department
Jason Kelly, Planning Department
Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 10, 2008

PROJECT NAME: CVS PHARMACY

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-0138

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121

PROJECT LOCATION: 15520 GOLDENWEST STREET, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 14,670 SF CVS PHARMACY, 64 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICE IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A VARIANCE FOR A 10-PARKING SPACE REDUCTION AND A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 19, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

- b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - c. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - d. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. (HBZSO 231.18(C))
 - e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.
 - f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.
3. Prior to issuance of grading permits, the following shall be completed:
- b. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius

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

- c. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
4. Prior to submittal for building permits, the following shall be completed:
 - a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 5. Prior to issuance of building permits, the following shall be completed:
 - a. The subject property shall enter into an irrevocable reciprocal driveway easement between the subject site and adjacent southerly properties. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - c. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.

- d. A Mitigation Monitoring Fee for MND No. 07-007 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*).
 - e. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved until the following has been completed:
- a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning Department.
 - c. All existing signs which do not conform with Chapter 233-*Signs* of the Huntington Beach Zoning and Subdivision Ordinance shall be removed or modified to conform.
 - d. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - e. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - f. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
8. The use shall comply with the following:

- a. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
 - b. Only the uses described in the narrative shall be permitted.
9. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
 10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 11. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until General Plan Amendment No. 08-006 and Zoning Map Amendment No. 08-006 have been approved by the City Council and is in effect.
 12. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
 13. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
 14. The Planning Commission reserves the right to revoke Conditional Use Permit No. 08-032 and Variance No. 08-008 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
 15. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
 16. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
 17. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

18. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.
19. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning.
20. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved.



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

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

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

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

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



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 1, 2008
PROJECT NAME: CVS PHARMACY
ENTITLEMENTS: PLANNING APPLICATION NO. 08-138
PROJECT LOCATION: 15520 GOLDENWEST STREET, HUNTINGTON BEACH, CA
PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 1, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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

Environmental

1. A Methane Barrier and Sub-Slab Collection System is required per City Specification No. 429 - METHANE SAFETY MEASURES. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes. (FD)
2. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards. Testing results have been submitted, and approved by the Fire Department. (FD)
3. A site plan showing all on-site abandoned oil wells provided to the Fire Department. (FD)

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

Fire Apparatus Access

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

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

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

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

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

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

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

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

Fire Hydrants and Water Systems

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

Fire Suppression Systems

Fire Alarms

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

Fire Sprinklers

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

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

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

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

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

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

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

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

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

Fire Protection Systems

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

Fire Personnel Access

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

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

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

Addressing and Street Names

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

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

GIS Mapping Information

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
 - Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Fire Sprinkler Connections (FDC) if any.
 - Knox Access locations for doors, gates, and vehicle access.
 - Street name and address.

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

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

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

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

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

Special Systems

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

Building Construction

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

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

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

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

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

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

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

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

Excerpt from the California State Fire Marshal's website:

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

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

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

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

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

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

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

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

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

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

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



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 9, 2008

PROJECT NAME: CVS PHARMACY

ENTITLEMENTS: GPA 2008-006, ZMA 2008-006, CUP 2008-032, DRB 2008-026,
TPM 2008-121

PLNG APPLICATION NO: 2008-0138

DATE OF PLANS: AUGUST 19, 2008

PROJECT LOCATION: 15520 GOLDENWEST STREET (SEC OF GOLDENWEST STREET AND
MCFADDEN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

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

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 12,900 SQ. FT. CVS
PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE
IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER
OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE
PHARMACY WITH DRIVE-THRU SERVICES IS PROPOSED TO BE
OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED
ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE
PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING
MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE
PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE
PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

TENTATIVE PARCEL MAP

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

1. The Tentative Parcel Map received and dated August 19, 2008 shall be the approved layout.
2. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map.
3. The Final Parcel Map shall be consistent with the approved Tentative Parcel Map. (ZSO 253.14)
4. The following dedications to the City of Huntington Beach shall be shown on the Final Parcel Map: (ZSO 230.084A & 253.10K)
 - a. Ten feet (10') of right-of-way shall be dedicated in fee along the Goldenwest Street frontage for a half-street right-of-way width of 60 feet. The dimension to the ultimate right-of-way line on Goldenwest Street shall be explicitly shown on the Final Parcel Map. Goldenwest Street is designated as a Major Arterial highway with an ultimate right-of-way width of 120 feet. (ZSO 230.84)
 - b. Ten feet (10') of right-of-way shall be dedicated in fee along the McFadden Avenue for a half-street right-of-way width of 50 feet. The dimension to the ultimate right-of-way line on McFadden Avenue shall be explicitly shown on the Final Parcel Map. McFadden Avenue is designated as a Primary Arterial street with an ultimate right-of-way width of 100 feet. (ZSO 230.84)
 - c. A storm drain easement, consistent with Public Works Standard Plan No. 300, over the subject site for public storm drain purposes.
 - d. The onsite 60" diameter storm drain pipeline shall be a public pipeline.
5. Reciprocal easements for access and utility services shall be provided across the proposed parcel, and the adjoining lots not part of the project for the benefit of each other.
6. Documentation shall be provided to substantiate the reciprocal easements for access across the proposed parcel and the adjoining lots not part of the project, for the benefit of each other.
7. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
8. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
9. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.

- ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
- iii. Digital data shall have units in US FEET.
- iv. A separate drawing file shall be submitted for each individual sheet.
- v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
- vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.

b. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
- ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes

10. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)

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

- 1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

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

- 1. The Final Parcel Map shall be recorded with the County of Orange.
- 2. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The proposed driveway approach on Mc Fadden Avenue shall be constructed as an ADA compliant commercial driveway approach per Public Works Standard Plan No. 211. The minimum width for commercial driveways is twenty-seven (27) feet. (ZSO 230.84)
 - b. A 10-foot clear sight distance triangle shall be provided at both driveways of this project. (ZSO 230.88)
 - c. All on-site parking stall lengths are required to be 19 feet with a minimum width of 9 feet. (ZSO 231.14)

- d. A new domestic water service and meter shall be installed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)
 - e. A new separate irrigation water service and meter shall be installed per Water Standards. The irrigation water service shall be a minimum of 1-inch in size. (ZSO 230.84)
 - f. Separate dedicated fire water service(s) shall be constructed per Water Standards for the fire sprinkler system and private on-site fire hydrant required by the Fire Department. (ZSO 230.84)
 - g. Separate backflow protection devices shall be installed per Water Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
3. The applicant shall establish a reciprocal access agreement with the Coast Community College District (Golden West College) for the driveway approach on Goldenwest Street. (ZSO 231.18)
 4. A signing and striping plan for this project shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
 5. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
 6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 8. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
 9. A final hydrology and hydraulic analysis for the runoff from this project (10, 25, and 100-year storms and back-to-back 100 year storms shall be analyzed) and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval with first submittal of the Precise Grading Plan. In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite attenuation analysis. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements. The study and the proposed drainage improvements shall include on-site, privately maintained BMPs to control the quality of run-off water from the development. The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 230.84)

10. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
- a. Discusses regional or watershed programs (if applicable)
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
11. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
12. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure. The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
13. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
14. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

15. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

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

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)
3. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
4. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
5. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
6. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
9. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

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

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 569 new daily trips for a total traffic impact fee of \$87,626.00. (MC 17.65)

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

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

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

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E), and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All new utilities shall be undergrounded. (MC 17.64)

7. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



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

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

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

1. The site plan received and dated July 3, 2008 shall be the conditionally approved layout, except for the following:
 - a. The proposed CVS monument sign at the site's McFadden Avenue frontage shall be relocated out of the ultimate right-of-way (south of the "Future R/W" line shown on the plan).
2. A Precise Grading Plan shall include the following improvements on the plan:
 - a. Damaged curb, gutter and sidewalk along the project's Goldenwest Street and Mc Fadden Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)

- b. The existing driveway approach on Goldenwest Street shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211 for a commercial driveway approach. This driveway shall also provide for ingress of a standard WB-40 vehicle. (ZSO 230.84)
 - c. A new sewer lateral shall be installed connecting to the Midway City Sanitation District sewer main in McFadden Avenue. This sewer connection has previously been approved by the Midway City Sanitation District in a Will-Serve letter to Mr. Tom Wilhelm (the CVS Pharmacy owner representative) of KZ Holdings LLC, dated May 29, 2008.
 3. Any necessary easements (for temporary construction, reciprocal access, etc.) for construction of the aforementioned driveway approach shall be coordinated with the Coast Community College District (Golden West College) and copies shall be provided to Planning and Public Works Departments.
 4. The developer shall provide a Maintenance License Agreement for maintenance of all enhanced paving in public streets, pedestrian easements, sidewalk, parkway landscaping, and street furniture located behind public street curbs within the project site. Maintenance shall include but not be limited to all facets of landscape irrigation, planting, weed and pest control, any water quality features, trash clean up, repair, replacement and other items that may be shown and developed within the public right of way. The property owner shall be responsible for all costs related to the maintenance, and any fees required for water and electrical use. This agreement shall be in effect until the street improvements within the right of way dedication are completely installed. At that time the Maintenance License Agreement will become mute.



HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 31, 2008
PLANNER: TESS NGUYEN
PROJECT NAME: CVS PHARMACY
REQUEST: TO PERMIT CONSTRUCTION OF A 14,670 SF CVS PHARMACY
PROJECT LOCATION: 15520 GOLDENWEST, HUNTINGTON BEACH

PLAN REVIEWER: JAN THOMAS

TELEPHONE/E-MAIL: (949) 348-8186 jckthomas@cox.net

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CVS Entrance:

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

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

Drive-thru pharmacy:

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

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

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

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

Driveway entrance:

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

Berm:

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

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 07-07

- 1. PROJECT TITLE:** CVS Pharmacy
- Concurrent Entitlements:** General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 08-032, Variance No. 08-008, Design Review No. 2008-026, Tentative Parcel Map 2008-121
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Tess Nguyen
Phone: (714) 536-5271
Email: tnguyen@surfcity-hb.org
- 3. PROJECT LOCATION:** 15520 Goldenwest Street (Southeast corner of Goldenwest Street and McFadden Avenue)
- 4. PROJECT PROPONENT:** Austin Rogers
2400 East Katella Avenue
Anaheim, CA 92806
- Contact Person:** Austin Rogers
Phone: (714) 934-9070
- 5. GENERAL PLAN DESIGNATION:** P (RL) (Public—underlying zone of Low Density Residential)
- 6. ZONING:** PS (Public-Semipublic)
- 7. PROJECT DESCRIPTION:**

The proposed project consists of construction of a ~~12,900~~ 14,670 square-foot CVS Pharmacy, ~~63~~ 64 parking spaces, and associated site improvements on a vacant lot at the southeast corner of Goldenwest Street and McFadden Avenue. The vacant site has been used as a pumpkin patch and a Christmas tree lot. The approximate height of the proposed one-story building is 28 feet. The proposal includes drive-thru service in conjunction with the pharmacy use. The CVS Pharmacy,

including the drive-thru, is proposed to be open 24 hours a day and seven days a week. **The floor plan includes 11,967 square feet of retail area with a 933 square foot receiving area and a 1,770 square foot storage mezzanine.** Access to the site is proposed via a two-way driveway along Goldenwest Street and a two-way driveway along McFadden Avenue. The project includes a General Plan Amendment and Zoning Map Amendment to allow commercial uses at the proposed project site. Construction of the proposed project is expected to last approximately seven months.

8. SURROUNDING LAND USES AND SETTING:

The project site is located at the southeast corner of Goldenwest Street and McFadden Avenue as a part of the Goldenwest College campus. The project site is currently vacant with seasonal use as a pumpkin patch and a Christmas tree lot. A shopping center with a gas station, medical center, and retail and restaurant uses exists to the north, across McFadden Avenue in the City of Westminster. Goldenwest College parking lots exist to the south. Single-family dwellings exist to the west, across Goldenwest Street. A Goldenwest College maintenance facility exists to the east.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on

an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Jeff Vilsen - for Tom Ngan
Signature

09/10/08
Date

Jennifer Villaseña
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.

All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 2. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
- 3. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
- 4. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
- 5. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

6. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.

SAMPLE QUESTION:

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

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
--	--------------------------------------	--	------------------------------------	-----------

I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2)
-

Discussion:

The project site is currently vacant. The subject property has a General Plan designation of P(RL) (Public—underlying zone of Low Density Residential). The project site currently has a zoning designation of PS (Public-Semipublic), consistent with the General Plan.

Implementation of the proposed project would require a General Plan Amendment to amend the land use designation from P(RL) (Public—underlying land use of Low Density Residential) to CG (Commercial General) on the site and to establish a permitted density. A Zoning Map Amendment from PS (Public-Semipublic) to CG (Commercial General) would also be required to establish a commercial zoning designation for the project site. These amendments represent a departure from land uses currently allowed on the project site.

In addition, a Conditional Use Permit for development on vacant land, a review by the Design Review Board for a project within 500 ft of a PS (Public-Semi-public) District, and a Tentative Parcel Map for creation of a new parcel **are required for the proposed project** would be required. **The application also includes a variance request to deviate from the parking requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) (refer to discussion under Section VI. – Traffic/Transportation item f.). The proposed project complies with all other provisions of the CG (Commercial General) zoning district and other applicable provisions of the HBZSO including maximum lot coverage, building height and landscaping requirements.**

The site is surrounded by neighborhood serving commercial uses to the north, residential uses to the west across Goldenwest Street, and institutional uses to the east and south. The uses permitted under the current land use designation and zoning include governmental administrative and related facilities. The uses permitted under the proposed land use designation and zoning include a range of commercial uses. The uses permitted under the current and proposed land use designations and zoning are not very different in terms of traffic generation, noise, utilities or service systems demands. In addition, the area south of the project site (Goldenwest College parking lot at the corner of Goldenwest Street and Edinger Avenue) already has commercial activities (i.e. weekend swap meets). Therefore, the proposed zoning and land use designation would permit uses that are compatible with existing uses north and south of the project site. In addition, the proposed use of the site as a pharmacy would serve existing residences to the west as well as the Goldenwest College campus east of the project site. Furthermore, the proposed project would be consistent with the following goals and objectives of the Land Use and Economic Development Elements of the General Plan:

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

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

Goal ED 1—Provide economic opportunities for present and future Huntington Beach residents and businesses

ISSUES (and Supporting Information Sources):

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

through employment and local fiscal stability.

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

The City’s land use policies generally encourage projects that provide a mix of uses, are compatible and harmonious with surrounding development, and enhance the image and quality of life and the environment. The proposed project would not conflict with the identified policies and objectives contained in the General Plan. **Less than significant impacts would occur.** For the reasons cited above, amending the zoning and land use designations from Public to Commercial General will result in less than significant impacts.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1)

Discussion:

The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

- c) Physically divide an established community? (Sources: 3, 4)

Discussion:

The proposed project would not disrupt or physically divide an established community. The subject site is located at the southeast corner of two arterial streets and is located within an established urban area; therefore, it will not divide any established communities. The project would not impact access to surrounding development. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 4)

Discussion:

The proposed project will not be growth inducing through construction or extension of roads or other infrastructure. The proposed use of the site is neighborhood serving commercial and will cater to local residents and commuters along Goldenwest Street and McFadden Avenue. There will be no substantial growth as a result of the proposed project. Less than significant impacts are anticipated.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4)

Discussion:

The proposed project site is currently vacant. The project will not result in the displacement of any existing housing.

- c) Displace substantial numbers of people, necessitating the

ISSUES (and Supporting Information Sources):

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

construction of replacement housing elsewhere? (Sources: 4)

Discussion:

The proposed project site is currently vacant. The project will not result in the displacement of any existing residents. No impacts resulting from the development are anticipated.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1, 14)

Discussion:

The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1.75 miles southwest of the project site. No impacts are anticipated.

ii) Strong seismic ground shaking? (Sources: 1, 14)

Discussion:

The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 14)

Discussion:

The project site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. According to the Liquefaction Potential map in the City of Huntington Beach General Plan, the project site is located within an area identified as having a high to very high potential for liquefaction. Based on an analysis by NorCal Engineering (October 8, 2007), the potential for liquefaction at this site is considered to be low due to the highly plastic clay layers below a historic groundwater depth of 10 feet. Seismic-induced settlements would be on the order of one inch or less and should occur rather uniformly across the site. Thus, the design of the proposed construction in conformance with the latest applicable regulations (i.e., California Building Code) for earthquake design will minimize impacts from ground shaking hazards.

iv) Landslides? (Sources: 1, 7)

ISSUES (and Supporting Information Sources):

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

Discussion:

According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 7)

Discussion:

The project site and vicinity are urbanized and have relatively flat topography. Construction of the proposed project would require grading of the entire site which could potentially result in erosion of soils. Erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. Approximately ± 1,000 cubic yards of cut will be excavated and a new concrete slab on grade will be poured for the building pad. In the event that unstable soil conditions occur on the project site due to grading, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study for the project site. A less than significant impact is anticipated.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 7)

Discussion:

Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of groundwater, oil, or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 7)

Discussion:

According to the Expansive Soil Distribution map in the City of Huntington Beach General Plan, the project site is located within an area identified as having a moderate to high potential for expansive soil. This is common in the City and impacts can be addressed through compliance with applicable soils, grading, and structural foundation requirements, codes, and ordinances, such that any potential geologic impacts will be reduced to a level of insignificance. Less than significant impacts are anticipated.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers

ISSUES (and Supporting Information Sources):

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

are not available for the disposal of wastewater? (Sources: 1)

Discussion:

The project site is located in an urbanized area in which wastewater infrastructure is currently in place. Therefore, the capability of the soils to support septic tanks or alternative waste water systems is not relevant to the proposed project. No impact would occur related to septic tanks or alternative waste water disposal systems.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 17)

Discussion:

Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Program (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 17)

Discussion:

In 2005, the Huntington Beach Public Works Department prepared an Urban Water Management Plan (UWMP), which analyzed the City's past and future water pipeline infrastructure, sources, supplies, reliability and availability. Based on the estimated water demand required for this project, it would not result in a significant increase in water demand consumption that was not previously planned for in the Water Master Plan and UWMP. Therefore, this project would not present a substantial impact to the groundwater supply and table.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which will ensure that water consumption is minimized. Less than significant impacts are anticipated.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1, 17)

ISSUES (and Supporting Information Sources):

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

Discussion:

The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the impact of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics (H&H) Study. The preliminary Drainage Study prepared by Rick Engineering indicates that the proposed site runoff will enter the new storm drain system via an underground detention basin. With the development of the project, approximately 60 percent of the site will be paved, 20 percent will be covered with buildings, and 20 percent will be landscaped. Since the majority of the site will be covered with impervious surfaces, the proposed drainage pattern will not result in substantial erosion or siltation on or off-site. Less than significant impacts are anticipated.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1, 17)

Discussion:

The project will be subject to standard code requirements necessitating submittal of grading plans and a Hydrology and Hydraulic Study for review and approval by the Public Works Department to determine the impact of the runoff generated by the proposed project on existing drainage systems and adjacent properties. The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics (H&H) Study. The proposed realignment of this storm drain line will lengthen the pipe and therefore create a decrease in pipe slope. The H&H Study shall address the impact of the decrease in pipe slope. The preliminary Drainage Study prepared by Rick Engineering indicates that the proposed use of underground detention basins will reduce post-development runoff to pre-development runoff rates. Therefore, less than significant impacts are anticipated.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 17)

Discussion:

The project would increase the impermeable surface area of the project site, contributing to an increase in runoff water. This would include runoff that may contain pollutants which could potentially degrade surface water quality. A Hydrology and Hydraulics Study, subject to review and approval by the Public Works Department, will evaluate impacts from runoff generated by the proposed project. The project will be designed such that runoff for the proposed development shall not exceed the pre-development condition. Any such increase in stormwater runoff shall be managed via onsite detention or upsizing of the existing downstream storm drain pipeline. Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to less than significant level by employing Best Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP and WQMP, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring a less than significant impact associated with polluted runoff.

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

Potentially Significant

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

ISSUES (and Supporting Information Sources):

17)

Discussion:

The Public Works Department requires a Water Quality Management Plan (WQMP) to be prepared in accordance with National Pollution Discharge Elimination System (NDPES) regulations in order to control the quality of water runoff and protect downstream areas. NDPES requirements assure compliance with water quality standards and water discharge requirements. The project will be designed to drain entirely into the City's storm drain system. The WQMP shall be submitted to the Public Works Department for review and approval prior to issuance of a precise grading permit for the project. Therefore, less than significant impacts are anticipated.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 8)

Discussion:

The proposed project site consists entirely of commercial uses. No housing is proposed. The subject site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. Therefore, no impacts are anticipated.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1, 8)

Discussion:

The proposed project site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to Federal Flood Development restrictions. The project site is not situated within the 100-year flood hazard area as mapped in the FIRM. Therefore, no impacts are anticipated.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 8)

Discussion:

The project site is not located within a flood hazard zone. In addition, the site is not in the immediate vicinity of a levee or dam. Therefore, no impacts are anticipated.

- j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 8)

Discussion:

According to the Moderate Tsunami Run-up Area map in the City of Huntington Beach General Plan, the project site is not located in an identified moderate tsunami run-up area. Due to the lack of land-locked bodies of water (i.e., ponds or lakes) in proximity to the project site, the potential for seiches is considered to be non-existent. The project site and vicinity are urbanized and have relatively flat topography. The project site and vicinity are not identified as areas with the potential for mudflows. Therefore, no impacts are anticipated.

- k) Potentially impact stormwater runoff from construction activities? (Sources: 1, 18)

Discussion:

Refer to discussion under item IV (a), (c), (d), and (e) above.

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| l) Potentially impact stormwater runoff from post-construction activities? (Sources: 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Refer to discussion under item IV (a), (c), and (d) above.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The proposed project does not include uses involving the storage, handling or distribution of hazardous materials except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Additionally, no fuel station or equipment maintenance will occur on the project site. Therefore, less than significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Refer to discussion under item IV (a) above. Huntington Harbor, the ultimate downstream receiving water from the site, is approximately 3 miles to the west. Huntington Harbor is on the 2006 Federal Clean Water Act Section 303(d) list for the following pollutants: chlordane, copper, lead, nickel, pathogens, PCBs, and sediment toxicity. The required Water Quality Management Plan will establish Best Management Practices to address the pollutants of concern from the discharge of stormwater. Therefore, less than significant impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Refer to discussion under item IV (a) above.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Refer to discussion under item IV (c) above. The precise grading plan will include an erosion control plan for the construction phase of the project.

V. **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) Conflict with or obstruct implementation of the applicable air

ISSUES (and Supporting Information Sources):

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

quality plan? (Sources: 9)

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

Discussion:

Projects that are consistent with the General Plan are considered consistent with the air quality plan. The project site currently has a General Plan designation of P(RL) (Public—underlying zone of Low Density Residential) which allows development of a range of different uses, ranging from government offices to schools. These uses are not dissimilar to the proposed use of a pharmacy in terms of their intensity or potential to affect growth in the region. Therefore, the proposed project does not represent growth not anticipated in the General Plan and does not conflict with the implementation of the applicable air quality plan. Less than significant impacts are anticipated.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9)

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

Discussion:

Short Term: The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities, including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Using data from the Air Quality Handbook produced by the South Coast Air Quality Management District (SCAQMD), construction of a ~~12,900~~ **14,670** square foot commercial structure falls below the threshold for similar commercial development. However, in order to address community concerns regarding air quality during construction, it is common to reduce any potential air quality and emissions impacts through standard code requirements. The requirements include, but are not limited to: frequent watering down of the site to prevent dust movement, wind barriers along the perimeter of the site, removal of debris and dirt around the project site, use of low sulfur vehicles, avoiding construction on high-ozone days, and decreasing activities during windy conditions. The standard code requirements also require that the site be posted with a name and phone number of a contact person capable of handling construction complaints with regard to noise and dust control measures. The contact information will also be mailed out to surrounding property owners prior to grading and construction. No adverse impacts are anticipated with implementation of standard code requirements pertaining to dust control and compliance with AQMD requirements.

Long Term: Using the data from the 1993 CEQA Air Quality Handbook produced by SCAQMD, construction of a ~~12,900~~ **14,670** square foot commercial structure for retail uses falls below the threshold of significance for air quality impacts. The threshold established by SCAQMD for a small shopping center is 22,000 square feet. Vehicle trips for the project are estimated at approximately 1,137 trips per day after development. The vehicle trips generated by the proposed project are not expected to produce emissions that will significantly impact air quality. Because the scale of the project is substantially below the threshold criteria established by the SCAQMD for potentially significant impacts, its contribution is minor in nature. Less than significant air quality impacts to the area are anticipated.

c) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 9)

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

Discussion:

Proposed construction and grading activities are expected to generate short-term dust and equipment emissions. These impacts will be minimized through standard development practices and restrictions imposed by the City of Huntington Beach and monitored by City Public Works and Building and Safety Department inspectors. The project is expected to generate a less than significant increase in traffic and associated vehicle emissions. Based on the proposed use as a drugstore and distance from sensitive receptors, there will be a less than significant impact.

d) Create objectionable odors affecting a substantial number of

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

Discussion:

The project does not propose uses that are significant sources of objectionable odors. The emissions of significant odors would not be anticipated during construction. The operation of the proposed project would not emit new objectionable odors on the project site and in the vicinity that would affect a substantial number of people. Less than significant impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Refer to the discussion for items V (b) above.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 1, 10, 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Based on the Traffic Impact Assessment prepared by Rick Engineering (June 2, 2008), the proposed development is projected to result in approximately 1,137 new vehicle trips per day. **The number of vehicle trips derived in the Traffic Impact Assessment is based on 12,900 square feet of commercial space which includes the retail/pharmacy and receiving areas. The 1,770 square foot mezzanine is intended solely for long-term storage and will not generate additional vehicle trips; therefore, the mezzanine was not included in the square footage used to determine vehicle trips for the project.** Two access points are proposed for the pharmacy. A new access point is proposed along McFadden Avenue and shared access is proposed with Goldenwest College at the current location of the school's northernmost driveway on Goldenwest Street. Goldenwest Street is designated as a Major Arterial Street and McFadden Avenue is designated as Primary Arterial Street in the Circulation Element of the General Plan (1996).

The Transportation Division of the City of Huntington Beach has indicated that acceptable levels of service (LOS) for roadway segments and intersections exist in the project vicinity. The City's General Plan considers LOS for all surrounding roadway segments and intersections acceptable. Traffic generation associated with the project is anticipated to have a less than significant impact to levels of service. The project is subject to standard code requirements including the payment of traffic impact fees to minimize any potential impacts.

The following recommendations from the Traffic Impact Assessment will be incorporated into the design of the project:

McFadden Avenue at Project Driveway—Construct the driveway to allow right-turn in/left-turn in/right-turn out movements. The driveway shall be signed and striped to show the permitted movements.

ISSUES (and Supporting Information Sources):

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

Goldenwest Street at Goldenwest College/Project Driveway—Maintain the existing driveway to the college, sharing access with the proposed pharmacy. The movements permitted shall remain at right-turn in/right-turn out only. The driveway shall be signed and striped to show the permitted movements.

Construction traffic resulting from development of the project may result in short-term interruptions to traffic circulation, including pedestrian and bicycle flow. Based on the scope of the project construction, the short-term interruptions to traffic are not considered to be significant. These potential impacts will be reduced through implementation of code requirements requiring Department of Public Works approval of a construction vehicle control plan.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 10)

Discussion:

Refer to the discussion under item VI.a. above. Increased trip generation from long-term operation of the project will not exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. Less than significant impacts are anticipated.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 10, 12)

Discussion:

The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1)

Discussion:

The project site is located along a major arterial street and a primary arterial street that provide access to the site. Project access will be provided via new and existing driveways off Goldenwest Street and McFadden Avenue. The project is subject to compliance with City standards for vision clearance at street/driveway intersections, minimum drive aisle widths and truck turning radii designed to ensure hazards are minimized. No impacts are anticipated.

- e) Result in inadequate emergency access? (Sources: 1, 21)

Discussion:

Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. No impacts are anticipated.

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

ISSUES (and Supporting Information Sources):

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

Discussion:

A total of 63 64 parking spaces will be provided on the site in compliance with the Zoning Code are proposed for the project. Chapter 231 of the HBZSO requires commercial/retail establishments to provide parking at a ratio of 1 space for every 200 square feet of gross floor area. The gross floor area of the proposed project is 14,670 square feet, which would require 74 parking spaces. Because the project, as proposed, is deficient in parking, the applicant has applied for a variance to deviate from the parking requirements of the HBZSO. Although the project does not meet the City's code for number of parking spaces, storage uses generally require less parking than retail uses and use a reduced parking standard. Of the total floor area for the proposed project, 11,967 square feet will be utilized as commercial/retail space and 2,703 square feet will be utilized for storage purposes only. The required number of parking spaces for 11,967 square feet of commercial/retail area is 60 and the required number of parking spaces for the receiving and mezzanine storage areas, based on the HBZSO storage/warehouse parking ratio of 1:1000, would be three. If separate parking requirements were applied for each use, based on the requirements of Chapter 231, the total number of parking spaces required would be 63. It should be noted that the City has previously permitted a pharmacy with a storage mezzanine parked at the 1:1000 ratio. This particular project was developed several years ago and the City has not observed nor has there been a history of complaints due to insufficient parking capacity at the site. Additionally, although the receiving area was included in the Traffic Impact Assessment for determining vehicle trips, those trips generated by the receiving area would be limited to trucks making deliveries. The delivery trucks would utilize the appropriate loading space on the site and would not generate additional parking demand. In light of this information, and given that the storage areas are not accessible to patrons of the store, it can be further concluded that the actual parking demand would be 63 spaces. Therefore, although the strict application of the City's code would require 74 parking spaces, based on the actual parking demand, the proposed project would require a minimum of 63 spaces.

To confirm that the parking demand is not greater than the number of spaces proposed and mitigate potentially significant impacts associated with inadequate parking capacity to a less than significant level, the following mitigation measure is recommended:

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

The proposed project has been designed according to City parking regulations and provides sufficient parking spaces.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 2, 5)

Discussion:

The project will provide bicycle racks onsite, in accordance with the requirements of the HBZSO Section 231.20—Bicycle Parking. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project site is currently vacant. The project site does not support any unique, sensitive, or endangered species, is not shown in the General Plan as a generalized habitat area, and is not in the vicinity of any sensitive habitat. Therefore, no impacts to any habitat or wildlife area are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 10)	<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, 10)	<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.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

Discussion:

There are no wildlife nursery sites within the project site. The project site is not part of a major or local wildlife corridor/travel route, as it does not serve to connect two significant habitats. It is located within a developed urban landscape, surrounded by existing commercial, residential, and institutional uses. The existing right-of-ways that are located immediately north and west of the site do not connect to a larger open space area and do not provide adequate space, cover, food, and water for wildlife movement. The area is constrained and fragmented as a result of urban development. However, due to the abundance of mature trees on the college campus and the project site, migratory species may use portions of the site for nesting during breeding season, which are protected under the *Migratory Bird Treaty Act* (MBTA). Project implementation and construction-related activities may result in the disturbance of nesting species protected by the MBTA. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. The loss of nesting efforts of sensitive species protected by

ISSUES (and Supporting Information Sources):

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

the MBTA, as a result of the removal of mature trees onsite, would be considered a potentially significant impact. Therefore, the following mitigation measure would be required to lessen the impact on migratory wildlife species.

Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.

Nesting habitat for protected or sensitive species:

- 1) *Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.*
- 2) *Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.*
- 3) *Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.*

Implementation of the above mitigation measure would ensure that the substantial loss of these species will not occur and would reduce this impact to a less than significant level.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 10, 22, 23)

Discussion:

An Arborist's Report, prepared by Consulting Arborist Alden Kelley, has been completed for the project site, which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. According to the Report, the site contains 22 mature trees that would be impacted by construction. Of the 22 impacted trees, nine are proposed to remain, seven are proposed to be relocated, and six trees are proposed to be removed. Two trees that are proposed to be removed to accommodate on-site parking are of superior and high average conditions.

The removal of six mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO.

For the seven trees to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. To mitigate this potentially significant impact, the Arborist's Report shall be revised to include the following:

1. *The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department.*
2. *The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008.*
3. *The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be*

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

submitted to the City Landscape Architect for review. In the even that any tree is not surviving, it shall be replaced with the same type and size of tree.

4. *A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.*

Implementation of the translocation specifications by Darrell Simpson, guarantee of tree survival, and tree replacement requirements would reduce the impact of the translocation of these mature trees to a less than significant level.

Construction of the project will be subject to standard City requirements for the submittal of landscape plans demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a minimum of 2:1 ratio. Twenty seven trees are proposed to replace the six trees that are removed. A total of 43 trees are proposed to be onsite.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is within an urbanized area and does not support any unique or endangered plant or animal species. The project site is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No impacts are anticipated.

VIII. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The proposed commercial development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1, 10) | <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 impact on any mineral resource. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The proposed retail building is designed for the sale of packaged household items and pharmaceutical products. The

ISSUES (and Supporting Information Sources):

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

applicant is not intending to operate the site in a way that would generate hazardous materials except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Less than significant impacts are anticipated.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 10)

Discussion:

During grading and construction activities for the proposed project, there would be typical worker safety risks associated with the use of construction equipment and exposure to potentially toxic construction materials. Compliance with Federal and State Occupational Safety and Health (OSHA) regulatory requirements would reduce the potential for construction related risks from the transport and use of hazardous materials. In addition, although construction activities would include the use of hazardous materials such as gasoline, diesel fuel, herbicides, and solvents, the use of these materials would be typical of commercial construction and landscaping and would pose a low risk of hazard. Less than significant impacts are anticipated.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 10)

Discussion:

The project site is adjacent to Goldenwest College and is located 0.70 mile from the nearest elementary school (Circle View). The proposed project will not emit hazardous emissions or handle hazardous materials beyond general cleaning supplies except for the silver in the photo development solutions. Waste from the photo development process will be collected through an internal recovery system and picked up by a professional service. Therefore, less than significant impacts are anticipated.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 10)

Discussion:

The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 10)

Discussion:

Although the City is located within the Planning Area for the Joint Forces Training Center, Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

ISSUES (and Supporting Information Sources):

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not located near any private airstrips. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 12, 21) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project will be designed to be in compliance with fire access and circulation requirements. The proposed development will not interfere or conflict with an adopted emergency response plan or evacuation plan. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is located in an urbanized area and is not near any wildlands. No impacts are anticipated.

X. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

During the site grading for the new building and other construction phases of the project, noise levels on the site may increase from normal construction vehicles such as concrete trucks and a backhoe as well as other equipment and tools typically used on construction sites. Construction of the project will create short-term noise impacts. However, the development will be required to comply with the City Noise Ordinance (Chapter 8.40 Noise Control), which restricts the hours of construction to reduce impacts to the area. No other significant impacts are anticipated after construction due to the nature of the use, which is compatible with the character of the area.

Long-term noise impacts from the project, including the drive-thru service, are subject to compliance with the City Noise Ordinance as well but are not expected to be a concern due to the proposed uses which will not result in any significant noise impact. Less than significant short- and long-term noise impacts resulting from the new development project are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

ISSUES (and Supporting Information Sources):

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

Although there may be some temporary groundbourne vibration or groundbourne noise levels due to construction activities, these would occur infrequently and would be short-term. In addition, the proposed commercial development on the project site would not result in the generation of significant groundbourne vibration or groundbourne noise during long-term operation. Implementation of the proposed project would not result in the exposure of people to or the generation of excessive groundbourne vibration or groundbourne noise levels. Less than significant impacts are anticipated.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 5)
-

Discussion:

The type of noise to be generated by the project in the long term will be similar to that generated by other commercial uses in the area and is not anticipated to increase the ambient noise levels significantly.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 5)
-

Discussion:

The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a negligible impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other uses in the area.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 10, 12)
-

Discussion:

The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 1, 12)
-

Discussion:

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

XI. 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:

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

a) Fire protection? (Sources: 1)

Discussion:

Fire and emergency services to the project and vicinity are provided by the City of Huntington Beach Fire Department. Primary response services are provided by the Murdy Station, Fire Station No. 2, located at 16221 Gothard Street, approximately 0.75 mile southeast of the project site. The proposed development can be adequately served by existing Fire protection service levels. Less than significant impacts are anticipated.

b) Police Protection? (Sources: 1)

Discussion:

Police services to the project site and vicinity are provided by the City of Huntington Beach Police Department. The closest police station is the Police Sub-Station at Bella Terra Mall, approximately 0.75 mile southeast of the project site. The proposed development can be adequately served by existing Police protection service levels. Less than significant impacts are anticipated.

c) Schools? (Sources: 1)

Discussion:

The project site is adjacent to Goldenwest College and is located approximately 0.70 mile from the nearest elementary school (Circle View) and will not result in substantial adverse physical impacts. Payment of school impact fees will be required prior to issuance of building permits. No significant impacts are anticipated based on the location of the site and nature of the use.

d) Parks? (Sources: 1)

Discussion:

The proposed project is not expected to have significant impacts to park facilities based on the location of the site nor result in a significant demand on existing park facilities.

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

Discussion:

Due to the small size of the project, it is not expected to have significant effects on other public facilities or governmental services. With compliance of standard code requirements and compliance with City specifications, less than significant adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 18)

Discussion:

The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department.

ISSUES (and Supporting Information Sources):

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

The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 18)

Discussion:

The project site is currently vacant. The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. There are existing public water pipelines along Goldenwest Street and McFadden Avenue that could satisfy the demands of the project. A Utility Plan for new water service connections shall be reviewed and approved by the Public Works Department. All utility connections to the project site will be in accordance with all applicable City standards. Wastewater services for the proposed project will be provided by the Midway City Sanitary District. A "will-serve" letter from the Midway City Sanitary District has been provided by the applicant. The project is subject to standard code requirements and no adverse impacts to the City's utilities or services are anticipated.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1)

Discussion:

The existing 60-inch storm drain under the proposed structure shall be re-routed and sized per a required Hydrology and Hydraulics Study. The precise Grading Plan, Storm Drain Improvement Plan, and Storm Water Pollution Prevention Program will address the construction impacts of the relocation of the storm water drainage facility. Less than significant impacts are anticipated.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 17)

Discussion:

The project site is currently vacant. Because the proposed project would result in an intensification of development on the project site, the project would result in an increase in water demand. However, the project would not result in a significant increase in water consumption that was not previously planned for in the 2005 Water Master Plan and 2005 Urban Water Management Plan. The estimated project demand can be accommodated from the City's water supply and does not represent a significant impact.

The project is subject to compliance with the City's Water Ordinance, including the Water Efficiency Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1)

ISSUES (and Supporting Information Sources):

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

Discussion:

The proposed project would generate approximately 100 gallons of wastewater per day. Sewage from the proposed project will be delivered from the Midway City Sanitary District's feeder lines that connect to the Orange County Sanitary District's trunk sewer lines. The wastewater generated from the proposed project would be treated by Orange County Sanitation District's Plants No. 1 and No. 2. The two plants have a treatment capacity of 276 mgd. Average daily flow to both plants combined is 243 mgd. These levels provide an additional capacity of 33 mgd for both Plants No. 1 and No. 2. The proposed project would generate negligible wastewater and would require the use of approximately 0.0003% of the remaining capacity of the OCSD's facilities; therefore, less than significant impacts are anticipated.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1)

Discussion:

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on present solid waste generation rates and the project's net increase of approximately 13,000 ~~13,000~~ **14,670** square feet of new floor area is not expected to generate a substantial amount of daily waste products in the long term based on the proposed use of a drugstore. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1)

Discussion:

The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the City.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 18)

Discussion:

Refer to discussion under item IV.a., above.

XIII. AESTHETICS. Would the project:

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

Discussion:

The proposed project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. As a result, no impacts are expected.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)

ISSUES (and Supporting Information Sources):

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

Discussion:

The State of California Department of Transportation designates scenic highway corridors. The project site is not within a state scenic highway; nor is the project site visible from any (officially designated or eligible) scenic highway. In addition, as the project site is presently developed, the site does not contain rock outcroppings or historic buildings. No impacts are anticipated.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 10)

Discussion:

The project site currently has 22 mature trees. Of the 22 impacted trees by the construction of the proposed project, nine are proposed to remain, seven are proposed to be relocated, and six are proposed to be removed. The trees to be removed are ornamental and will be replaced with similar landscaping. Pursuant to a recommended mitigation measure, the trees to be relocated shall adhere to proper procedures for the translocation in the revised Arborist's Report, prepared by Consulting Arborist Alden Kelly: the Report shall include detailed translocation specifications; the work will be performed by a qualified tree service to be approved by the City of Huntington Beach Public Works Department; and any tree that does not survive after four years shall be replaced with the same type and size of tree. Implementation of the recommendations in the Report would reduce the potentially significant impact to the visual character of the site to a less than significant level.

In addition, the proposed project will be designed in accordance with the City's Urban Design Guidelines. The proposed building will be divided into distinct massing elements and all building facades will be articulated with architectural elements and details. The project will be reviewed by the Design Review Board (DRB), who is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials, and compatibility with the surrounding neighborhood.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 3, 4)

Discussion:

The proposed project is located within a highly urbanized area. Because the project site is currently vacant, implementation of the proposed project would result in additional nighttime lighting and the potential for glare from the building, parking lot, and the increased number of vehicles on the project site. The project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. With the condition of approval in place, less than significant impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1, 10)

Discussion:

The project site does not contain any historic structures and is not located within any of the City's historic districts. No historical resources will be impacted by construction of the project.

- b) Cause a substantial adverse change in the significance of an

ISSUES (and Supporting Information Sources):

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

archaeological resource pursuant to §15064.5? (Sources: 1, 10)

Discussion:

The project site is not located in an identified archaeological site; therefore, no impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not designated as having any paleontological resources and does not contain any unique geologic features. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not expected to result in the disturbance of human remains. No impacts are anticipated.

XV. RECREATION. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Although employees of the proposed use may visit existing park facilities, no significant increase in the use of existing neighborhood, community, and regional parks or regional facilities is anticipated based on the small size of the project. Moreover, the project will be subject to payment of the City's park fee pursuant to the HBZSO. Less than significant impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project will not require the construction or expansion of new or existing recreational facilities. The proposed use is a CVS Pharmacy; therefore, no adverse impacts to recreational facilities are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Affect existing recreational opportunities? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion

The vacant project site, used seasonally as a pumpkin patch and a Christmas tree lot, has provided temporary recreational opportunities for the community. Implementation of the proposed project would result in the loss of the site from being used for temporary recreational events. However, the impacts to existing recreational opportunities would be less than significant since these seasonal uses are temporary in nature and do not impact the City's overall inventory of parkland and recreational facilities. There are also other locations where these type of seasonal events

ISSUES (and Supporting Information Sources):

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

can and do occur.

Although employees of the proposed use may visit existing recreational facilities, no significant increase in the use of these facilities is anticipated based on the small size of the project. Less than significant impacts are anticipated.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site does not serve as farmland and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The subject site is presently zoned PS (Public-Semipublic) which does not permit agricultural uses. In addition, the project site is not under a Williamson Act contract. Development of the site will not conflict with agricultural uses or zoning.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

This site is currently vacant but is surrounded by commercial, institutional, and residential uses. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3, 4) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion:

ISSUES (and Supporting Information Sources):

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

The project site is currently vacant. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resources.

As discussed above in section VII. Biological Resources, the proposed project site is vacant with little to no native habitat on site, and suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site. In addition, no riparian habitat or other sensitive natural community or wetlands exists on the proposed project site. It is unlikely that any substantial wildlife movement would occur through the proposed project site, as the site is mostly dirt and contains 22 mature trees. Implementation of the proposed project would result in the removal of six mature trees from the project site and relocation of seven mature trees onsite. As a result, the project has the potential to significantly impact the existing mature trees onsite. Mitigation measures relative to the relocation and removal of the mature trees shall be implemented to reduce potential impacts to a less than significant level.

As discussed above in section XIV. Cultural Resources, the project site does not contain any historically aged structures or any unique archeological or paleontological resources.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 5, 10)
-

Discussion:

As discussed above in Sections I to XVI, the project with implementation of standard code requirements and mitigation measures is anticipated to have less than significant impacts due to the small scale of the project and would not result in any cumulatively considerable impacts.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 5, 10)
-

Discussion:

As discussed above in Sections XIII. Aesthetics, the project site currently has 22 mature trees. Implementation of the proposed project would result in the removal of six mature trees from the project site and relocation of seven mature trees onsite. As a result, the project has the potential to significantly impact the visual character and quality of the site and its surroundings. Standard conditions of approval and mitigation measures relative to the relocation and replacement of the mature trees shall be implemented in order to reduce potential impacts to a less than significant level. As a result, a total of 43 trees are proposed to be onsite.

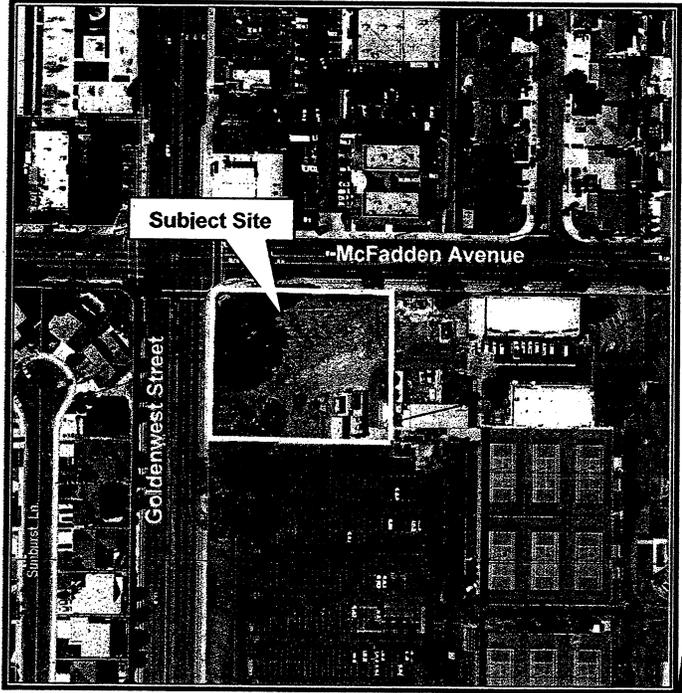
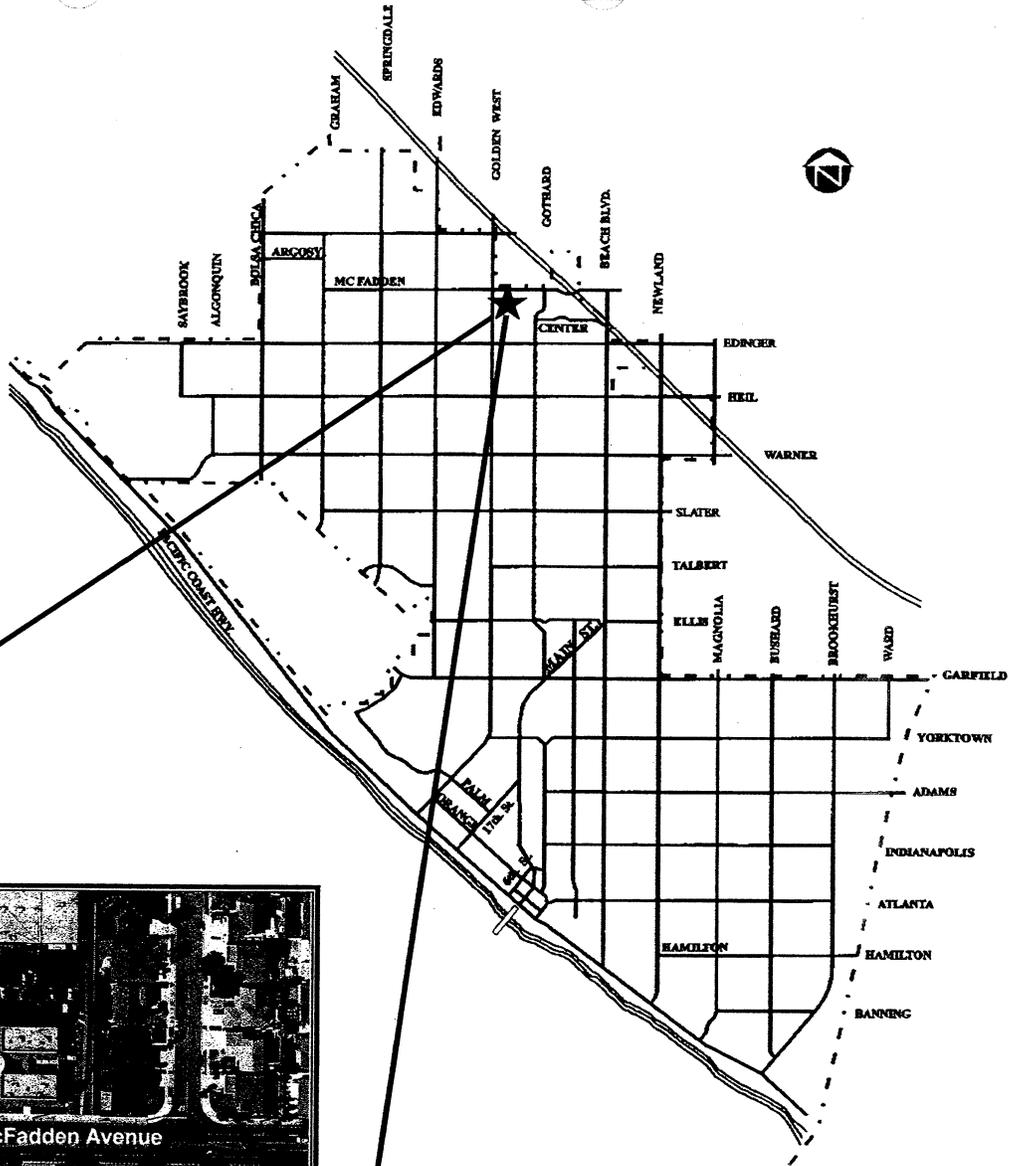
XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

<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	Preliminary Site Plan, Floor Plans, Elevations, Landscape Plan, Grading Plan	See Attachment #2
5	City of Huntington Beach Municipal Code	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
6	City of Huntington Beach Archaeological Site Vicinity Map	“
7	City of Huntington Beach Geotechnical Inputs Report	“
8	FEMA Flood Insurance Rate Map (February 18, 2004)	“
9	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
10	City of Huntington Beach CEQA Procedure Handbook	“
11	Trip Generation Handbook, 6 th Edition, Institute of Traffic Engineers	“
12	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
13	Hazardous Waste and Substances Sites List	“
14	State Seismic Hazard Zones Map	“
15	Geotechnical Engineering Investigation Prepared by Norcal Engineering (October 8, 2007)	“

16	Phase 1 Environmental Site Assessment Prepared by Shaw Environmental, Inc. (October 3, 2007)	“
17	2005 Urban Water Management Plan	“
18	Water Quality Management Plan Prepared by Rick Engineering Company (April 23, 2008)	“
19	Drainage Study Prepared by Rick Engineering Company (April 21, 2007)	“
20	Traffic Impact Assessment Prepared by Rick Engineering Company (June 2, 2008)	“
21	City of Huntington Beach Emergency Management Plan	“
22	Consulting Arborist's Report Prepared by Alden Kelley (October 2007)	“
23	Letters from Darrell Simpson from Great Scott Tree Service Inc. dated June 4, 2008 and June 5, 2008	Attachment # 3
24	Trees on Site Excerpted from the Arborist's Report Prepared by Alden Kelly (October 2007)	Attachment # 4
25	Summary of Mitigation Measures	Attachment # 5



VICINITY MAP
ENVIRONMENTAL ASSESSMENT NO. 07-007
(CVS PHARMACY – 15520 GOLDENWEST STREET)

