

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. SP-260-00 Case Planner Adrienne Gladson
 Related Case File Nos. PUD-103-76 Rev'00 CUP-496-00

Date Filed 1/24 Application Det. Complete Hearing Date Hearing Body

* * * * *

Applicant <u>Arco + Cardlock LLC</u>	Property Owner <u>Alvin W. Warf</u>
Address <u>1825 W. Collins Ave</u>	Address <u>1431 Park Ave</u>
City <u>Orange, CA 92867</u>	City <u>Anaheim, CA 92801</u>
Phone <u>(714) 516-7273</u>	Phone <u>(714) 774-3669</u>

Representative
 Fred Fiedler + Associates Mr. Ken Barton - mobile 213-364-7401
 2322 W. Third Street * * * * *
 Los Angeles, CA 90057-1906 213-381-7891

Site Address <u>SE corner Blades and</u>	Assessor Parcel No(s) <u>131-334-31</u>
Site Location <u>South side of Blades Ave</u>	General Plan <u>Industrial</u>
Flood Zone <u> </u>	Current Zone <u>PUD (Irvine Industrial)</u>
Map & Panel No. <u> </u>	Proposed Zone <u>PUD (Irvine Industrial)</u>

Processing Information

	<u>DATE</u>		<u>DATE</u>
Application Submitted	<u>1/24/00</u>	Site Inspection	<u>2/4+3/13</u>
Application Correction Notice	<u> </u>	Resumes Dist.	<u>✓</u>
Application Acceptance Letter	<u> </u>	Legals Faxed to Paper	<u>✓</u>
Fees Sent to Cashier	<u>1/25/00</u>	Mailed Legals Sent Out	<u>✓</u>
P.C.C. Technical Review	<u>2/15/00</u>	Final Staff Report	<u>✓</u>
P.C.C. Environmental Review	<u>2/15/00</u>	Staff Report Delivered	<u>✓</u>
Prepare Mailing List	<u>✓</u>		
Final Legal Notice	<u>✓</u>		

Identification No. _____

Hearing Date _____

**DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET**

Subject Site: (See Attached Map-Red Circles)

131-331-31 _____

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

- (1) 131-331-31 ✓ () _____ () _____
- (2) 131-331-30 ✓ () _____ () _____
- (3) 131-331-39 ✓ () _____ () _____
- (4) 131-331-16 ✓ () _____ () _____
- (5) 131-331-18 ✓ () _____ () _____
- (6) 131-331-36 ✓ () _____ () _____
- (7) 131-331-32 ✓ () _____ () _____
- (8) 131-331-40 ✓ () _____ () _____
- (9) 131-332-08 ✓ () _____ () _____
- (10) 131-332-07 ✓ () _____ () _____
- (11) 131-332-17 ✓ () _____ () _____
- (12) 131-651-26 ✓ () _____ () _____
- (13) 131-651-27 ✓ () _____ () _____
- (14) 131-651-06 ✓ () _____ () _____
- () _____ () _____ () _____
- () _____ () _____ () _____

Total to be notified (1+2) _____

Total parcels on map _____

Total parcels on printout _____

Date Planning Supervisor

Date

2. Total 300' Radius _____

* () indicates total number of parcels in range

Attachments (in order) Parcel Map - Computer Printout - Returned Mailings



Gary L. Granville
Orange County Clerk-Recorder
P.O. Box 238
Santa Ana, Ca 92702
(714) 834-3005

City of Garden Grove
P.O. Box 3070
Garden Grove Ca 92842

Office of the Orange County Clerk-Recorder

Memorandum

SUBJECT: Environmental Impact Reports-
Amendment of "Public Resources Code, Section 21092.3"

The attached Negative Declaration was received, filed and a copy was posted on 6/28/00

It remained posted for 30 (thirty) calendar days.

Gary L. Granville
County Clerk-Recorder of the State of California
in and for the County of Orange

By: [Signature] Deputy

Public Resource Code 21092.3

The notices required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resources Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. ***Thereafter, the clerk shall return the notice to the local lead agency ***within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (6-91)

FL# 85440
6/28/00

97882

Lead Agency: City of Garden Grove Date: 6/28/00
County/State Agency of Filing: O.C. Clerk Recorder Document No.: 85000387
Project Title: PUR-103-76 SP-216-00, CLP 496-00
Project Applicant Name: Steven Craig Yamaseki Phone Number: 714-5312
Project Applicant Address: _____ Adrienne Gladson

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
- Negative Declaration \$1,250.00
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00
- Projects Subject to Certified Regulatory Programs \$850.00
- County Administrative Fee ~~\$25.00~~ \$38.00
- Project that is exempt from fees

[Handwritten Signature]

TOTAL RECEIVED \$ 38.00

Signature and title of person receiving payment: _____

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

ORANGE COUNTY RECORDER
GARY L. GRANVILLE

Finalization 20000000085440
06/28/2000 08:44am

170 82

Item Title	Amount
1 Z01	38.00
EIR Administrative Fee	

DOC# 200085000387
Time Recorded 08:44 am

Total 38.00

Payment Type	Amount
Check tendered	38.00
Amount Due	0.00

THANK YOU
Please retain this Receipt
for your Records.

NOTICE OF DETERMINATION

To: _____
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

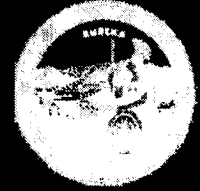
From:
City of Garden Grove
P. O. Box 3070
11222 Acacia Parkway
Garden Grove, CA 92842

X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

POSTED

JUN 28 2000

GARY L. GRANVILLE, Clerk-Recorder
By _____ DEPUTY



Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Amendment No. A-211-00

Project Title

Karl Hill, City of Garden Grove (714) 741-5312

State Clearinghouse Number _____ **Lead Agency** _____ **Area Code/telephone/ Extension** _____
(If submitted to Clearinghouse) **Contact Person** _____

City Wide, Garden Grove, County of Orange

Project Location (include county)

Project Description:

The City of Garden Grove is proposing to amend Title 9 by adopting an ordinance which will permit density bonuses for eligible residential projects that propose the inclusion of affordable housing units.

This is to advise that the City of Garden Grove Planning Commission has recommended approval of Amendment No. A-211-00 on June 7, 2000, and has made the following determinations regarding the above described project:

1. The project will XX will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. XX A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were XX were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was XX was not adopted for this project.
5. Findings XX were were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval are available to the General Public at:

City of Garden Grove, Community Development, 11222 Acacia Parkway, Garden Grove, CA 92842

Signature (Public Agency)

6/8/00
Date

Planning Services Manager
Title

Date received for filing at OPR:
09/17/96

FILED

JUN 28 2000

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

GARY L. GRANVILLE, Clerk-Recorder
By _____ DEPUTY

NO FEE

200085000386 08:43am 06/28/00

170 52 Z03 Z01
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (6-91)

TR# 85436
6/28/00

97880

Lead Agency: City of Garden Grove Date: 6/27/00
City/State Agency of Filing: W.C. Clark Recorder Document No.: 85000386

Project Title: A-No. A-211-00

Project Applicant Name: City of Garden Grove Phone Number: 714-532

Project Applicant Address: P.O. Box 3070, Garden Grove, CA 92643 Carl Hill

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00 \$
- Negative Declaration ~~\$1,250.00~~ \$ exempt
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$
- Projects Subject to Certified Regulatory Programs \$850.00 \$
- County Administrative Fee ~~\$25.00~~ \$ exempt
- Project that is exempt from fees

Doc GC 1023

[Signature]

TOTAL RECEIVED \$ 0

Signature and title of person receiving payment: _____

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

ORANGE COUNTY RECORDER
GARY L. GRANVILLE

Finalization: 200009000085436
04/29/2000 09:43am

100 52

Item Title Amount

1 100
Fish & Game: Neg
Declaration

1 101

DND# 200095000181
Time Recorded 08:43 am

Total 1299.00

Payment Type Amount
Cash 1299.00

Please return this receipt to:
[Address]



Gary L. Granville
Orange County Clerk-Recorder
P.O. Box 238
Santa Ana, Ca 92702
(714) 834-3005

City of Garden Grove
P. Box 3070
Garden Grove, Ca 92842

Office of the Orange County Clerk-Recorder

Memorandum

SUBJECT: Environmental Impact Reports-
Amendment of "Public Resources Code, Section 21092.3"

The attached Negative Declaration was received, filed and a copy was posted on 6/30/00

It remained posted for 30 (thirty) calendar days.

Gary L. Granville
County Clerk-Recorder of the State of California
in and for the County of Orange

By: [Signature] Deputy

Public Resource Code 21092.3

The notices required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resources Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** within 24 hours of receipt in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. ***Thereafter, the clerk shall return the notice to the local lead agency ***within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 783.5a (6-91)

+R# 85436
6/28/00

97880

Lead Agency: City of Garden Grove Date: 6/27/00

City/State Agency of Filing: O.C. Clerk Recorder Document No.: 85000386

Project Title: A-No. A-211-00

Project Applicant Name: City of Garden Grove Phone Number: 714-532

Project Applicant Address: P.O. Box 3070, Garden Grove, Calif 92643

Project Applicant (check appropriate box):
Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
- Negative Declaration ~~\$1,250.00~~ \$ exempt
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00
- Projects Subject to Certified Regulatory Programs \$850.00
- County Administrative Fee ~~\$25.00~~ \$ exempt
- Project that is exempt from fees

Doc GC 1023

[Signature]

TOTAL RECEIVED \$ 0

Signature and title of person receiving payment:

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FGS THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

ORANGE COUNTY RECORDER
GARY L. GRANVILLE

Finalization 20000000085436
06/28/2000 08:43am

170 52

Item Title Amount

1 Z03
Fish & Game: Neg
Declaration

1 Z01

DOC# 200085000386
Time Recorded 08:43 am

Total 1288.00

Payment Type Amount

House Charge 1288.00

THANK YOU
Please Retain This Receipt
For Your Records.

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Garden Grove
P. O. Box 3070
11222 Acacia Parkway
Garden Grove, CA 92842

POSTED

JUN 30 2000

GARY L. GRANVILLE, Clerk-Recorder
By DEPUTY



X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Site Plan No. SP-276-00, Variance No. V-272-00, and Development Agreement

Project Title

David Blumenthal, City of Garden Grove (714) 741-5312

State Clearinghouse Number (If submitted to Clearinghouse) Lead Agency Contact Person Area Code/telephone/ Extension

East side of Industry Street, South of Chapman Avenue at 12102 Industry St., City of Garden Grove, County of Orange

Project Location (include county)

Project Description:

A request to construct a 10,800 square foot addition to an existing 43,200 square foot industrial building, and deviate from the minimum number of parking spaces required for the site. The site is located in Planned Unit Development No. PUD-105-71 zone.

This is to advise that the City of Garden Grove Planning Commission approved Site Plan No. SP-276-00 and Variance No. V-272-00 on June 7, 2000, and has recommended approval of a Development Agreement to City Council, and has made the following determinations regarding the above described project:

- 1. The project will XX will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
XX A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were XX were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was XX was not adopted for this project.
5. Findings XX were were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval are available to the General Public at:

City of Garden Grove, Community Development, 11222 Acacia Parkway, Garden Grove, CA 92842

Signature (Public Agency) Date Title
6/8/2000 Planning Services Manager

FILED

JUN 30 2000

Date received for filing at OPR: 09/17/96

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

Barcode and recording information: 38.00 200085000398 11:25am 06/30/00

GARY L. GRANVILLE, Clerk-Recorder
By DEPUTY

170 52 201
0.00 38.00 0.00 0.00 0.00 0.00 0.00 0.00

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county)

Site Plan No. SP-276-00, Variance No. V-272-00, and Development Agreement for the East Side of Industry Street, South of Chapman Avenue at 12102 Industry St., City of Garden Grove, County of Orange.

Project Description:

A request to construct a 10,800 square foot addition to an existing 43,200 square foot industrial building, and deviate from the minimum number of parking spaces required for the site. The site is located in Planned Unit Development No. PUD-105-71 zone.

Findings of Exemption

The proposed project will not have a significant adverse effect on the environment, therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA). The Planning Commission finds a De Minimis impact in relation to fish and game.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Title: Planning Services Manager

Lead Agency: City of Garden Grove

Date: June 8, 2000

POSTED

JUN 30 2000

GARY L. GRANVILLE, Clerk-Recorder
By  DEPUTY

FILED

JUN 30 2000

GARY L. GRANVILLE, Clerk-Recorder
By  DEPUTY

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: Planned Unit Development No. PUD-103-76 Rev '00, Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00

Project Location: Southeast corner of Blades Ave. and Markon Dr. at 7190 Blades Ave.
City of Garden Grove, County of Orange

Project Description:

To amend Planned Unit Development No. PUD-103-76 Rev' 92 to allow card lock fueling facilities subject to a Conditional Use Permit approval, and to construct a fleet vehicle fuel dispensing facility with a 2,790 square foot freestanding canopy and fuel dispensing appurtenances.

Name and Address of Developer or Project Sponsor:

Arco & Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

Phone: (714) 516-7273

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect: The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number: Adrienne Gladson, (714) 741-5312



Chairman, Planning Coordinating Committee

February 15, 2000

Date

Attachment: Initial Study of Environmental Effects
09/16/96

CONFORMED COPY
Not Compared with Original

RESOLUTION NO. 5100

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF A REVISION TO PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev. '00 FOR LAND BOUNDED BY WESTERN AVENUE, CHAPMAN AVENUE, KNOTT STREET AND THE CITY LIMIT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby adopt a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of the amendment to Planned Unit Development No. PUD-103-76, Rev. "00.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-103-76, Rev. "00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Arco and Card lock L.L.C.
2. The applicant requests approval to modify the Planned Unit Development (PUD-103-76, Revised 92) zone, in order to allow card lock fueling facilities subject to obtaining a Conditional Use Permit.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. As evidenced by the Negative Declaration documents, there is no impact on fish and wildlife resources.
4. The property has a General Plan Land Use designation of Industrial, and is currently zoned PUD-103-76 Rev '92 (Planned Unit Development - Irvine Industrial).
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 15, 2000, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2000; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

FACTS:

1. The subject site is zoned Irvine PUD which permits a variety of industrial uses.
2. The revision is justified in that the proposed amendment is consistent with and specifically meets the goals of the City's General Plan.
3. Similar types of service stations are permitted subject to CUP approval in the C-1, C-2, C-3 and M-1 zones.
4. The proposed amendment to allow card lock fueling facilities in the PUD-103-76, Rev '92 zone will be permitted subject to Conditional Use Permit approval.

FINDINGS AND REASONS:

1. The proposed action complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Municipal Code and the Irvine Industrial Planned Unit Development. For the Central Industrial Area, one of the goals in the General Plan is to approve uses with appropriate function and attractive appearance while encouraging the location of service business and industries that support the Irvine PUD industrial base.
2. The proposed development will not adversely impact Public Services' ability to perform their required function. Therefore, the amendment is deemed to promote the public's interest, health, safety and welfare.
3. The proposed use is compatible with the intent and purpose of the Planned Unit Development district.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Planned Unit Development possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.12.020 (Planned Unit Development).

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

15.00

20000323408 12:00pm 06/20/00

114 21 R28 4

0.00 0.00 0.00 0.00 9.00 0.00 0.00 0.00

- 2. The implementation provisions for Planned Unit Development No. PUD-103-76, Rev. '00 are found in Planning Commission Resolution No. 5101 for Site Plan No. SP-266-00 and Condition Use Permit No. CUP-496-00.

ADOPTED this 15th day of March 2000.

Lee Butterfield
 LEE BUTTERFIELD
 CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on March 15, 2000, by the following votes:

AYES: COMMISSIONERS: BUTTERFIELD, BARRY, FREZE, OH, TRAN
 NOES: COMMISSIONERS: NONE
 ABSENT: COMMISSIONERS: HUTCHINSON, JONES

/s/ TERESA POMEROY
 SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original ~~on file in this office.~~

ATTEST: *June 20, 2000*

 JAMES E. SMITH, City Clerk
 of the City of Garden Grove

By *Carilla Stuntz*

 Deputy City Clerk

CONFORMED COPY
Compared with Original

RESOLUTION NO. 5101

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF SITE PLAN SP-266-00 AND CUP-496-00 FOR LAND LOCATED AT THE SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE, 7190 BLADES AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby adopt a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by ARCO and Card lock LLC.
2. The applicant requests approval to install a card lock fueling facility in the industrial PUD district subject to Conditional Use Permit approval.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. The Negative Declaration reflects the independent judgment of the City. As evidenced by the Negative Declaration documents, there is no impact on fish and wildlife resources.
4. The property has a General Plan Land Use designation of Industrial, and is currently zoned PUD-103-76 (Planned Unit Development - Irvine Industrial). The subject parcel is unimproved.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 15, 2000, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2000; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

Facts:

1. The site contains approximately 42,472 square feet in area and is zoned Irvine PUD which permits a variety of industrial uses.
2. The site has a General Plan Land Use designation of Industrial.
3. The applicant, in conjunction with this request, proposes a revision to PUD-103-76, Rev '92 in order to allow card lock fueling facilities in the PUD zone subject to a Conditional Use Permit.

REASONS:

Site Plan

1. The proposed development complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Irvine Industrial PUD and other applicable ordinances. For the Central Industrial Area, one of the goals in the General Plan is to approve uses with appropriate function and attractive appearance while encouraging the location of service business and industries that support the Irvine PUD industrial base.
2. That the submitted site plan complies with the spirit and intent of the provisions, conditions and requirements of this chapter and applicable ordinances are complied with.
3. That the proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.
4. That the proposed development does not adversely affect essential public facilities such as streets and alley, utilities and drainage channels.
5. That the proposed development will not adversely impact the Public Works Department's ability to perform its required function.
6. That the proposed development shall be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.
7. That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for users of the property.

Conditional Use Permit

1. That the proposed use will be consistent with the City's adopted general plan and redevelopment plan because it brings a business to the area which supports industries located in the vicinity.
2. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features prescribed in order to integrate such use with the uses in the surrounding area.
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Conditional Use Permit do possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Planned Unit Development).
2. In order to fulfill the purpose and intent of the Municipal Code, the following conditions of approval shall be applied to the Site Plan No. SP-266-00 and Condition Use Permit No. CUP-496-00.

Conditions of Approval:

- A. All the following conditions of approval shall be recorded. Recordation is the responsibility of the applicant and proof of recordation is required prior to issuance of any building permits. All conditions of approval shall be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval shall require approval from the Planning Commission.
- B. Approval of this Site Plan and the Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

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- C. If other than minor changes are made in the proposed development, a new Conditional Use Permit shall be filed which shows the revisions made. All minor modifications shall be approved by the Planning Commission.
- D. The card lock fueling facility is permitted to operate on a 24 hour basis. If emergencies or problems occur at a future date then the operational hours could be reduced in order to minimize these problems.
- E. The site plan, working drawings, landscape and irrigation plans and all construction activities shall comply with the current editions of the U.B.C., U.M.C., N.E.C. as adopted by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- F. The applicant shall submit a signed letter acknowledging receipt of the decision approving SP-266-00 and CUP-496-00 and a list of all applicable conditions of approval.
- G. The applicant/owner shall provide a clearance letter to the City from the Orange County Health Care Agency verifying the proper installation of underground tanks and the related pipe system.
- H. The applicant/property owner shall be responsible for maintaining the site free from graffiti, debris and litter, and in those areas adjacent to the premises which the applicant/property owner has control over.
- I. The applicant/property owner shall be responsible for keeping the site continuously maintained in a clean and orderly fashion.
- J. The applicant shall build the standard refuse bin storage enclosure per City Standards. The trash enclosure doors shall be kept closed and secured except during trash disposal or pickup.
- K. All signs shall require separate permit and shall be installed in accordance with the provisions of the City sign ordinance governing service station signs, and shall be approved by the Community Development Department, Planning and Building Divisions prior to fabrication and installation.
- L. The public pay telephone shall be modified to allow outgoing phone calls only. The applicant shall have this condition satisfied prior to opening the card lock fueling facility.

- M. All lighting structures shall be placed to confine direct rays onto the subject property. All exterior lights shall be reviewed and approved by the City's Planning and Building Section. Lighting shall be provided throughout the parking and drive areas at a minimum intensity of two foot candles of light. Lighting shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the public right-of-way or nearby properties.
- N. Prior to the issuance of building permits, a computer generated, point by point, light plan shall be approved by the Engineering and Planning Divisions. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height, and method of shielding.
- O. All provisions of the Garden Grove Fire Department shall be met. This includes, but not limited to, the following:
1. The site address shall be visible for the street in contrasting colors.
 2. A Fire Department permit is required for the installation of the underground storage tanks and islands. The installation plans shall be reviewed and approved by both the Orange County Environmental Health Agency and the Garden Grove Fire Department.
- P. The applicant shall submit a complete, detailed landscape plan governing the proposed development which reflects the approved landscape plans, with any necessary modifications, as submitted under the Site Plan application. Said plan shall include type, size, location and quantity of all plant material. It shall include irrigation plans staking and planting specifications. The landscape plan is also subject to the following:
1. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaped areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 2. The applicant is and shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the sidewalk curb or pavement of adjoining streets.
 3. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontage(s)

adjacent to driveways shall be of the low height variety to ensure safe site clearance.

4. The south side of the property shall be heavily planted with a variety of trees and shrubs to screen the site's activities from the sports complex to the south.

Q. All provisions of the Public Works Department, Water Division shall be complied with. These include, but are not limited to, the following:

1. The project shall comply with National Pollution Discharge Elimination System (NPDES) standards as they relate to potential contaminants to the sanitation system. An oil separator or alternative method, subject to the approval of the Engineering Department, shall be required and no water shall drain to the street or connect to the sewer.
2. The existing water service stub-out does not meet City's current water standards. A new water service shall be installed at the owner's expense. Installation shall be done by City forces upon payment of applicable fees by the applicant.
3. A water meter service shall be located within the Blades Avenue public right-of-way.
4. A backflow prevention device shall be required on the water lateral. Installation shall be per City standards, and shall be inspected by a cross connection specialist after installation. The backflow device shall be tested immediately after installation, and once a year by a certified backflow device tester, and the results submitted to the Public Works, Water Service Division.
5. Any water valve located within the new concrete driveways or sidewalk shall be reconstructed per the City Standard B-753.
6. If applicable, the owner/applicant shall be responsible for sewer connection fees prior to and permits being issued.
7. The owner/applicant shall provide a video record of existing sewer lateral to determine condition. Any damaged sections shall be repaired or replaced by the developer subject to City approval.

R. All provisions of the Public Works Department, Engineering Division shall be complied with. These include, but are not limited to, the following:

Resolution No. 5101

1. A separate street permit is required for work performed within the public right-of-way.
2. All existing and new utilities shall be placed underground in the public right-of-way and on-site.
3. The new trash enclosure shall be constructed per Garden Grove Standard Plan B-502 and shall be shown on the grading plan. The trash enclosure shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosure.
4. The City expects to repave nearby Monarch Avenue and slurry coat Blades Avenue this year. The applicant/developer is required to work with the City Public Works-Street Division in order to coordinate on-site construction and utility connections prior to the street work.
5. A grading plan, prepared by a registered Civil Engineer, is required.
6. In accordance with the 1972 Clean Water Act and National Pollution Discharge Elimination System (NPDES) requirements, the applicant shall submit a long term, post construction, Water Quality Management Plan (WQMP). The WQMP shall include provisions for the installation and maintenance of appropriate structural facilities and identify all non-structural Best Management Practices (BMPs) to be implemented with the project. The plan shall be submitted to and approved by the Public Works and Community Development Departments prior to issuance of a grading or building permit, whichever occurs first. The project shall also be subject to all conditions in the latest edition of the Drainage Area Management Plan (DAMP) and appendices.
7. Arrangements for inspection shall be initiated by the applicant. Public Works Engineering staff will not routinely provide inspection services for areas outside of the public right-of-way. A standard grading certification letter is available on file at the City to facilitate this private inspection process.

- S. The applicant shall implement all safety features and require environmental safeguards into the design and operation of the site. This includes use of security cameras, a daily site inspection, fuel spill containment tank, proper installation of the underground fuel storage tanks and pipes, any required monitoring systems and emergency shut-off mechanisms for the fuel dispensers.

ADOPTED this 15th day of March 2000.

/s/ LEE BUTTERFIELD
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on March 15, 2000, by the following votes:

AYES:	COMMISSIONERS:	BUTTERFIELD, BARRY, FREZE, OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	HUTCHINSON, JONES

/s/ TERESA POMEROY
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.



ARCO 

**ARCO & Gardlock
Fuels System, LLC**

44746 Beech Avenue
Lancaster, CA 93534

tel (800) 441-1215
fax (714) 744-8127
www.gardlockfuels.com



May 7, 2000

Adrienne J. Gladson
Associate Planner
CITY OF GARDEN GROVE
11222 Acacia Parkway
Garden Grove, California 92842

re: CARDLOCK FUELS STATION/CUP 496-00: Site Plan SP-266-00

Dear Adrienne,

I wanted to take a moment to thank you again for all your efforts and hard work. I'm so happy that we were blessed by the City Council. With reference to the provision in the CUP requests that I send a letter to you accepting the conditions of the Site Plan and CUP approval.

Pursuant to that request, this letter will confirm that I have read and accepted the terms and conditions of the CUP, set forth by the City of Garden Grove.

Thanks again for your time and consideration. Ken Barton and I really have appreciated your guidance and support through the CUP process.

Sincerely,

S. Craig Yamasaki
General Manager, Real Estate Development



RESOLUTION NO. 8275-00

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF SP-266-00 AND CUP-496-00 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE, AT 7190 BLADES AVENUE.

WHEREAS, on March 15, 2000, the Planning Commission held a Public Hearing. The Planning Commission, after consideration, approved Site Plan No. S-266-00 and CUP-496-00 pursuant to the facts and reasons contained in Planning Commission Resolution No. 5101, and furthermore, recommended that the City Council approve the revision to PUD-103-76, Rev' 00, pursuant to the facts and reasons contained Planning Commission Resolution No. 5100; and

WHEREAS, on April 5, 2000, the City Clerk received an appeal. The appeal of the Planning Commission's decision is to allow the City Council the ability to deny the original application; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on April 25, 2000, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 25, 2000; and

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. The appeal of the Planning Commission's approval of Site Plan No. SP-266-00 and CUP-496-00, is hereby denied, and the Planning Commission's action is upheld pursuant to the facts and reasons stated in Planning Commission Resolution No. 5101.

Adopted this 25th day of April, 2000.

/s/ BRUCE A. BROADWATER
MAYOR

ATTEST:

/s/ PRISCILLA STIERSTORFER
DEPUTY CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, PRISCILLA STIERSTORFER, Deputy City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting held on the 25th day of April, 2000 by the following vote:

AYES: COUNCILMEMBERS: (5) CHUNG, DALTON, LEYES, ROSEN, BROADWATER
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ PRISCILLA STIERSTORFER
DEPUTY CITY CLERK

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC

HEARING:

NEGATIVE DECLARATION

PLANNED UNIT DEVELOPMENT NO. PUD-103-76 REV. '00

SITE PLAN NO. SP-266-00

CONDITIONAL USE PERMIT NO. CUP-496-00

APPLICANT:

ARCO & CARDLOCK LLC.

LOCATION:

SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE AT 7190 BLADES

DATE:

MARCH 15, 2000

REQUEST:

A request to allow construction of an unmanned card lock fueling facility containing a 30' by 106' canopy structure over four (4) fueling dispensing islands. The site is approximately 42,472 square feet and is located in the PUD-103-76 (Planned Unit Development Irvine Industrial) zone.

Staff report was reviewed recommending approval, and that the Planning Commission recommend approval of the Planned Unit Development revision to City Council.

Chairman Butterfield opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Craig Yamasaki, a representative for Arco Cardlock, approached the Commission. He expressed his appreciation for the assistance from staff commenting that a stringent criteria was imposed on what he described as a complex project. He commented that the Irvine Industrial Complex needs to have access to this type of service for commercial trucks, and that this fueling station will accommodate the larger vehicles.

Commissioner Tran asked how an emergency would be addressed. Mr. Yamasaki provided the Commission with a brochure and an outline of emergency response procedures. He stated that this information is given to clients, and covers all types of situations. He stated that the fuel pumping dispensers are state-of-the-art, and designed to automatically shut off in case of spills. He indicated that there are two people who work out of an office in the City of Orange who have an electronic paging system and will respond within one hour to an emergency.

Commissioner Freze inquired into the vehicle size the facility will accommodate. Mr. Yamasaki speculated that five to ten percent of the vehicles will be 18 wheelers, with the majority of the vehicles being box type vans.

Vice Chairman Barry asked how often the station will be cleaned. Mr. Yamasaki stated it would be cleaned daily.

Commissioner Tran questioned whether the station would be equipped with remote cameras. Mr. Yamasaki replied that there will be a remote camera in a locked area.

Commissioner Freze asked how often systems would be checked. Mr. Kenneth Barton of Fred Fiedler and Associates working in conjunction with Arco Cardlock, approached the Commission. He stated that the equipment is tested and checked daily. He noted that an alarm will be triggered if any spill occurs.

Mr. Yamasaki questioned the need for the condition that requires an oil separator, and asked that they be allowed an alternative device that will create the same result. Staff stated that the condition can be modified to include an alternative method subject to the approval of the Engineering Department.

Mr. Yamasaki stated that the condition requiring that the owner/applicant be responsible for sewer connection fees was not necessary, as they will not have rest stop facilities. Staff stated that the wording can be modified to include "if applicable" into the condition.

Mr. Yamasaki questioned the necessity for two foot candles, commenting that in his experience one foot candles were appropriate. Staff stated that two foot candles are a code requirement.

Mr. Yamasaki commented that the Engineering Department is requiring an easement for drainage and the Planning Division is requiring trees. Mr. Yamasaki expressed concern about planting trees on the eastern portion of the property that borders the flood control channel.

Chairman Butterfield questioned why they would not want to plant trees by the storm drain. Mr. Ken Barton expressed concern for the potential of a Public Works project on the storm drain, that would create an expense by making Arco Cardlock financially responsible for replacing damaged trees and shrubs.

Staff indicated that the easement is wide enough for any potential projects, and that trees or shrubs would not be disturbed. Staff further stated that ground cover or just shrubs can be used in place of trees, and indicated that any landscaping destroyed by Public Works would be the responsibility of Public Works.

There being no further comments, the public portion of the hearing was closed.

Vice Chairman Barry moved to approve the Negative Declaration, Site Plan No. SP-266-00, Conditional Use Permit No. CUP-496-00, and recommend approval of Planned Unit Development No. PUD-103-76 Rev. '00, with amendments to the conditions of approval, seconded by Commissioner Tran, pursuant to the facts and reasons contained in Resolution Nos. 5100 and 5101, and authorized the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BUTTERFIELD, BARRY, FREZE OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	HUTCHINSON, JONES

4

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: George Tindall From: Matthew Fertal
Dept: City Manager Dept: Community Development
Subject: **CONSIDERATION OF AN APPEAL OF SP-266-00 AND CUP-496-00, AND A REQUEST TO AMEND THE IRVINE INDUSTRIAL PLANNED UNIT DEVELOPMENT TO ALLOW CARD LOCK FUELING FACILITIES** Date: April 25, 2000

OBJECTIVE:

The purpose of this report is to consider an appeal of the Planning Commission's approval of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00, and the proposed revision to Planned Unit Development, PUD-103-76, Rev' 00. The appellant requests that the City Council deny the proposed Card Lock Fueling Facility approved under Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00 for reasons contained within the appeal.

BACKGROUND:

The Irvine Industrial Complex is bounded by Western Avenue, Chapman Avenue, Knott Street and the City Limit. The complex was approved for industrial development in 1976 and contains 187 acres of land. Included in the Irvine PUD are four (4) distinct land use areas which are as follows: Industrial Commercial, Multi-Tenant Industry, Special Industry and Industry. Industrial activities are permitted in each of the four land use areas, although higher intensity uses are subject to Conditional Use Permit approval from the Planning Commission.

On March 15, 2000, the Planning Commission reviewed the proposed project, which included a Site Plan and Conditional Use Permit, to develop the site with a Card Lock fleet vehicle fueling station and an amendment to the Irvine Industrial PUD to allow Card Lock fueling facilities subject to a CUP. The Planning Commission approved the Site Plan and Conditional Use Permit by a 5-0 vote, and recommended that the City Council approve PUD-103-76 Rev. '00, by a 5-0 vote with Commissioners Hutchinson and Jones absent. Other than the applicants speaking in favor of the proposed project, no other person spoke in favor or against the item. Additionally, no letters for or in opposition to the project were received.

The appellant requests that the City Council deny the proposed Card Lock Fueling Facility. The appellant is concerned that the proposed fueling facility will bring higher traffic and parking congestion to the area and has the potential to cause leakage and soil contamination from the underground fuel tanks. Further, the fuel facility would negatively affect property values, and that this use is not compatible in the Irvine Industrial Complex.

DISCUSSION:

The Irvine PUD is subject to its own use regulations and development standards and currently does not permit this type of use. Additionally, Title 9 does not specifically permit card lock fueling facilities in the City. As part of their review of the request, the Planning Commission determined that card lock fueling facilities have many of the operational characteristics as gasoline stations and is compatible in industrial areas. Service stations are allowed in the C-1, C-2, C-3 and M-1 zones subject to Conditional Use Permit approval. Further, the Commission found the use consistent with the General Plan since it encourages service businesses and industries that support the Irvine PUD to locate in the area. The Commission also considered the request for a card lock fueling facility in the Irvine PUD at this meeting and subsequently granted Conditional Use Permit and Site Plan approval with the provision that this proposed amendment is approved by the City Council.

ISSUED RAISED BY THE APPEAL:

The Irvine PUD was developed as an industrial complex intended for industrial activities and its streets were designed for commercial and industrial traffic including large vehicles. Both Blades Avenue and Markon Drive are fifty feet wide and have been engineered to handle truck traffic. The traffic associated with the Card Lock is not expected to cause traffic delays on local streets or hamper the intersection of Monarch Street and Blades Avenue. As a result of further review by City's Traffic Engineering Division, the project traffic is not expected to be substantial and streets in the area would continue to operate at satisfactory levels.

In relation to environmental and safety concerns, the facility is required to comply with strict federal and state standards for the underground fuel tanks which mandate that tank leakage and soil contamination shall never occur. Further, fuel deliveries can be scheduled during off-peak hours so not to affect the normal operation at the facility. To increase sight distance at the driveways, red curbing can be used to prevent street parking in front of the property.

FINANCIAL IMPACT:

No financial impact is anticipated with this request.

RECOMMENDATION:

It is recommended that the City Council:

- Deny the Appeal of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00; and uphold the Planning Commission's decision for approval pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5101.

Appeal of Card Lock Fueling Facility
(SP-266-00, CUP-496-00 and PUD-103-76 Rev. '00)
April 25, 2000
Page 3

- Introduce the attached ordinance for first reading for the proposed revision to Planned Unit Development, PUD-103-76, Rev' 00.

MATTHEW FERTAL, Director
Community Development



 By: *Adrienne J. Gladson*
Adrienne J. Gladson
Associate Planner

Attachments: Planning Commission Staff Report dated March 15, 2000.
Planning Commission Resolution Nos. 5100 and 5101.
Planning Commission Minute Excerpts of March 15, 2000.
Appeal of Planning Commission's Decision
Draft City Council Ordinance
Draft City Council Resolution Upholding Planning Commission's Decision

H:ccmemo.doc

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PUD-103-76 REV. '00, AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT IRVINE INDUSTRIAL DISTRICT, TO ALLOW CARD LOCK FUELING FACILITIES IN THE DISTRICT.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

WHEREAS, the subject case, initiated by ARCO Card Lock, LLC, proposes to amend the Planned Unit Development Irvine Industrial District to allow Card Lock Fueling Facilities, subject to a Conditional Use Permit; and

WHEREAS, the Planning Commission, at a public hearing held on March 15, 2000, adopted a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission determined a de minis impact in relation to fish and game; and

WHEREAS, pursuant to Planning Commission Resolution No. 5100, the Planning Commission of the City of Garden Grove, at a public hearing held on March 15, 2000, recommended approval of the revision to PUD-103-76; and

WHEREAS, the Planning Commission, at a public hearing held on March 15, 2000, in conjunction with PUD-103-76 Rev. '00, approved Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00, to allow the installation of a Card Lock Fueling Facility in the district; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on April 11, 2000, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting on April 25, 2000.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The amendment of PUD-103-76 Rev.'00 is hereby approved pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5100, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

Section 2. The Irvine Industrial Planned Unit Development, (PUD-103-76) zone, uses subject to Conditional Use Permit approval shall be amended as follows (changes in bold):

Permitted Uses Subject to Conditional Use Permit Approval:

1. Utility Service Yards.
2. Furniture Warehouse Sales.
3. Rug and Carpet Sales and Distribution.

4. Building products and/or sales, including plumbing, lumber, electrical and masonry supplies.
5. Extraction of natural resources.
6. Heliport (maximum of two heliports allowed within this PUD).
- 7. Card Lock Fueling Facilities.**

The purpose of the Conditional Use Permit will be to determine the compatibility of the requested use with surrounding uses and to insure that said use shall not be detrimental to the health, safety, morals, comfort and general welfare of the persons working in the area of such proposed use.

Section 3. This ordinance shall take effect thirty (30) days after adoption and shall within fifteen days of adoption be published with the names of Council members voting for and against the same in a newspaper adjudicated and circulated in the City of Garden Grove.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF SP-266-00 AND CUP-496-00 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE, AT 7190 BLADES AVENUE.

WHEREAS, on March 15, 2000, the Planning Commission held a Public Hearing. The Planning Commission, after consideration, approved Site Plan No. SP-266-00 and CUP-496-00 pursuant to the facts and reasons contained in Planning Commission Resolution No. 5101, and furthermore, recommended that the City Council approve the revision to PUD-103-76, Rev' 00, pursuant to the facts and reasons contained Planning Commission Resolution No. 5100; and

WHEREAS, on April 5, 2000, the City Clerk received an appeal. The appeal of the Planning Commission's decision is to allow the City Council the ability to deny the original application; and

WHEREAS, pursuant to a legal notice, a public hearing was held by the City Council on April 25, 2000, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of April 25, 2000; and

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. The appeal of the Planning Commission's approval of Site Plan No. SP-266-00 and CUP-496-00, is hereby denied, and the Planning Commission's action is upheld pursuant to the facts and reasons stated in Planning Commission Resolution No. 5101.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.3.	SITE LOCATION: Southeast corner of Blades Avenue and Markon Drive, at 7190 Blades Avenue
HEARING DATE: March 15, 2000	GENERAL PLAN: Industrial
CASE NUMBERS: PUD-103-76 Rev' 00, SP-266-00 and CUP-496-00	ZONE: Planned Unit Development No. PUD-103-76 Rev' 92
APPLICANT: ARCO & Card Lock LLC	
OWNER: Alvin W. Warf	CEQA DETERMINATION: Negative Declaration

REQUEST:

To amend Planned Unit Development No. PUD-103-76 Rev' 92 to allow card lock fueling facilities subject to a Conditional Use Permit approval, and to construct a fleet vehicle fuel dispensing facility with a 2,790 square foot freestanding canopy and fuel dispensing appurtenances.

CODE SECTIONS:

The following Title 9 code sections apply to this project:

1. 9.12.020 - Planned Unit Development
2. 9.24.030.D.3 - Site Plan
3. 9.24.030.D.4 - Conditional Use Permit

BACKGROUND:

The subject parcel is within the Irvine Industrial Complex. The Irvine Industrial Complex is bounded by Western Avenue, Chapman Avenue, Knott Street and the City Limit. The complex was approved for industrial development in 1976 and contains 187 acres of land. Included in the Irvine PUD are four (4) distinct land use areas which are as follows: Industrial Commercial, Multi-Tenant Industry, Special Industry and Industry. The subject parcel falls in Area 4, Industry. Industrial activities are permitted in each of the four land use areas, although higher intensity uses are subject to Conditional Use Permit approval from the Planning Commission.

<u>PROJECT CRITERIA</u>	<u>ACTUAL</u>	<u>MEETS CODE</u>	<u>DOES NOT MEET CODE</u>	<u>VARIANCE REQUEST</u>	<u>CONDITION OF APPROVAL</u>
<u>LOT SIZE (TOTAL):</u>	42,472 sf 0.975 acres	x			
<u>BUILDING HEIGHT:</u>	One-story 23'-8"	x			
<u>CANOPY SETBACKS:</u>	North (45 ' South (23' East (70' West (120')	x			
<u>PARKING:</u>					
Standard	2 stalls	x			
Handicap	None				
Compact	None				
Total	2 stalls				
<u>LANDSCAPING:</u>		x			
On Entire Site	7,814 s.f. (18.8%)				
<u>Landscaped Setbacks</u>		x			
Blades Avenue	18 feet				
North P/L	18 feet				
South P/L	8 feet				
West P/L	14 feet				

Existing Conditions

The subject parcel is vacant, void of any structures, irregular in shape and is approximately 42,472 square feet in area. The north boundary is temporarily secured by a six (6) foot high chain-link fence, while a seven (7) foot high masonry fence is along the east and west boundary. A six (6) foot high chain-link fence secures the south property line. The surrounding land uses include industrial structures and activities to the north, east, west and to the south is a sports field.

DISCUSSION:**Amendment to PUD-103-Rev' 00**

The request is to allow an unmanned card lock fueling facility. Since the subject parcel is in the Irvine Industrial Complex (Irvine PUD) it is subject to its own use regulations and development standards. Currently, the zone does not permit this type of use. Additionally, Title 9 does not specifically permit card lock fueling facilities in the City. However, the code does allow service stations in C-1, C-2, C-3 and M-1 zone with Conditional Use Permit approval. Staff finds that card lock centers have many of the operational characteristics as service stations.

Some of the issues with the proposed use include, underground tank installation, fuel truck deliveries, compatibility with surrounding uses and the unmanned aspects of the facility. The Conditional Use Permit process can minimize these impacts by imposing conditions or restrictions on the activity. For instance, it can require proper installation of the underground tanks and mandate containment of on-site fuel spills. Further, the potential traffic generated by the project can be analyzed to determine if it impacts the neighboring streets or adjacent properties.

The proposed unmanned card lock fueling facility is appropriate in an industrial area because its users are not the general public. Its customer base will be fleet vehicles coming from a three to five mile radius, mostly from the immediate industrial area. The facility gives businesses more control of their fleet vehicles while allowing transactions without the need for cash or credit cards. Each business subscriber can be tailored to meet the needs of their corporation. It is appropriate for the facility to locate in an industrial area because of its limited customer base and its presence would fit well with the existing land uses.

Staff supports the proposed amendment to revise the Irvine PUD to allow card lock fueling facilities subject to CUP approval.

Site Plan

The site consists of a single parcel with direct street frontage along the south side of Blades Avenue. A metal canopy structure is proposed above the four (4) fueling islands. No office or auxiliary buildings are delineated in the plan, although a trash enclosure is shown in the southeast corner. Additionally, off-street parking is provided through two (2) standard parking stalls together with ancillary items like a pay telephone, a self-operated air/water unit, an equipment box and a flag pole.

Access is gained via two driveways from Blades Avenue, providing vehicles with two ways to enter the facility, and provides adequate turning radius for tank truck deliveries.

The perimeter of the property is designated for a raised landscape planter ranging from eight (8) feet to eighteen (18) feet in width.

Building Design

The exterior architecture for the card lock fueling facility is similar to a service station. The canopy is flat, twenty-three (23) feet high and supported by three (3) metal poles underneath. The canopy fascia is made out of a prefinished aluminum and painted black. The drawings further indicate that the canopy poles will be painted gray while the canopy will have a non-illuminated red and white accent stripe on all four sides.

Landscape Treatments / Lighting

The 0.975 acre site has approximately 7,814 square feet (18.8%) of on-site landscaping. Included in the submittal package is a conceptual landscape plan that proposes a variety of landscape materials along the perimeter. The landscape plan calls for a variety of trees, shrubs and ground cover. If the project is approved, a detailed landscape plan is required prior to installation. The plan shall document the water efficient methods and irrigation equipment proposed. Further, staff has conditioned that the southern edge of the property be heavily landscaped to screen the site's activities from the adjacent sports' field.

A single light pole illuminates the back parking lot and trash enclosure area while the fuel dispensing units will be lit from underneath by twelve (12) recessed light fixtures. A conceptual lighting plan is included and has been reviewed. The project is conditioned to assure that no adverse glare occurs along the public right-of-way nor does the proposed lighting negatively impact the abutting properties.

Circulation and Traffic

Vehicle access is from two (2) driveways from Blades Avenue. One drive is approximately sixteen (16) feet away from the western property line while the second is approximately nineteen (19) feet away from the eastern property line. The drives will provide vehicle entry from either direction, although the western driveway will be the primary ingress into the facility. Vehicles will be able to fuel up on either side of the islands depending on the location of the fuel tank.

The off-site traffic pattern is already well established due to the lay-out of existing streets in the district. It includes local collector streets as well as major arterials which move traffic in and out of the industrial area.

An incremental increase in traffic is expected due to site development, although project traffic should not adversely impact the neighboring businesses. Overall, the level of traffic generated should be minimal and the Level of Service conditions in the area

should continue to operate at acceptable levels.

Signage

A conceptual sign plan is included in the canopy details. The sign details are not specific, but the plans do show where signage is proposed. The sign copy includes the facility name "CARDLOCK FUELS" and a phone number. No freestanding monument sign is proposed. To provide adequate information on sign area, colors, method of sign attachment and placement, a separate sign permit is required. It is required to be reviewed and permitted by the Community Development Department - Planning and Building Divisions prior to fabrication and installation.

CONDITIONAL USE PERMIT:

As part of the entitlement package, the applicant must obtain approval to operate a card lock fueling facility in the Irvine PUD. Currently, the City does have an unmanned, self serve, automated fueling center at 11000 Garden Grove Boulevard, in conjunction with the Costco store. This facility has been in operation for some time and gives an example of how the proposed ARCO card lock will operate. To date, no reported gasoline spills have occurred on-site, nor has the operator reported any problems with the unmanned facility.

Like the Costco gas center, the ARCO card lock center will be for the exclusive use of its subscribers, and will be fully automated with no attendant on the premises. The fueling center will operate twenty-four hours a day, seven days a week, and requires that users enter a card to obtain fuel; no cash or credit cards are accepted. Each fuel dispenser has a card reading system that processes the whole transaction in addition to providing detailed instructions on how to use the system. Additionally, a toll-free telephone number will be posted at the site in case of emergencies and it will be visited and inspected daily.

To operate the card lock facility, a number of safety measures have been incorporated into the design and operational procedures for the facility. Most of these elements are safety measures that are mandated by regional regulatory agencies and include many new high-tech monitoring systems. Some of the devices proposed for the project are doubled-walled fiberglass tanks and piping, containment tank, vapor-lock nozzle system, a tank monitor and leak detection system, and an emergency shut-off mechanism.

Similar to service stations, this use must comply with local, state and federal laws that regulate businesses that work with hazardous substances. For this project the applicant is required to obtain permits and clearance from the Garden Grove Fire Department and Orange County Health Care Agency for the underground tank installation and the related fuel distribution. Prior to construction, the applicant is

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC

HEARING:

NEGATIVE DECLARATION

PLANNED UNIT DEVELOPMENT NO. PUD-103-76 REV. '00

SITE PLAN NO. SP-266-00

CONDITIONAL USE PERMIT NO. CUP-496-00

APPLICANT:

ARCO & CARDLOCK LLC.

LOCATION:

SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE AT 7190 BLADES

DATE:

MARCH 15, 2000

REQUEST:

A request to allow construction of an unmanned card lock fueling facility containing a 30' by 106' canopy structure over four (4) fueling dispensing islands. The site is approximately 42,472 square feet and is located in the PUD-103-76 (Planned Unit Development Irvine Industrial) zone.

Staff report was reviewed recommending approval, and that the Planning Commission recommend approval of the Planned Unit Development revision to City Council.

Chairman Butterfield opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Craig Yamasaki, a representative for Arco Cardlock, approached the Commission. He expressed his appreciation for the assistance from staff commenting that a stringent criteria was imposed on what he described as a complex project. He commented that the Irvine Industrial Complex needs to have access to this type of service for commercial trucks, and that this fueling station will accommodate the larger vehicles.

Commissioner Tran asked how an emergency would be addressed. Mr. Yamasaki provided the Commission with a brochure and an outline of emergency response procedures. He stated that this information is given to clients, and covers all types of situations. He stated that the fuel pumping dispensers are state-of-the-art, and designed to automatically shut off in case of spills. He indicated that there are two people who work out of an office in the City of Orange who have an electronic paging system and will respond within one hour to an emergency.

Commissioner Freze inquired into the vehicle size the facility will accommodate. Mr. Yamasaki speculated that five to ten percent of the vehicles will be 18 wheelers, with the majority of the vehicles being box type vans.

Vice Chairman Barry asked how often the station will be cleaned. Mr. Yamasaki stated it would be cleaned daily.

Commissioner Tran questioned whether the station would be equipped with remote cameras. Mr. Yamasaki replied that there will be a remote camera in a locked area.

Commissioner Freze asked how often systems would be checked. Mr. Kenneth Barton of Fred Fiedler and Associates working in conjunction with Arco Cardlock, approached the Commission. He stated that the equipment is tested and checked daily. He noted that an alarm will be triggered if any spill occurs.

Mr. Yamasaki questioned the need for the condition that requires an oil separator, and asked that they be allowed an alternative device that will create the same result. Staff stated that the condition can be modified to include an alternative method subject to the approval of the Engineering Department.

Mr. Yamasaki stated that the condition requiring that the owner/applicant be responsible for sewer connection fees was not necessary, as they will not have rest stop facilities. Staff stated that the wording can be modified to include "if applicable" into the condition.

Mr. Yamasaki questioned the necessity for two foot candles, commenting that in his experience one foot candles were appropriate. Staff stated that two foot candles are a code requirement.

Mr. Yamasaki commented that the Engineering Department is requiring an easement for drainage and the Planning Division is requiring trees. Mr. Yamasaki expressed concern about planting trees on the eastern portion of the property that borders the flood control channel.

Chairman Butterfield questioned why they would not want to plant trees by the storm drain. Mr. Ken Barton expressed concern for the potential of a Public Works project on the storm drain, that would create an expense by making Arco Cardlock financially responsible for replacing damaged trees and shrubs.

Staff indicated that the easement is wide enough for any potential projects, and that trees or shrubs would not be disturbed. Staff further stated that ground cover or just shrubs can be used in place of trees, and indicated that any landscaping destroyed by Public Works would be the responsibility of Public Works.

There being no further comments, the public portion of the hearing was closed.

Vice Chairman Barry moved to approve the Negative Declaration, Site Plan No. SP-266-00, Conditional Use Permit No. CUP-496-00, and recommend approval of Planned Unit Development No. PUD-103-76 Rev. '00, with amendments to the conditions of approval, seconded by Commissioner Tran, pursuant to the facts and reasons contained in Resolution Nos. 5100 and 5101, and authorized the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BUTTERFIELD, BARRY, FREZE OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	HUTCHINSON, JONES



CITY OF ORANGE

OFFICE OF MAYOR

PHONE: (714) 744-2200 • FAX (714) 744-5147

April 20, 2000

The Honorable Bruce Broadwater
And Members of the City Council
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842-3070

Dear Mayor Broadwater and Members of the City Council:

RE: Cardlock Fuels

Craig Yamasaki of Cardlock Fuels asked me to write you regarding the City of Orange's experience with their company. Cardlock Fuels developed their first unmanned fueling facility in our city in 1988.

Cardlock Fuels is an exceptionally clean and well-maintained operation, and we've had no problems with this facility in the more than ten years they have been in Orange at the same location.

Cardlock Fuels has been successful in attracting the patronage of corporate fleets of small to medium-size trucks and delivery vehicles, thereby more fully allowing passenger cars uninhibited access to local gas stations.

We are pleased that Cardlock Fuels has kept their promise for more than a decade to be a first-class business in our community. They have been one of our finest corporate citizens, and I believe they will be a real asset to your business community and to the City of Garden Grove.

Sincerely,


JOANNE COONTZ
Mayor

JC:dh



RECEIVED
CITY OF GARDEN GROVE
CITY CLERK'S OFFICE

THE IRVINE COMPANY Apr 21 11 25 AM '00

Mr. Kenneth R. Barton III
Fred Fiedler and Associates
2922 West Third Street
Los Angeles, CA 90057-1906

March 8, 2000

Subject: ARCO & Cardlock Fuels System, LLC
Blades Avenue & Markon
Garden Grove, CA 92642

Irvine Industrial Complex--Garden Grove

New building

Drawings dated 11/30/99 received with a letter dated 3/2/00

Dear Mr. Barton:

The submitted information has been reviewed by UP&D at The Irvine Company and the project is acceptable as designed.

The comments contained in this letter pertain to the subject site only. Nothing contained in the letter is intended to indicate The Irvine Company's approval of matters beyond the scope of the letter, including, without limitation, further approvals which may be required. Further, nothing contained in the letter shall in any way waive, modify or terminate rights or interests which The Irvine Company may have reserved or retained.

If you have any questions, please contact me by telephone at (949) 729-9210; or by fax at (949) 729-9211.

Sincerely,

David J. Baab

Baab & Associates, 500 Newport Center Drive, Suite 925, Newport Beach, CA 92660
on behalf of Irvine Industrial Company, a division of The Irvine Company

cc: Rob Elliott, UP&D
Tom Lee, IIC
Tom Marble, UP&D
Chuck Trevisan, UP&D
Jeff Wallace, IIC

Post-It™ Fax Note	7671	Date	# of pages
To	ADDIENNE CLAWSON	From	CRATE YAMAZAKI
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

550 Newport Center Drive, P.O. Box 6370, Newport Beach, California 92658-6370 - (949) 720-2000

CITY OF INGLEWOOD
One Manchester Boulevard
Inglewood, California 90301



District Office (310) 677-5040
City Hall (310) 412-5320
Fax (310) 677-4870
E-Mail jdunlap@cityofinglewood.org

JUDY DUNLAP
COUNCILWOMAN, DISTRICT TWO

April 25, 2000

Mayor Bruce Broadwater
and Members of the Garden Grove City Council
11222 Acacia Parkway
Garden Grove, California 92842

Re: Cardlock Fuels

Dear Mayor Broadwater and City Council Members:

I am writing you at the request of Craig Yamasaki of Cardlock Fuels regarding our experience with their unmanned commercial fueling facility in our City. Their facility was the first of its type to be developed in Inglewood. Because of this, our city planning staff took a very serious look at this development, which is located in our industrial area north of Los Angeles Airport.

Several local businessmen in the neighborhood expressed concerns to our City Council relating to the potential for traffic problems, the possible influx of heavy truck traffic and the noise and air pollution that might impact their businesses.

Cardlock Fuels provided information that showed that their primary business was local, small and medium-sized vehicles operated by local businesses and not interstate network type facilities, which cater to large trucks. They also provided evidence that their facilities were well maintained and that they had excellent operation standards.

The key issues we directed Cardlock to address were ingress-egress, security, environmental safety standards, and neighborhood concerns about traffic, noise and parking problems.

I am pleased to report that after a year in operation, the Cardlock facility is as clean, well-run and well-maintained as Cardlock promised it would be. We have experienced no problems with their station. In fact, several of the business people who had originally expressed concerns about the facility have called me to let me know that Cardlock kept their promises to be good neighbors. It's a nice surprise to hear good reports from our residents. I can promise you that if things had turned out otherwise, I would have certainly heard those reports, too, and very loudly indeed.

Our experience with Cardlock Fuels has been a very positive one, to the degree that they have become a very valuable resource to both our business community and our city.

If you have any questions regarding Cardlock Fuels, please don't hesitate to contact me.

Sincerely,


Judy Dunlap
Councilwoman, District #2
City of Inglewood

conditioned to provide the City with clearance from these agencies in order ensure that the facility has proper environmental safeguards.

RECOMMENDATION:

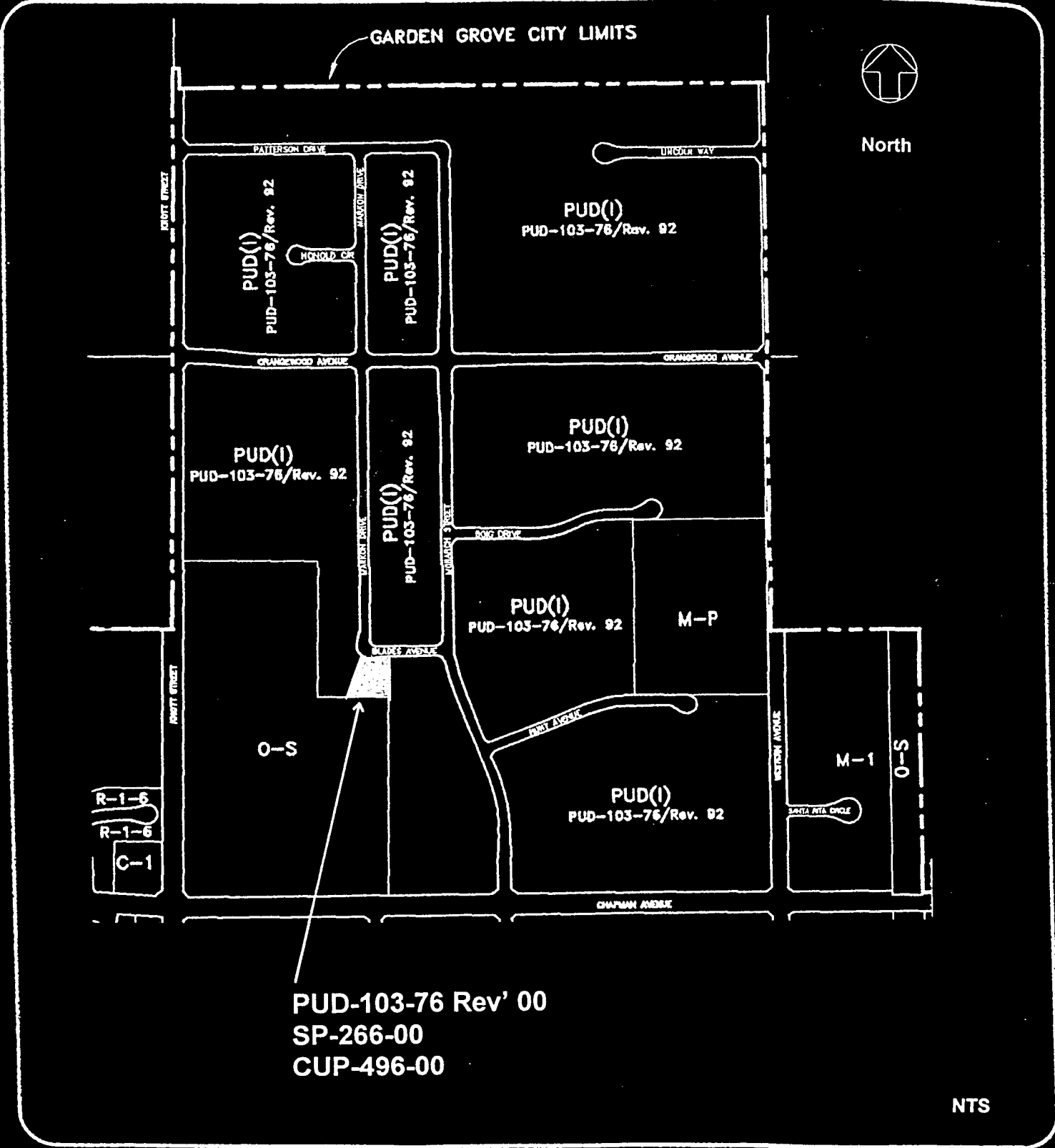
1. Adopt the Negative Declaration;
2. Approve Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00; subject to the recommended conditions of approval; and
3. Recommend approval of the proposed revision to Planned Unit Development, PUD-103-76, Rev' 00 to the City Council.

GLEN KRIEGER,
Planning Services Manager

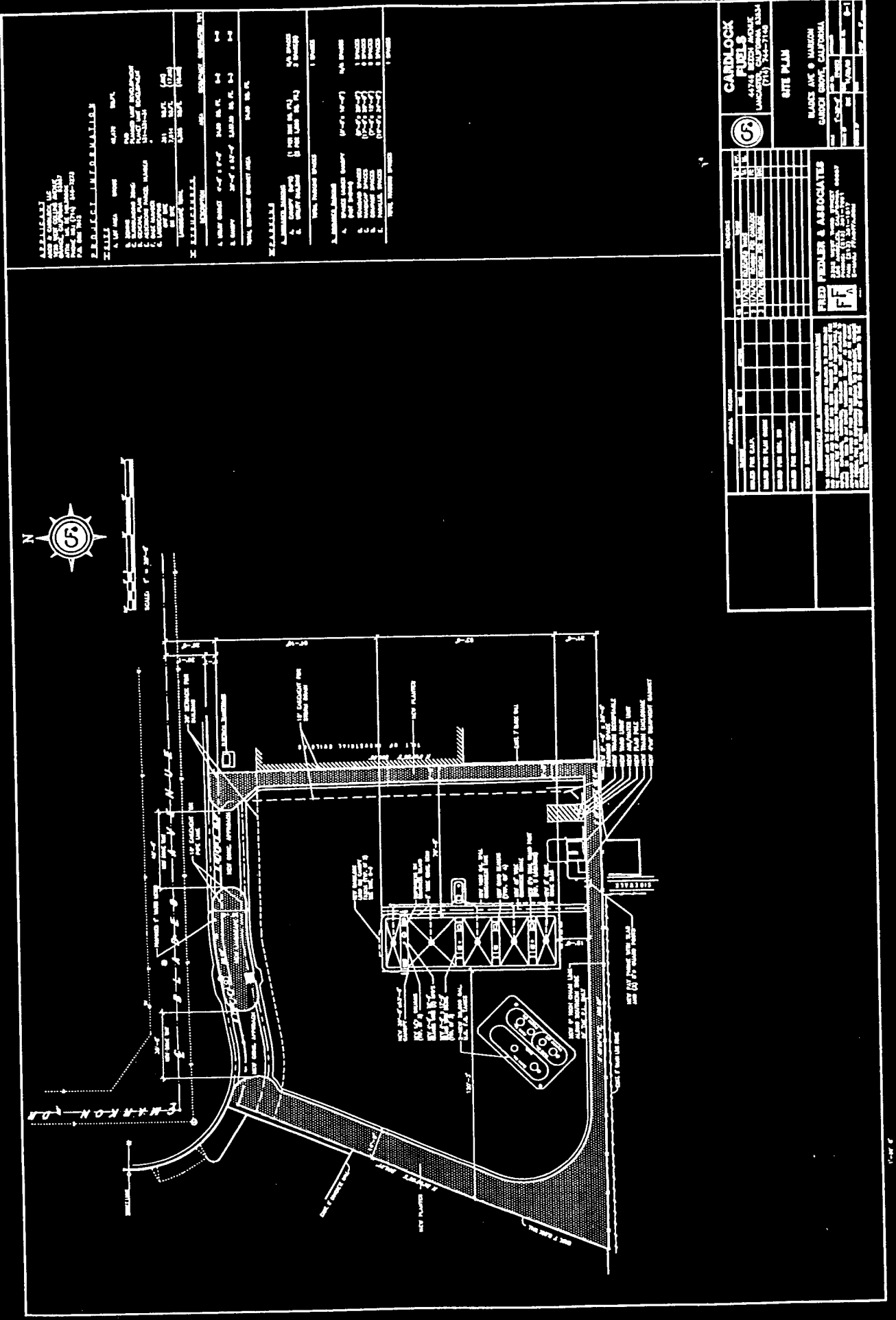

By: Adrienne J. Gladson
Associate Planner

Hearing Date
March 15, 2000

VICINITY MAP



NTS



REVISIONS

NO.	DATE	DESCRIPTION
1	01/21/00	ISSUED FOR PERMITS
2	01/21/00	REVISED PER COMMENTS
3	01/21/00	REVISED PER COMMENTS
4	01/21/00	REVISED PER COMMENTS
5	01/21/00	REVISED PER COMMENTS
6	01/21/00	REVISED PER COMMENTS
7	01/21/00	REVISED PER COMMENTS
8	01/21/00	REVISED PER COMMENTS
9	01/21/00	REVISED PER COMMENTS
10	01/21/00	REVISED PER COMMENTS

PROJECT INFORMATION

PROJECT NO. 4973CUG1
 SHEET NO. 1 OF 1
 DATE 01/21/00
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT LOCATION [Address]
 CLIENT [Name]

CARDLOCK FUELS
 14000 W. 14TH AVE.
 LAUREL, CA 94550
 (925) 744-7100

FRED FIEDLER & ASSOCIATES
 1000 W. 14TH AVE.
 LAUREL, CA 94550
 (925) 744-7100

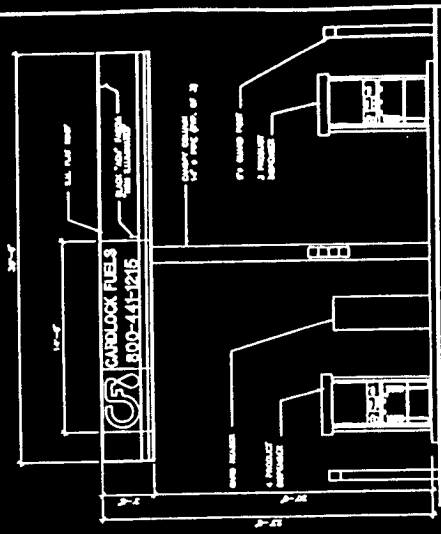
SITE PLAN

SCALE: 1" = 30'-0"

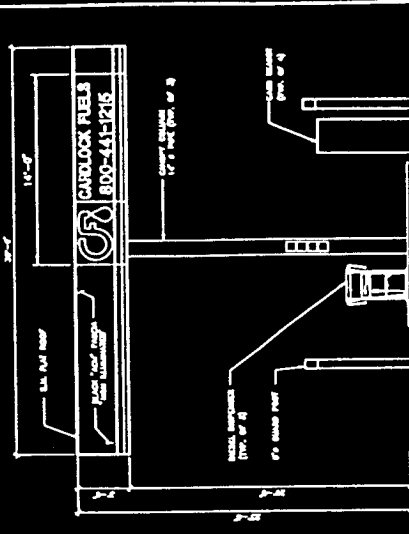
DATE: 01/21/00

PROJECT NO. 4973CUG1

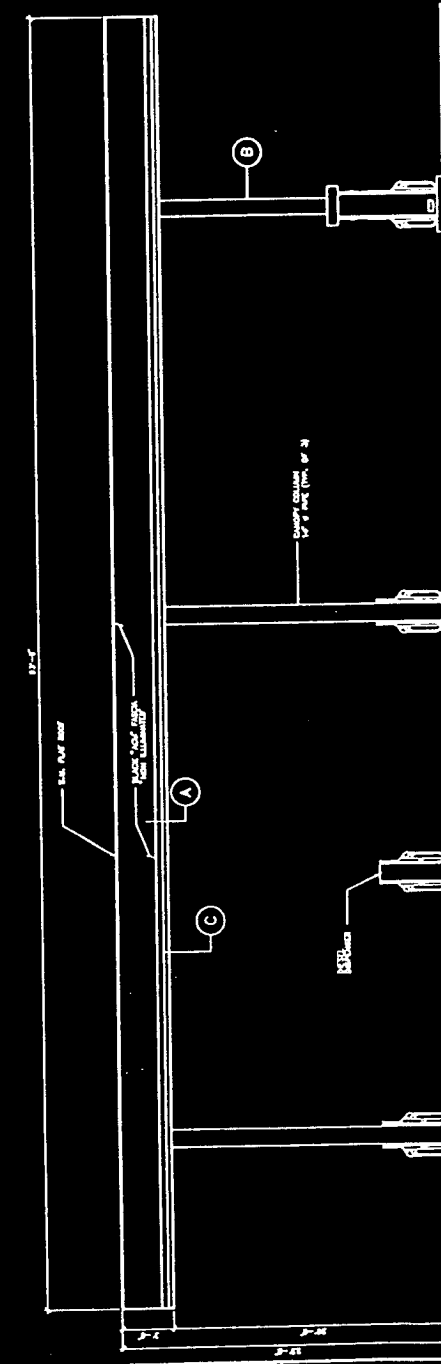
SHEET NO. 1 OF 1



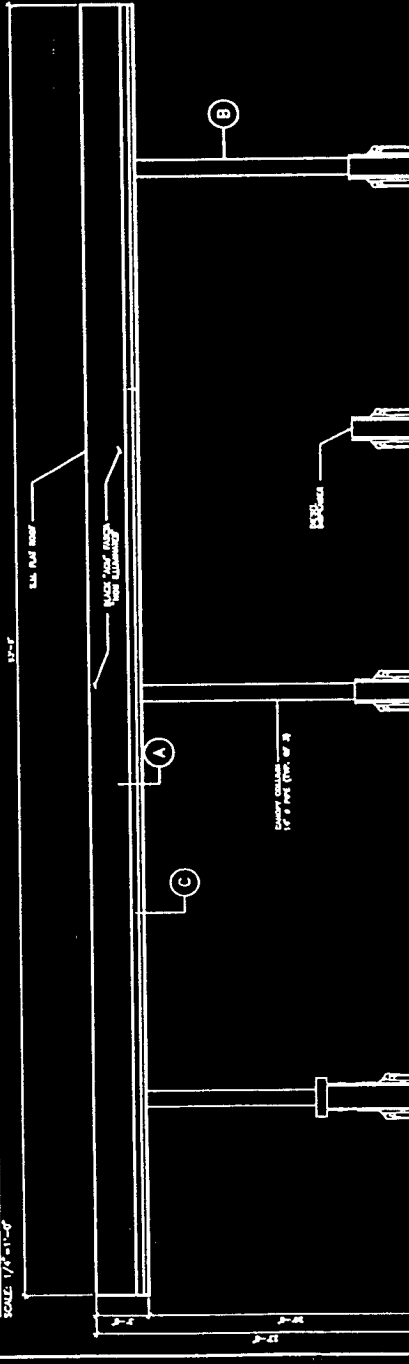
NORTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

(A) NOT NOTED: USED ALUMINUM BLACK AND ANODIZED TO MATCH FASCIAN
 (B) NOT NOTED: USED ALUMINUM ANODIZED TO MATCH FASCIAN (FAS)
 (C) NOT NOTED: USED ALUMINUM ANODIZED TO MATCH FASCIAN (FAS)

DATE	BY	DESCRIPTION

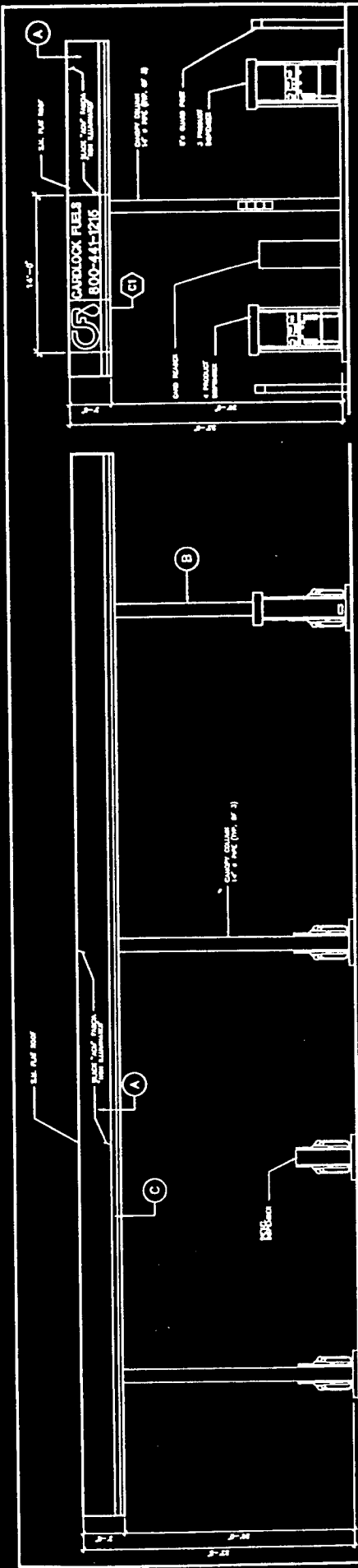
CARDLOCK FUELS
 44745 BRICK AVENUE
 JAMHURST, CALIFORNIA 94501
 (714) 244-7126

CAMPY ELEVATORS
 14265 AVE. G MARSON
 COSTA MESA, CALIFORNIA
 (714) 261-2299

FIELD FREEDER & ASSOCIATES

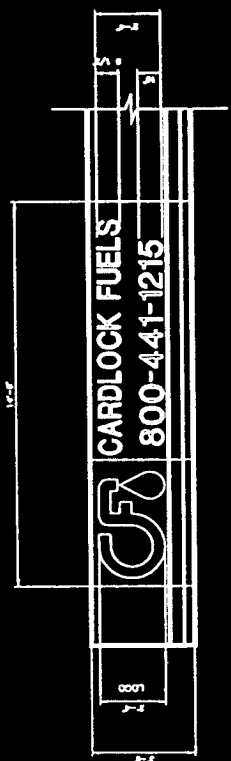
1001 EAST 17TH AVENUE
 DENVER, COLORADO 80202

PROJECT NO. 44745
 DRAWING NO. 1/4"=1'-0"

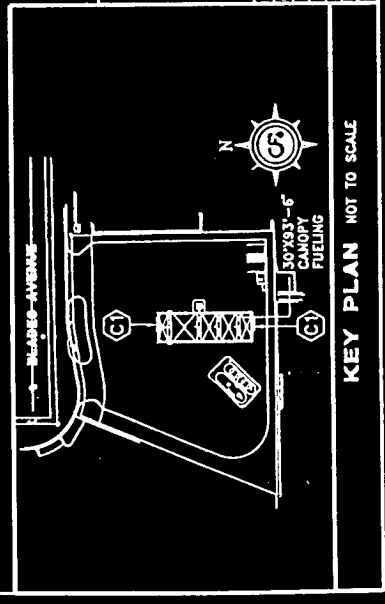


EAST ELEVATION
SCALE: 1/4"=1'-0"

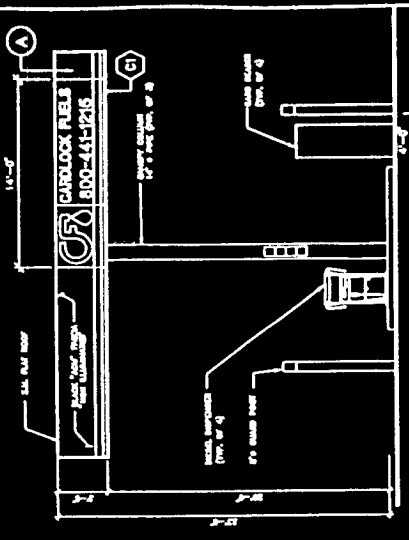
NORTH ELEVATION
SCALE: 1/4"=1'-0"



CANOPY SIGN DETAIL
NOT TO SCALE



KEY PLAN NOT TO SCALE



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

- (A) PREFERRED, BAKED ALUMINUM BLACK, HIGH ILLUMINATED CANOPY SIGN
- (B) ALUMINUM TO MATCH FINISH: 2343, MACHINIC GRAY
- (C) RED AND WHITE VINYL STRIP, HIGH ILLUMINATED

NO.	DESCRIPTION	QTY	UNIT	DATE
1	ILLUMINATED CANOPY SIGN	1	EA	10.20.00
2	ALUMINUM TO MATCH FINISH: 2343, MACHINIC GRAY	1	EA	10.20.00
3	RED AND WHITE VINYL STRIP, HIGH ILLUMINATED	1	EA	10.20.00

PREPARED BY: [Signature]
DATE: 10.20.00

CARDLOCK FUELS
4748 BRICK AVENUE
UNION CITY, CALIFORNIA 94588
(415) 762-1718

BUSH PROBLEMS

FIELD FEDERAL & ASSOCIATES
10000 BUSH BLVD. SUITE 100
DALLAS, TEXAS 75243
(214) 343-1111

NO.	DESCRIPTION	QTY	UNIT	DATE
1	ILLUMINATED CANOPY SIGN	1	EA	10.20.00
2	ALUMINUM TO MATCH FINISH: 2343, MACHINIC GRAY	1	EA	10.20.00
3	RED AND WHITE VINYL STRIP, HIGH ILLUMINATED	1	EA	10.20.00

DATE: 10.20.00

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**
Arco & Card lock Fueling Facility, PUD-103-76' Rev '00, SP-266-00 and CUP-496-00
2. **LEAD AGENCY:**
Garden Grove Agency for Community Development
11222 Acacia Parkway
Garden Grove, CA 92840
3. **CONTACT PERSON:**
Adrienne J. Gladson, Associate Planner
714/741-5312
4. **PROJECT LOCATION:**
Southeast corner of Blades Avenue and Markon Drive, 7190 Blades. The subject parcel contains approximately 0.914 acres.
5. **PROJECT SPONSOR:**
Arco and Card lock LLC
1825 W. Collins Ave
Orange, CA 92867
Contact Person: Mr. Michael Lim
6. **GENERAL PLAN DESIGNATION:**
Industrial (I)
7. **ZONING:**
PUD-103-76, Revised '92 (Planned Unit Development)
8. **DESCRIPTION OF PROJECT:**
Development of a Card Lock Fueling facility for fleet vehicles.
9. **OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**
City of Garden Grove Planning Commission
City of Garden Grove City Council
Orange County Health Care Agency
10. **REQUESTED ENTITLEMENTS**
Implementation of the Arco Card Lock fueling facility project requires the following discretionary actions:
 - Negative Declaration
 - Site Plan
 - Conditional Use Permit for commercial fuel sales in the Industrial District.
 - Amendment to PUD-103-76, Revised '92

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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 "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation

Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

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 in Section XVII.c at the end of this study have been added to the project. A Mitigated Negative Declaration has been prepared.

Adrienne J. Gladson
Signature

February 9, 2000
Date

Adrienne J. Gladson
Printed Name

For: City of Garden Grove

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 cited 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 projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained when it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies when 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 XVII, "Earlier Analysis," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. LAND USE AND PLANNING

a. Conflict with General Plan designation or zoning.
Response: The Project proposes to convert a vacant site to a card lock fueling facility. Presently, the General Plan designation is "Industrial" and the zoning classification is "PUD-103-76, Revised '92 (Planned Unit Development). While the General Plan designation will remain the same, the zoning classification will be modified to accommodate a card lock fuel facility. The proposed amendment is not expected to conflict with the City's General Plan, it only establishes that the use is subject to Conditional Use Permit approval.

b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.
Response: The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable Federal, State, County and City of Garden Grove environmental requirements and regulations. The Project, if it complies with the necessary mitigation measures, will not have the potential to conflict with environmental plans adopted by agencies with jurisdiction over the Project.

c. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible uses).
Response: Both the proposed use and site development are consistent with the City's adopted General Plan. There will be no impacts to agricultural resources or operations since agricultural uses ended long ago in this vicinity.

d. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).
Response: The project will not disrupt the physical arrangement of the site is presently vacant and unimproved.

II. POPULATION AND HOUSING.

a. Cumulatively exceed official regional or local population projections.

b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure).

c. Displace existing housing, especially affordable housing
Response: (a through c) The proposed development will not require the development of new housing. The project will not generate a significant demand for employment due to its size and scope. The proposed Project will not create a burden on the existing housing stock in the area.

III. GEOPHYSICAL

a. Seismicity: Fault rupture.
Response: The nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault, which is located just west of Dana Point Harbor up through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Garden Grove and Orange County in that a maximum credible event is estimated to be of 7.5 magnitude. If such an event were to occur no fault rupture is

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

expected in the immediate vicinity of the Project. Nevertheless, some exposure to seismic-related hazards is expected although the impact is not considered significant. As required by the General Plan EIR, in order to mitigate any potential impacts all new construction is required to adhere to the Uniform Building Code as it pertains to seismic safety.

- b. Seismicity: ground shaking or liquefaction.

Response: The site, like all of Southern California, is subject to ground-shaking and other secondary impacts from seismic activity, such as liquefaction. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to possible saturated sandy soils in the area.

Some exposure to seismic-related hazards is expected. However, this impact is not considered significant because the exposure is no different than the exposure to virtually all new and existing development in Orange County. The proposed project does not alter the existing exposure. As required by the General Plan EIR, in order to mitigate any potential impacts all construction is required to adhere to the Uniform Building Code as it pertains to seismic safety.

- c. Seismicity: Seiche or tsunami.

Response: Seiches and tsunamis are not anticipated to occur in the vicinity of this Project due to its distance from the coast and absence of large water bodies in the area.

- d. Landslides or mudslides.

Response: The area in which the Project is to be located is relatively flat and would not normally be subject to landslides or mudslides.

- e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill.

Response: Changes in topography will result during the site preparation and grading. However, this impact is not considered significant since the project does not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage. As required by the mitigation measures contained in the General Plan EIR, all new construction involving excavation and/or grading is required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the Uniform Building Code, and State and Federal Occupational Safety requirements.

- f. Subsidence of the land.

Response: Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions are expected and the Project will not result in subsidence of land in the area. As required as mitigation measures in the General Plan EIR, all new construction is required to adhere to the requirements of the Engineering Services Division to address any subsidence of the land.

All improvements are required to adhere to applicable codes including the Uniform Building Code, and State and Federal Occupational Safety requirements.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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g. Expansive soils.
Response: The Project is not anticipated to have any impact in this area. However, as required by the General Plan EIR, all improvements are required to adhere to applicable codes including the Uniform Building Code, and California Occupational Safety requirements.

h. Unique geologic or physical features.
Response: There are no known unique geologic or physical features in the project area. The Project will not have any impact in this area.

IV. WATER

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff.
Response: There is a potential for a change in absorption rates, drainage patterns and in the rate or amount of surface runoff as over-covering (structures and asphalt) of the land occurs. As required by the mitigation measures contained in the General Plan EIR and to insure that proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any permits. Any relocation or replacement of all existing/new water lines shall be incorporated in the water line plans and grading plans and shall be reviewed and approved the Garden Grove Public Works Department. Project runoff will be directed into the existing storm drain system adjacent to the Site. The local storm drain system has adequate capacity to handle the potential increased runoff generated from this project.

b. Exposure of people or property to water related hazards such as flooding.
Response: The project area is located on the Federal Insurance Rate Maps as being in zone "X" (Community Panel Number 060220-0019F, January 3, 1997) as determined by the Federal Emergency Management Agency (FEMA). The project site will be reviewed for flood risks as part of the grading and plan check process.

c. Discharge into surface waters or other alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen, turbidity or other typical storm water pollutants (e.g., sediment from construction, hydrocarbons and metals from vehicle use, nutrients and pesticides from landscape maintenance, metals and acidity from mining operations).
Response: The project itself does not propose to discharge toxic chemicals or other pollutants into the storm water systems. No direct groundwater additions or withdrawals, interference with an aquifer is proposed.

d. Changes in the amount of surface water in any water body.

e. Changes in currents, or the course or direction of water movements.

Response: (d through e) There are no surface waters within the project area. The Santa Ana River is located +/-7 miles east of the subject site. All runoff from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban runoff into City and County drainage facilities. Therefore, the Project will not directly affect surface waters.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Altered direction or rate of flow of groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Impacts to groundwater quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: (f through i) The Project will not involve activities that could negatively affect the recharge capability of local aquifers or alter the direction of flow of groundwater. The area is urbanized with existing industrial uses. Construction is proposed at this time, but it would not require substantial excavations or other extensive below-grade work or the use of large quantities of water.

V. AIR QUALITY

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response: No additional impacts are seen to existing air quality standards nor additional sources created that would contribute to an existing or projected air quality violation. The Project will not create emissions which will exceed state or federal air quality thresholds or thresholds established by local or regional plans. There will be no long-term violation of air quality standards.

Construction activities may contribute to short-term negative air quality impacts. However, these impacts are not considered significant due to their limited nature. As required by the mitigation measures contained in the General Plan EIR, construction activities shall adhere to SCAQMD Rule 403, Fugitive Dust, as amended.

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| b. Expose sensitive receptors to pollutants. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Response: The proposed project will not significantly increase the exposure of sensitive receptors to pollutants. The limited scope and intensity of the proposed Project is not expected to exceed the local thresholds regarding pollutants contained in the General Plan EIR.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Alter air movement, moisture, or temperature, or cause any change in climate. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response: The proposed land use and its necessary on-site modifications will not have the capability to alter air movement, moisture or temperature, or cause a change in the climate.

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|--------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Create objectionable odors. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response: No objectionable odors would be created by the proposed development. All requirements of SCAQMD shall be incorporated into the final construction drawings and all appropriate construction within the Project.

VI. TRANSPORTATION

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Increased vehicle trips or traffic congestion. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g. sharp | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

Response: (a and b) The Project is not expected to generate a substantial amount of traffic on surrounding roadways. The incremental increase in traffic can be handled by existing streets which were designed to accommodate the traffic generated from the subject site. No blind curves or dangerous intersections exist at the site, thus, no negative impacts to the transportation system is anticipated.

- c. Inadequate emergency access to nearby uses.

Response: Emergency access to the proposed Project and surrounding areas will not be affected. Police and fire services in the area are adequate to accommodate the development provided the project complies with the conditions of approval included on the Project by the City Police and Fire Departments.

- d. Insufficient parking capacity on-site or off-site.

Response: Parking capacities have been examined based on the nature of the use. The site will provide adequate parking for the facility.

- e. Hazards or barriers for pedestrians or bicyclists.

Response: Barriers for pedestrians or bicyclists may occur during construction. In accordance with City Municipal Code and California Vehicle Code, all projects involving construction in the public right-of-way will be required to submit and obtain approval of a traffic safety plan to ensure the safety of pedestrian and/or bicyclists.

- f. Conflicts with adopted policies supporting alternative transportation.

Response: The proposed Project would not impact existing or proposed policies pertaining to alternative transportation and is located near mass transit stops.

- g. Rail, waterborne or air traffic impacts.

Response: There are no rail or waterborne traffic corridors in the immediate area. The Site is not located within a direct flight path to an airport. Development is expected to be no more than one-story in height, well within height limitations for the zoning district. Therefore, no impacts are expected to rail, waterborne or air traffic.

VII. BIOLOGICAL RESOURCES

- a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds).

Response: In general, wildlife diversity in the project area is low due to the urbanized nature of the site. Endangered or rare species are not expected to occur since there is a lack of suitable habitat. Therefore, no negative impacts are expected.

- b. Locally designated species (e.g. heritage trees).

Response: There are no locally designated species on the Site or in the surrounding area.

- c. Locally designated natural communities (e.g. oak forest, coastal habitat, etc.).

Response: There are no locally designated natural communities on the Site or in the surrounding area.

- d. Wetland habitat (e.g. marsh, riparian and vernal pool).

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Response: There are no wetland habitats in the area of the Site or in the surrounding area.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Wildlife dispersal or migration corridors. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Response: The area in which the Project is to be located does not serve as a dispersal and/or migration corridor as it is within a highly urbanized area.

VIII. ENERGY AND MINERAL RESOURCES

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with adopted energy conservation plans. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Response: The fueling facility is not expected to conflict with adopted energy conservation plans.

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| b. Use non-renewable resources in a wasteful and inefficient manner. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response: All development on the Project Site is required to adhere to all State and City energy-conservation regulations including energy efficient lighting, ventilation, fuel delivery and storage and related requirements for the proper handling of petroleum products. Therefore, the Project will not create a use that uses non-renewable resources in a wasteful manner.

IX. HAZARDS

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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, and radiation). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| b. Possible interference with an emergency response plan or emergency evacuation plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| c. The creation of any health hazard or potential health hazard. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| d. Exposure of people to existing sources of potential health hazards. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Response: (a thru d) There are no anticipated health hazards or the potential for health hazards by the proposed use, provided that the Mitigation Measures identified below are complied with.

1. All applicable state, local and federal health and safety regulations shall be implemented and all necessary permits obtained.
2. All applicable State, Local and Federal health and safety regulations shall be implemented during construction and daily operations and all required permits shall be obtained.
3. Approval from the Orange County Health Care Agency (HCA) shall be obtained. A HCA approval letter shall be provided by the applicant prior to issuance of any grading or building permits.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Increased fire hazard in area with flammable brush, grass, or trees. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Response: There are no anticipated physical changes that would increase fire hazards within the Site or the surrounding area. New landscaping will be installed as part of Project construction and the landscaping plant materials shall be installed per City standards, which will include irrigation systems.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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X. NOISE

- a. Increases in existing noise levels.

Response: Construction activities associated with infrastructure improvements or the on-site development may temporarily increase noise levels. The temporary nature of these construction-related activities are required to comply with County and City noise control ordinances. These regulations were adopted as Mitigation Measures, reducing the noise impacts to less than significant, in the General Plan EIR and City Municipal Code.

There are physical changes on the Site that could increase noise levels beyond those which currently exist. Although, due to the size of the development, and its subsequent activities, it is not likely to increase noise to unacceptable levels.

- b. Exposure of people to extreme noise levels.

Response: When construction occurs on the site no extreme noise levels are anticipated. Although construction can bring noise annoyances for surrounding properties, the temporary nature of construction noise is generally viewed as a less than significant impact. The project will be required to adhere to the City and County noise ordinances and the potential for negative noise levels during construction is considered to be less than significant.

XI. PUBLIC SERVICES

- a. Fire protection.

Response: The City's Fire Department currently provides emergency response service to properties surrounding the Project site. The Project is not likely to induce significant growth and will not result in substantial new demand for fire protection services. However, new construction will occur, and, due to the nature of the use, there is a need for fire protection services. In order to mitigate impacts associated with this development, the development shall comply with the conditions of approval from the Fire Department including but not limited to providing proper on-site safety procedures, related equipment and perhaps providing on-site fire hydrants per the Fire Department's specifications as needed.

- b. Police protection.

Response: The City's Police Department currently provides police protection in the area. The project is not likely to induce growth and will not result in substantial new demand for police protection services. In order to reduce possible impacts associated with the Project, the development shall comply with the conditions of approval from the Police Department.

- c. Schools.

Response: There are no anticipated physical changes that would affect schools or school districts in any area affected by this Project as the Project will not induce growth, generate new housing in the area, or attract families with school age children to the area.

- d. Maintenance of public facilities, including roads.

Response: It is unlikely that the Project will place additional demand on the infrastructure or drastically increase maintenance requirements. The existing public facilities appear to be in reasonable condition and adequate to meet the demands of the proposed development.

- e. Other governmental services.

Response: It is not likely that the project will increase demands on other governmental services other than those addressed in this analysis.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEMS

- a. Power or natural gas.
Response: There are no significant impacts to power or natural gas systems because of this Project. The existing infrastructure is adequate to meet the demands generated by this Project.
- b. Communication systems.
Response: There are no impacts to communications systems caused by this Project. The existing infrastructure is existing and adequate to meet the demands generated by this Project.
- c. Local or regional water treatment or distribution facilities.
Response: There are no impacts to local or regional water treatment or distribution facilities. The existing infrastructure is adequate to meet the demands generated by this Project. The Project must comply with all City and State mandated water conservation measures such as the City's water efficient landscaping ordinance.
- d. Sewer or septic tanks.
Response: Sewer services in the area are provided by the Garden Grove Sanitary District. Any relocation or replacement of existing/new sewer lines shall be reviewed and approved by the Public Works Department.
- e. Storm water drainage.
Response: The area in which the Project is to be located is a highly urbanized area and storm water drainage facilities are in place and adequate for the Project.
- f. Solid waste disposal.
Response: Solid waste disposal services are administered by the Garden Grove Sanitary District. Collection services are provided via a contract with a private trash collection contractor. The proposed site plan provides for on-site trash storage through the construction of a single enclosure. Further, the City has adopted a Source Reduction and Recycling Element (SRRE) which guides the City towards reducing solid waste generation in compliance with State law. All applicable City required recycling measures as identified in the SRRE will be incorporated into the project.

XIII. AESTHETICS

- a. Affect on a scenic vista or scenic highway.
Response: The area in which the Project is to be located is not adjacent to any scenic vistas or highways. The physical improvements for this Site will be compatible with the Community Design Guidelines as stated in the General Plan and with other improvements and developments in the area.
- b. Have a demonstrable negative aesthetic effect.
Response: The proposed Project is required to comply with the goals and objectives of the Community Design Element of the City's adopted General Plan, including provisions for attractive building design, landscaping, signage and with the existing improvements and developments in the area. With adherence to these regulations there will be no demonstrable negative aesthetic effects caused by the proposed Project.
- c. Create light or glare.
Response: The Project will be required to provide additional lighting in the area. The Project is required, as stated in the mitigation measures of the General Plan EIR, to adhere to all

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Municipal Code requirements pertaining to minimum lighting and glare levels. Additionally, the lighting will not be permitted to spill onto adjoining properties.

XIV. CULTURAL RESOURCES

- a. Disturb paleontological resources.
Response: There are no known paleontological resources in the area. If unanticipated paleontological resources are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2 and Appendix K of CEQA.
- b. Disturb archaeological resources.
Response: There are no known archaeological resources in the area. If unanticipated archaeological artifacts are discovered during construction all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2 and Appendix K of CEQA.
- c. Affect historical resources.
Response: There are no known historical resources in the area. The General Plan EIR identifies thirteen (13) historically significant or potentially significant sites within the City limits. None of these sites are located in the area in which the Project is to be located.
- d. Have the potential to cause physical change which would affect unique ethnic cultural values.
Response: There are no structures or activities that have unique cultural or ethnic value. The Project, therefore will not have the potential to affect unique ethnic or cultural values.
- e. Restrict existing religious or sacred uses within the potential impact area.
Response: The proposed project is not in proximity to any established religious or sacred facilities. The proposed uses for the development will not restrict religious or sacred uses. Therefore, there is no potential to restrict existing religious or sacred uses within the area of the Project.

XV. RECREATION

- a. Increase the demand for neighborhood or regional parks or other recreational facilities.
- b. Affect existing recreation facilities.
Response: (a and b) The Site does not contain public open space or otherwise reduce neighborhood or regional park facilities. Therefore, the Project will not affect the existing recreation facilities as defined in the City's General Plan.

XIV. 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 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?

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts that are not individually, but cumulatively considerable ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the 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).

a. EARLIER ANALYSIS:

1. The City of Garden Grove General Plan Update.
2. The City of Garden Grove Existing Conditions Report.
3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 93051015.
4. Title 9 of the Garden Grove Municipal Code.

b. IMPACTS ADEQUATELY ADDRESSED:

The following is a summary of potential impacts of the Project which are reduced to a level of insignificance under existing environmental documentation.

1. Hazards

c. MITIGATION MEASURES:

The following is a summary of mitigation measures adopted with the General Plan EIR which cause the identified potential impacts of the Project to be less than significant.

(9) Hazards

Mitigation Measures:

2. All applicable State, Local and Federal health and safety regulations shall be implemented during construction and daily operations and all required permits shall be obtained.
3. A City of Garden Grove Fire and Building Permit shall be approved and obtained for the underground tanks, pipes and dispensers.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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4. Approval from the Orange County Health Care Agency (HCA) shall be obtained. A letter granting approval from HCA shall be provided by the applicant prior to issuance of any grading or building permits.

RESOLUTION NO. 5100

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF A REVISION TO PLANNED UNIT DEVELOPMENT NO. PUD-103-76, Rev. '00 FOR LAND BOUNDED BY WESTERN AVENUE, CHAPMAN AVENUE, KNOTT STREET AND THE CITY LIMIT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby adopt a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of the amendment to Planned Unit Development No. PUD-103-76, Rev. "00.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-103-76, Rev. "00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Arco and Card lock L.L.C.
2. The applicant requests approval to modify the Planned Unit Development (PUD-103-76, Revised 92) zone, in order to allow card lock fueling facilities subject to obtaining a Conditional Use Permit.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. As evidenced by the Negative Declaration documents, there is no impact on fish and wildlife resources.
4. The property has a General Plan Land Use designation of Industrial, and is currently zoned PUD-103-76 Rev '92 (Planned Unit Development - Irvine Industrial).
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 15, 2000, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2000; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

FACTS:

1. The subject site is zoned Irvine PUD which permits a variety of industrial uses.
2. The revision is justified in that the proposed amendment is consistent with and specifically meets the goals of the City's General Plan.
3. Similar types of service stations are permitted subject to CUP approval in the C-1, C-2, C-3 and M-1 zones.
4. The proposed amendment to allow card lock fueling facilities in the PUD-103-76, Rev '92 zone will be permitted subject to Conditional Use Permit approval.

FINDINGS AND REASONS:

1. The proposed action complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Municipal Code and the Irvine Industrial Planned Unit Development. For the Central Industrial Area, one of the goals in the General Plan is to approve uses with appropriate function and attractive appearance while encouraging the location of service business and industries that support the Irvine PUD industrial base.
2. The proposed development will not adversely impact Public Services' ability to perform their required function. Therefore, the amendment is deemed to promote the public's interest, health, safety and welfare.
3. The proposed use is compatible with the intent and purpose of the Planned Unit Development district.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Planned Unit Development possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.12.020 (Planned Unit Development).

2. The implementation provisions for Planned Unit Development No. PUD-103-76, Rev. '00 are found in Planning Commission Resolution No. 5101 for Site Plan No. SP-266-00 and Condition Use Permit No. CUP-496-00.

ADOPTED this 15th day of March 2000.

/s/ LEE BUTTERFIELD
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on March 15, 2000, by the following votes:

AYES:	COMMISSIONERS:	BUTTERFIELD, BARRY, FREZE, OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	HUTCHINSON, JONES

/s/ TERESA POMEROY
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.

RESOLUTION NO. 5101

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF SITE PLAN SP-266-00 AND CUP-496-00 FOR LAND LOCATED AT THE SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE, 7190 BLADES AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby adopt a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by ARCO and Card lock LLC.
2. The applicant requests approval to install a card lock fueling facility in the industrial PUD district subject to Conditional Use Permit approval.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. The Negative Declaration reflects the independent judgment of the City. As evidenced by the Negative Declaration documents, there is no impact on fish and wildlife resources.
4. The property has a General Plan Land Use designation of Industrial, and is currently zoned PUD-103-76 (Planned Unit Development - Irvine Industrial). The subject parcel is unimproved.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 15, 2000, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2000; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

Facts:

1. The site contains approximately 42,472 square feet in area and is zoned Irvine PUD which permits a variety of industrial uses.
2. The site has a General Plan Land Use designation of Industrial.
3. The applicant, in conjunction with this request, proposes a revision to PUD-103-76, Rev '92 in order to allow card lock fueling facilities in the PUD zone subject to a Conditional Use Permit.

REASONS:

Site Plan

1. The proposed development complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Irvine Industrial PUD and other applicable ordinances. For the Central Industrial Area, one of the goals in the General Plan is to approve uses with appropriate function and attractive appearance while encouraging the location of service business and industries that support the Irvine PUD industrial base.
2. That the submitted site plan complies with the spirit and intent of the provisions, conditions and requirements of this chapter and applicable ordinances are complied with.
3. That the proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.
4. That the proposed development does not adversely affect essential public facilities such as streets and alley, utilities and drainage channels.
5. That the proposed development will not adversely impact the Public Works Department's ability to perform its required function.
6. That the proposed development shall be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.
7. That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for users of the property.

Conditional Use Permit

1. That the proposed use will be consistent with the City's adopted general plan and redevelopment plan because it brings a business to the area which supports industries located in the vicinity.
2. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features prescribed in order to integrate such use with the uses in the surrounding area.
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Conditional Use Permit do possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Planned Unit Development).
2. In order to fulfill the purpose and intent of the Municipal Code, the following conditions of approval shall be applied to the Site Plan No. SP-266-00 and Condition Use Permit No. CUP-496-00.

Conditions of Approval:

- A. All the following conditions of approval shall be recorded. Recordation is the responsibility of the applicant and proof of recordation is required prior to issuance of any building permits. All conditions of approval shall be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval shall require approval from the Planning Commission.
- B. Approval of this Site Plan and the Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

- C. If other than minor changes are made in the proposed development, a new Conditional Use Permit shall be filed which shows the revisions made. All minor modifications shall be approved by the Planning Commission.
- D. The card lock fueling facility is permitted to operate on a 24 hour basis. If emergencies or problems occur at a future date then the operational hours could be reduced in order to minimize these problems.
- E. The site plan, working drawings, landscape and irrigation plans and all construction activities shall comply with the current editions of the U.B.C., U.M.C., N.E.C. as adopted by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- F. The applicant shall submit a signed letter acknowledging receipt of the decision approving SP-266-00 and CUP-496-00 and a list of all applicable conditions of approval.
- G. The applicant/owner shall provide a clearance letter to the City from the Orange County Health Care Agency verifying the proper installation of underground tanks and the related pipe system.
- H. The applicant/property owner shall be responsible for maintaining the site free from graffiti, debris and litter, and in those areas adjacent to the premises which the applicant/property owner has control over.
- I. The applicant/property owner shall be responsible for keeping the site continuously maintained in a clean and orderly fashion.
- J. The applicant shall build the standard refuse bin storage enclosure per City Standards. The trash enclosure doors shall be kept closed and secured except during trash disposal or pickup.
- K. All signs shall require separate permit and shall be installed in accordance with the provisions of the City sign ordinance governing service station signs, and shall be approved by the Community Development Department, Planning and Building Divisions prior to fabrication and installation.
- L. The public pay telephone shall be modified to allow outgoing phone calls only. The applicant shall have this condition satisfied prior to opening the card lock fueling facility.

- M. All lighting structures shall be placed to confine direct rays onto the subject property. All exterior lights shall be reviewed and approved by the City's Planning and Building Section. Lighting shall be provided throughout the parking and drive areas at a minimum intensity of two foot candles of light. Lighting shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the public right-of-way or nearby properties.
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- O. All provisions of the Garden Grove Fire Department shall be met. This includes, but not limited to, the following:
1. The site address shall be visible for the street in contrasting colors.
 2. A Fire Department permit is required for the installation of the underground storage tanks and islands. The installation plans shall be reviewed and approved by both the Orange County Environmental Health Agency and the Garden Grove Fire Department.
- P. The applicant shall submit a complete, detailed landscape plan governing the proposed development which reflects the approved landscape plans, with any necessary modifications, as submitted under the Site Plan application. Said plan shall include type, size, location and quantity of all plant material. It shall include irrigation plans staking and planting specifications. The landscape plan is also subject to the following:
1. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaped areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 2. The applicant is and shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the sidewalk curb or pavement of adjoining streets.
 3. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontage(s)

adjacent to driveways shall be of the low height variety to ensure safe site clearance.

4. The south side of the property shall be heavily planted with a variety of trees and shrubs to screen the site's activities from the sports complex to the south.

Q. All provisions of the Public Works Department, Water Division shall be complied with. These include, but are not limited to, the following:

1. The project shall comply with National Pollution Discharge Elimination System (NPDES) standards as they relate to potential contaminants to the sanitation system. An oil separator or alternative method, subject to the approval of the Engineering Department, shall be required and no water shall drain to the street or connect to the sewer.
2. The existing water service stub-out does not meet City's current water standards. A new water service shall be installed at the owner's expense. Installation shall be done by City forces upon payment of applicable fees by the applicant.
3. A water meter service shall be located within the Blades Avenue public right-of-way.
4. A backflow prevention device shall be required on the water lateral. Installation shall be per City standards, and shall be inspected by a cross connection specialist after installation. The backflow device shall be tested immediately after installation, and once a year by a certified backflow device tester, and the results submitted to the Public Works, Water Service Division.
5. Any water valve located within the new concrete driveways or sidewalk shall be reconstructed per the City Standard B-753.
6. If applicable, the owner/applicant shall be responsible for sewer connection fees prior to and permits being issued.
7. The owner/applicant shall provide a video record of existing sewer lateral to determine condition. Any damaged sections shall be repaired or replaced by the developer subject to City approval.

R. All provisions of the Public Works Department, Engineering Division shall be complied with. These include, but are not limited to, the following:

1. A separate street permit is required for work performed within the public right-of-way.
2. All existing and new utilities shall be placed underground in the public right-of-way and on-site.
3. The new trash enclosure shall be constructed per Garden Grove Standard Plan B-502 and shall be shown on the grading plan. The trash enclosure shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosure.
4. The City expects to repave nearby Monarch Avenue and slurry coat Blades Avenue this year. The applicant/developer is required to work with the City Public Works-Street Division in order to coordinate on-site construction and utility connections prior to the street work.
5. A grading plan, prepared by a registered Civil Engineer, is required.
6. In accordance with the 1972 Clean Water Act and National Pollution Discharge Elimination System (NPDES) requirements, the applicant shall submit a long term, post construction, Water Quality Management Plan (WQMP). The WQMP shall include provisions for the installation and maintenance of appropriate structural facilities and identify all non-structural Best Management Practices (BMPs) to be implemented with the project. The plan shall be submitted to and approved by the Public Works and Community Development Departments prior to issuance of a grading or building permit, whichever occurs first. The project shall also be subject to all conditions in the latest edition of the Drainage Area Management Plan (DAMP) and appendices.
7. Arrangements for inspection shall be initiated by the applicant. Public Works Engineering staff will not routinely provide inspection services for areas outside of the public right-of-way. A standard grading certification letter is available on file at the City to facilitate this private inspection process.

- S. The applicant shall implement all safety features and require environmental safeguards into the design and operation of the site. This includes use of security cameras, a daily site inspection, fuel spill containment tank, proper installation of the underground fuel storage tanks and pipes, any required monitoring systems and emergency shut-off mechanisms for the fuel dispensers.

ADOPTED this 15th day of March 2000.

/s/ LEE BUTTERFIELD
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on March 15, 2000, by the following votes:

AYES: COMMISSIONERS: BUTTERFIELD, BARRY, FREZE, OH, TRAN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: HUTCHINSON, JONES

/s/ TERESA POMEROY
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.



H E A L T H C A R E P R O D U C T S

April 5, 2000

Fax # (714) 741-5205
City Council for Garden Grove
Attn: Pricilla

We would like to appeal the decision of the Planning Commission. We would also like to Appeal site plan # SP-266-00 and Continual use Permit # CUP-496-00.

If you have any questions please call Gary Hirsch @ (650) 692-8770

Thank you
2 pages

appeal from Ma. Hirst

This is the one the CC will use

City Council for Garden Grove should consider the following reasons for rejecting PUD-103-76 Rev. 00

- ◆ The area is not suitable for a fueling facility. There are a number of businesses in the area where employees travel to work in the early morning and leave in the evening. There would be increased traffic levels and the addition of 50 or more trucks per hour would pose increased traffic hazards and an unwelcome increase in commercial traffic volume.
- ◆ A truck fuel stop is not an appropriate tenant for the industrial park and the proposed location was not designed to handle heavy truck traffic which would accompany this development. A more suitable location would be a perimeter road or area more accessible to trucks requiring the use of a fueling facility.
- ◆ There would be an increase in noise levels as well as air pollution and this would impact existing businesses that currently enjoy an environment relatively free from loud vehicular traffic and emissions.
- ◆ The addition of a fuel storage facility would require frequent trips by tanker trucks to refill the storage tanks; again an unwelcome increase in noise, congestion and air pollution.
- ◆ There would be a negative impact on property values with the addition of this facility as a fuel facility does not "fit" with the current mix of businesses and occupants in the area.
- ◆ Parking and street congestion in the area would be made more difficult by this addition; particularly if trucks need to line up to use the fuel stop.
- ◆ The addition of potentially several thousand heavy vehicles per week would cause an increase in road maintenance costs.
- ◆ The potential for leakage and contamination would accompany this facility.

A P P E A L

Request for City Council or Planning Commission
Public Hearing

RECEIVED
CITY OF GARDEN GROVE
CITY CLERK'S OFFICE

APR 5 11 17 AM '00

TO: CITY CLERK
CITY OF GARDEN GROVE

Pursuant to Section 9.24.110 of the ~~Municipal Code~~ (see reverse,) I hereby
appeal the decision of the ~~CIRCLE ONE~~ (Planning Commission/Zoning Administrator)
in Case No. ~~POD-103-76 Rev. 00~~, and petition the ~~CIRCLE ONE~~ (City Council/
Planning Commission) for a public hearing to consider ~~CIRCLE ONE~~ (approving/
denying/modifying the subject application for the following reasons:

1. Increased traffic congestion in the local area, leading to problems for the employees commuting to the area. The peak traffic hours for the truck stop will be the same as those of the employees of local businesses. The projected level of 50-65 trucks per hour will cause significant problems. The current planning documents do not address specific traffic levels at peak times in numeric terms. The projected additional traffic seems significant to those in the locale.
2. The heavy traffic entering or exiting the blind corner at the intersection of Markon and Blades will create a high incidence of traffic accidents that will create a traffic hazard. The high level of traffic at the intersections of Blades and Monarch and Markon and Orangewood will disrupt traffic on those streets.
3. The increase in truck traffic the intended use will bring to an area that does not have the road infrastructure to handle will cause increased road maintenance expenditures.
4. Increased noise and air pollution that the presence of a truck stop and fueling facility will affect local businesses.
5. A truck stop and fueling facility is not an intended activity for the area, which was designated industrial, and is now industrial. The facility belongs on arterial streets that can handle the heavy traffic and large turning radii that the target audience trucks require. The activity is a retail activity that is best located in area so designated. A more appropriate setting for the gas station would be on Knott, Katella, Garden Grove Boulevard or Beach, areas that are designated for high traffic retail activity. There is a designated area within the industrial park where Gas stations are permitted and there is vacant land and traffic signals on arterial roads.
6. There may be increased street parking as vehicles wait to enter the facility or rest after they exit. Vehicles will have difficulty turning from the truck stop with any vehicles parked in street.
7. The possibility of leakage and groundwater contamination that the presence of gasoline and diesel fuel storage tanks will bring to the locality.
8. The high level of truck traffic, with the attendant congestion, noise and pollution will have a negative impact on local property values.

FYI only

*not given to CC
file only*

Date: 4/5/00

Appeal Fee: \$1,000.00
(see reverse)

Appellant: E. J. McCarthy for Sensorax Corp
& Louisburgh, LLC

Address: 11751 Markon Drive

City: Garden Grove, CA zip: 92841

cc 005



From the Desk of Terri Pomeroy

April 3, 2000

Arco & Cardlock LLC
1825 W. Collins Avenue
Orange, CA 92867

Please find enclosed a copy of Resolution No. 5101 as approved by the Planning Commission on March 15, 2000.

Thank you,

A handwritten signature in cursive script that reads "T. Pomeroy".

Teresa Pomeroy
Recording Secretary

c: Fred Fiedler & Associates
Alvin Warf

RESOLUTION NO. 5101

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF SITE PLAN SP-266-00 AND CUP-496-00 FOR LAND LOCATED AT THE SOUTHEAST CORNER OF BLADES AVENUE AND MARKON DRIVE, 7190 BLADES AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2000, does hereby adopt a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-266-00 and Conditional Use Permit No. CUP-496-00, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by ARCO and Card lock LLC.
2. The applicant requests approval to install a card lock fueling facility in the industrial PUD district subject to Conditional Use Permit approval.
3. The project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. The Negative Declaration reflects the independent judgment of the City. As evidenced by the Negative Declaration documents, there is no impact on fish and wildlife resources.
4. The property has a General Plan Land Use designation of Industrial, and is currently zoned PUD-103-76 (Planned Unit Development - Irvine Industrial). The subject parcel is unimproved.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 15, 2000, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2000; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

Facts:

1. The site contains approximately 42,472 square feet in area and is zoned Irvine PUD which permits a variety of industrial uses.
2. The site has a General Plan Land Use designation of Industrial.
3. The applicant, in conjunction with this request, proposes a revision to PUD-103-76, Rev '92 in order to allow card lock fueling facilities in the PUD zone subject to a Conditional Use Permit.

REASONS:

Site Plan

1. The proposed development complies with the spirit and intent of the provisions, conditions and requirements of the General Plan, Irvine Industrial PUD and other applicable ordinances. For the Central Industrial Area, one of the goals in the General Plan is to approve uses with appropriate function and attractive appearance while encouraging the location of service business and industries that support the Irvine PUD industrial base.
2. That the submitted site plan complies with the sprit and intent of the provisions, conditions and requirements of this chapter and applicable ordinances are complied with.
3. That the proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.
4. That the proposed development does not adversely affect essential public facilities such as streets and alley, utilities and drainage channels.
5. That the proposed development will not adversely impact the Public Works Department's ability to perform its required function.
6. That the proposed development shall be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.
7. That through the planning and design of buildings and building placement, the provision of open space, landscaping and other site amenities will attain an attractive environment for users of the property.

Conditional Use Permit

1. That the proposed use will be consistent with the City's adopted general plan and redevelopment plan because it brings a business to the area which supports industries located in the vicinity.
2. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features prescribed in order to integrate such use with the uses in the surrounding area.
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Conditional Use Permit do possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Planned Unit Development).
2. In order to fulfill the purpose and intent of the Municipal Code, the following conditions of approval shall be applied to the Site Plan No. SP-266-00 and Condition Use Permit No. CUP-496-00.

Conditions of Approval:

- A. All the following conditions of approval shall be recorded. Recordation is the responsibility of the applicant and proof of recordation is required prior to issuance of any building permits. All conditions of approval shall be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval shall require approval from the Planning Commission.
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2. All existing and new utilities shall be placed underground in the public right-of-way and on-site.
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ADOPTED this 15th day of March 2000.

/s/ LEE BUTTERFIELD
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on March 15, 2000, by the following votes:

AYES:	COMMISSIONERS:	BUTTERFIELD, BARRY, FREZE, OH, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	HUTCHINSON, JONES

/s/ TERESA POMEROY
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is April 5, 2000.



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

March 16, 2000

Arco & Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

REFERENCE: PUD-103-76 Rev. '00, Site Plan No. SP-266-00 and Conditional Use Permit
No. CUP-496-00

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Resolution.

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date for the Site Plan and Conditional Use Permit will be April 6, 2000. City Council action is required for the revision to the Planned Unit Development.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

Enclosure

c: Alvin Warf
Fred Fiedler & Associates



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

March 10, 2000

CERTIFIED MAIL

Arco & Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: PUD-103-76 Rev. '00
Site Plan No. SP-266-00
Conditional Use Permit No. CUP-496-00
Date & Time: March 15, 2000, 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

Enclosure

c: Alvin Warf
Fred Fiedler & Associates

Z 188 404 103
 US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Fred Fiedler & Assoc.
 2322 W. Third Street
 Los Angeles, CA 90057-1906

PS Form 3800, April 1995	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
	Return Receipt Showing to Whom & Date Delivered	
	Return Receipt Showing to Whom, Date, & Addressee's Address	
	TOTAL Postage & Fees	\$
	Postmark or Date	

Z 188 404 102
 US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Alvin W. Warf
 1431 Park Ave.
 Anaheim, CA 92801

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Arco & Cardlock LLC.
 1825 W. Collins Avenue
 Orange, CA 92867

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	TOTAL Postage & Fees	\$
	Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Fred Fiedler & Assoc.
2322 W. Third Street
Los Angeles, CA 90057-1906

4a. Article Number

Z 188 404 113

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

3 14 00

5. Received By: (Print Name)

Kim Hill -

KIMBRIYU

6. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)

Kim Hill

MAR 13 2000

PS Form 3811, December 1994

102595-99-B-0223

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
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I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Arco & Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

4a. Article Number

Z 188 404 101

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery



5. Received By: (Print Name)

Bill Helms

6. Signature (Addressee or Agent)

Bill Helms

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-B-0223

Domestic Return Receipt

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I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Alvin W. Warf
1431 Park Ave.
Anaheim, CA 92801

4a. Article Number

Z 188 404 102

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery



5. Received By: (Print Name)

Alvin Warf

6. Signature (Addressee or Agent)

Alvin Warf

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-B-0223

Domestic Return Receipt

Thank you for using Return Receipt Service.



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

February 24, 2000

CERTIFIED MAIL

Arco and Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

SUBJECT: Case: Planned Unit Development No. PUD-103-76 Revision '00
Site Plan No. SP-266-00
Conditional Use Permit No. CUP-496-00
Date and Time: March 15, 2000, 7:00 p.m.

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

c: Alvin Warf
Fred Fiedler & Associates

Enclosure: Public Notice

Z 188 404 086

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Alvin W. Warf

1431 Park Ave.

Anaheim, CA 92801

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Z 188 403 790

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Arco & Cardlock LLC.

1825 W. Collins Avenue

Orange, CA 92867

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Z 188 404 087

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Fred Fiedler & Assoc.

2322 W. Third Street

Los Angeles, CA 90057-1906

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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- Print your name and address on the reverse of this form so that we can return this card to you.
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Arco & Cardlock LLC.
1825 W. Collins Avenue
Orange, CA 92867

4a. Article Number

2 188 403 790

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

FEB 22 2000

5. Received By: (Print Name)

6. Signature (Addressee or Agent)

Bill H.

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-B-0223 Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Alvin W. Warf
1431 Park Ave.
Anaheim, CA 92800



4a. Article Number

2 188 404 086

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery

2/26

5. Received By: (Print Name)

6. Signature (Addressee or Agent)

Alvin W. Warf
Alvin Warf

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102596-99-B-0223 Domestic Return Receipt

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
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- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Fred Fiedler & Assoc.
2322 W. Third Street
Los Angeles, CA 90057-1906

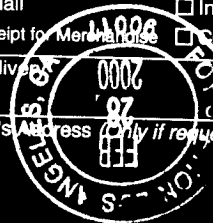
4a. Article Number

2 188 404 087

4b. Service Type

- Registered Certified
- Express Mail Insured
- Return Receipt for Merchandise COD

7. Date of Delivery



5. Received By: (Print Name)

6. Signature (Addressee or Agent)

Fred Fiedler

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-99-B-0223 Domestic Return Receipt

Thank you for using Return Receipt Service.



ARCO 

**ARCO & Cardlock
Fuels System, LLC**

44746 Beech Avenue
Lancaster, CA 93534

tel (800) 441-1215
fax (714) 744-8127
www.cardlockfuels.com

March 29, 2000

Adrienne J. Gladson
Associate Planner
CITY OF GARDEN GROVE
11222 Acacia Parkway
Garden Grove, California 92842

re: CARDLOCK FUELS STATION/CUP 496-00; Site Plan SP-266-00

Dear Adrienne,

I wanted to take a moment to thank you for all your effort and hard work in bringing our project before the Planning Commission. I've noted that a provision in the CUP requests that I send a letter to you accepting the conditions of the Site Plan and CUP approval. Pursuant to that request I am asking you to forward the amended copies of the final CUP hearing minutes to me for my review and approval. The only copy which I am in receipt is the preliminary staff report which was modified during the CUP hearing.

Thanks again for your time and consideration. Ken Barton and I really have appreciated your guidance and support through the CUP process.

Sincerely,



S. Craig Yamasaki
General Manager, Real Estate Development



Response to Concerns for Appeal PUD 103-76 REV 00

rec'd from George
"Coast"
4/7/00
9:32 am

- The Subject Area is in the Garden Grove Industrial Area that is specifically designed for commercial activity and is well suited for a fueling facility. Monarch Street, Monarch Drive and Blades Ave are constructed to commercial standards and will withstand the increase truck traffic.
- With the current traffic volumes in the area during peak hours the increase in any traffic would not create any additional delay or congestion and the intersection of Monarch Street and Blades Avenue would still operate at a satisfactory level of service.
- Currently the area is subject to many large commercial 18 wheelers serving the various industrial complexes within the area. The noise and additional pollution, if measurable would not be significant.
- With the ability to bring the trucks onto the site for fueling congestion on Blades Avenue would not increase significantly.
- Sight distances at the drive ways can be controlled with red curb as can any potential parking problem.

Refilling of the storage tanks by tanker trucks can be controlled so as to not affect the normal operation but can be scheduled for off-peak night hours.

• With the strict new federal and state standards for fuel tanker leakage and contamination is not a possibility.

• Since industrial streets are constructed to very rugged standards this facility would not cause an increase in street maintenance.



City of Garden Grove

**OFFICIAL NOTICE AFFECTS YOUR PROPERTY
PLEASE READ!**

«OWNER»
«ADDRLINE1»
«ADDRLINE2»
«ADDRLINE3»
|||

The Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, on Wednesday, March 15, 2000 at 7:00 p.m. to consider Planned Unit Development No. PUD-103-76 Rev. '00, Site Plan SP-266-00 and Conditional Use Permit No. CUP-496-00; a request to allow construction of an unmanned card lock fueling facility ^{containing} ~~which contains~~ 30' by 106' ^{structure} ~~over five~~ four (5) fueling dispensers ^{islands} ~~islands~~. The site ^{contains} ~~is~~ approximately 42,472 ^{square feet} ~~sq. ft.~~ located in the PUD-103-76 (Irvine Industrial) zone ^{Planned Unit Development} on the southeast corner of Blades Avenue and Markon Drive at 7190 Blades. The City of Garden Grove recommends a Negative Declaration be adopted pursuant to CEQA.

For information, please call (714) 741-5312, or inquire at the Planning Division, City Hall, 11222 Acacia Parkway.

Legals/ Radius Map approved by:

Planner Ag Date 1/26/00
Supvsr. [Signature] Date 2-9-00
Mgr. [Signature] Date 2-9-00

SITE PLAN

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,

GARDEN GROVE, ON WEDNESDAY, _____ AT 7 P.M.

Planned Unit Development No. PUD-103-76 Rev' 00
TO CONSIDER SITE PLAN NO. SP-266-00 and Conditional Use Permit
No. CUP-496-00

A REQUEST _____ to allow construction
_____ of an unmanned card lock fueling
_____ facility ^{containing a} which contains 30' by 106'
_____ canopy ^{structure for 4} over five (5) fueling dispensing
_____ islands

THE SITE IS APPROXIMATELY 42,472 sq. ft. LOCATED IN THE
PUD-103-76 (*Planned Unit Development - Irvine Industrial*) ZONE

ON THE SEC. Blades Avenue and Markon Drive
AT 7190 Blades

THE CITY OF GARDEN GROVE RECOMMENDS A NEGATIVE DECLARATION BE ADOPTED PURSUANT TO CEQA.

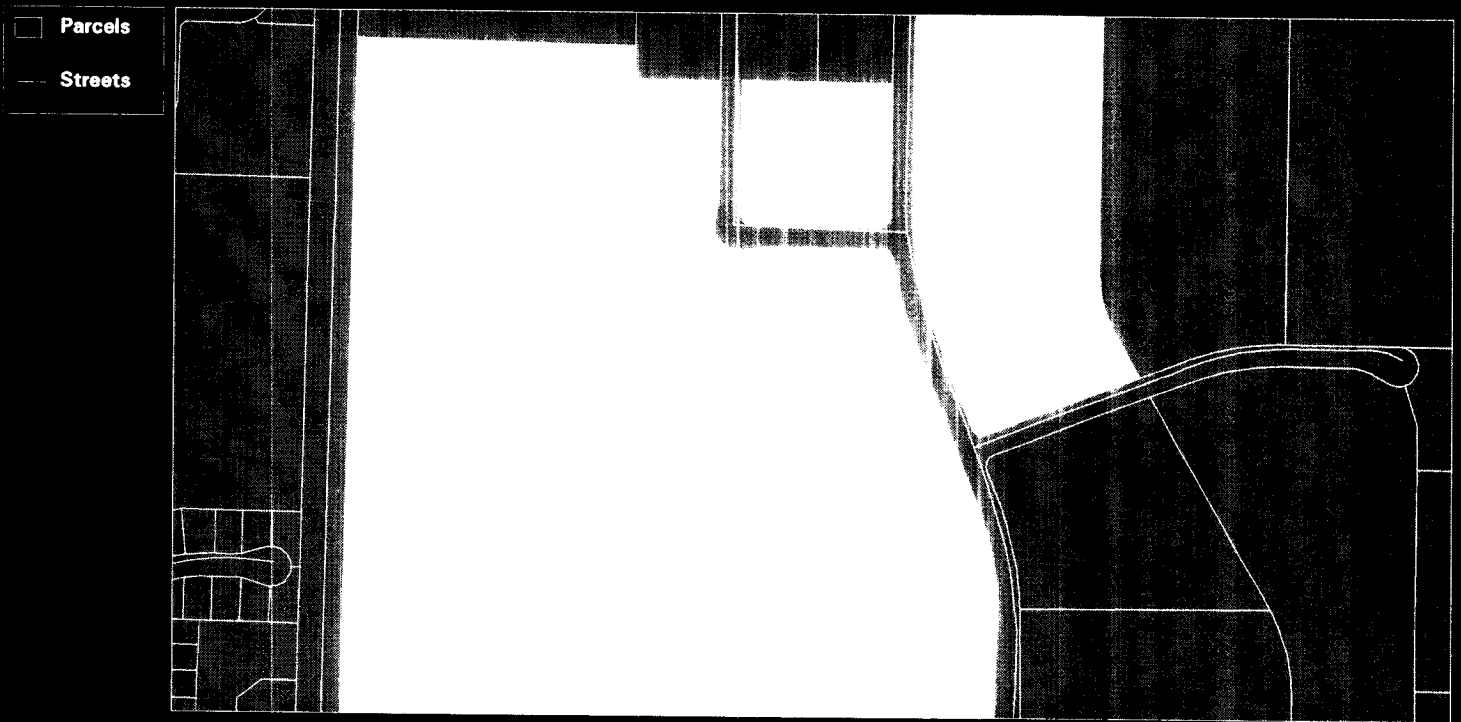
OR

THE CITY OF GARDEN GROVE HAS DETERMINED THIS ACTION IS EXEMPT PURSUANT TO CEQA.

FOR INFORMATION, PLEASE CALL (714) 741-5312 OR INQUIRE AT THE PLANNING DIVISION IN CITY HALL, 11222 ACACIA PKY.

5/6/97

City of Garden Grove



SCALE 1 : 5,334



✓ VAL J FLEMING
B013 C022
PO BOX 738
LOS ALAMITOS, CA 90720
AP# 13133130

✓ SEYMOUR ADLER
C017 C022
16608 PARK LANE PL
LOS ANGELES, CA 90049
AP# 13133217

✓ TRUST COMPANY OF THE WEST TR
C011 C010
865 S FIGUEROA ST STE 3500
LOS ANGELES, CA 90017
AP# 13165106

✓ BETTY JEAN WARF
PO BOX 53
MIDWAY CITY, CA 92655
AP# 13133131

✓ EWTT PROPERTIES LTD
B014 C010
PO BOX 8444
NEWPORT BEACH, CA 92658
AP# 13165127

✓ CRESCENT PROPERTIES
B014 C010
PO BOX 8444
NEWPORT BEACH, CA 92658
AP# 13165126

✓ GARY HIRSCH & SONJA HERNANDEZ-HIRSCH
C020 C010
1144 MOORE RD
REDWOOD CITY, CA 94062
AP# 13133132

✓ BOBBIE L HUGGINS & BEACH JAC LONG
C010 C010
11751 MONARCH ST
GARDEN GROVE, CA 92841
AP# 13133208

✓ SCHOOL GARDEN GROVE UNIFIED DIST
C001 C006
10331 STANFORD AVE
GARDEN GROVE, CA 92840
AP# 13133116

✓ SCHOOL GARDEN GROVE UNIFIED DIST
C001 C006
10331 STANFORD AVE
GARDEN GROVE, CA 92840
AP# 13133118

✓ LOUISBURGH LLC
B002 C022
140 S LAKE AVE STE 272
PASADENA, CA 91101
AP# 13133139

✓ BANYO FOODS CORP OF AMERICA
C010 C010
11955 MONARCH ST
GARDEN GROVE, CA 92841
AP# 13133140

✓ HUGO & CONCEPCION FLORES
C008 C010
11711 MONARCH ST
GARDEN GROVE, CA 92841
AP# 13133207

✓ RICHARD K MENKIN
C010 C010
11841 MONARCH ST
GARDEN GROVE, CA 92841
AP# 13133136

Garden Grove Journal

PROOF OF PUBLICATION (2015.5. C.C.P)

This space is for the County Clerk's Filing Stamp

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 1130 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON WEDNESDAY, 7:00 P.M., MARCH 15, 2000 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:



A request to allow construction of an unmanned card lock fueling facility containing a 30' by 106' canopy structure over four (4) fueling dispensing islands. The site contains approximately 42,472 square feet and is located in the PUD-103-76 (Planned Unit Development Irvine Industrial) zone on the southeast corner of Blades Avenue and Markon Drive at 7190 Blades.

NEGATIVE DECLARATION
SITE PLAN NO. SP-264-00
CONDITIONAL USE PERMIT NO. CUP-494-00
DEVELOPMENT AGREEMENT

A request to construct a 35,000 square foot meeting room addition to an existing hotel complex, and Conditional Use Permit in which to operate under an ABC Type "47" (On-Sale, General) License. The site is approximately 1.4 acres in size, and is located in the PUD-104-82 zone on the northwest corner of Harbor Boulevard and Chapman Avenue at 100 and 300 Plaza Alicante.

SITE PLAN NO. SP-267-00
CONDITIONAL USE PERMIT NO. CUP-497-00
DEVELOPMENT AGREEMENT

A request to construct a 6,446 square foot free standing Red Robin Restaurant and operate under an ABC Type "47" (On-Sale General Public Eating Place) License. The site is approximately 1.3 acres, and is located in the Planned Unit Development No. PUD-122-98 zone on the southwest corner of Harbor Boulevard and Chapman Avenue at 12007 Harbor Boulevard.

CONDITIONAL USE PERMIT NO. CUP-498-00

A request to allow an existing restaurant, Hang Suk Seo-Restaurant, to operate under a State Alcohol Beverage Control Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is located in the 2 (Community Commercial) zone on the north side of Garden Grove Boulevard, west of Magnolia Street at 8851 Garden Grove Boulevard #115.

Copies of the Negative Declaration, including the initial study and the documents used in the preparation of the initial study, and all documents referenced in the Negative Declaration are available for public review at the Garden Grove City Hall, 11222 Acacia Parkway.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Further information on the above may be obtained at the Planning Services Division, City Hall, 112 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: FEBRUARY 17, 2000

PUBLISH: FEBRUARY 24, 2000

City of Garden Grove

Publish Feb. 24, 2000
Garden Grove Journal (GG 00-8-1)

FEB. 24, 2000

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed at Garden Grove, California.

Date Feb. 24, 2000
Carol Zuercher
Signature

Journal

12866 Main Street, Suite 203, Garden Grove, CA 92840
Tel: (714) 539-6018 • Fax: (714) 892-7052

Garden Grove Journal

PROOF OF PUBLICATION (2015 S. C.C.P.)

This space is for the County Clerk's Filing Stamp

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of eighteen years, and not a party interested in the above title matter. I am the managing clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been designated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number 84-1464; that the notice, of which I am enclosing a printed copy, has been published in regular and entire issue of said newspaper and notice of supplement thereof on the following date to-wit:

FEB. 24, 2000

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed at Garden Grove, California.

Date Feb 24, 2000
Carol Henderson
 City Clerk

**LEGAL NOTICE
 NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 1130 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON WEDNESDAY, 7:00 P.M., MARCH 15, 2000 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBE BELOW:

**NEGATIVE DECLARATION
 PLANNED UNIT DEVELOPMENT NO. PUD-103-76 REV. '00
 SITE PLAN NO. SP-266-00
 CONDITIONAL USE PERMIT NO. CUP-496-00**

A request to allow construction of an unmanned card lock fueling facility containing a 30' by 106' canopy structure over four (4) fueling dispensing islands. The site contains approximately 42,472 square feet and is located in the PUD-103-76 (Planned Unit Development Irvine Industrial) zone on the southeast corner of Blades Avenue and Markon Drive at 7190 Blades.

**NEGATIVE DECLARATION
 SITE PLAN NO. SP-264-00
 CONDITIONAL USE PERMIT NO. CUP-494-00
 DEVELOPMENT AGREEMENT**

A request to construct a 30,000 square foot meeting room addition to an existing hotel complex, and Conditional Use Permit in which to operate under an ABC Type "47" (On-Sale, General) License. The site is approximately 14 acres in size, and is located in the PUD-104-82 zone on the northwest corner of Harbor Boulevard and Chapman Avenue at 100 and 300 Plaza Alicante.

**SITE PLAN NO. SP-267-00
 CONDITIONAL USE PERMIT NO. CUP-497-00
 DEVELOPMENT AGREEMENT**

A request to construct a 6,446 square foot free standing Red Robin Restaurant and operate under a ABC Type "41" (On-Sale General Public Eating Place) License. The site is approximately 1.3 acres, and is located in the Planned Unit Development No. PUD-122-98 zone on the southwest corner of Harbor Boulevard and Chapman Avenue at 1200 Harbor Boulevard.

CONDITIONAL USE PERMIT NO. CUP-498-00

A request to allow an existing restaurant, Hang Suk Seo-Restaurant, to operate under a State Alcohol Beverage Control Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is located in the C-2 (Community Commercial) zone on the north side of Garden Grove Boulevard, west of Magnolia Street at 8851 Garden Grove Boulevard #115.

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DATE: FEBRUARY 17, 2000

PUBLISHED: FEBRUARY 24, 2000

City of Garden Grove

Published Feb. 24, 2000
 Garden Grove Journal (G100-81)

Journal

12866 Main Street, Suite 203, Garden Grove, CA 92840

Tel: (714) 539-6018 • Fax: (714) 892-7052



THE IRVINE COMPANY

Mr. Kenneth R. Barton III
Fred Fiedler and Associates
2322 West Third Street
Los Angeles, CA 90057-1906

March 8, 2000

Subject: ARCO & Cardlock Fuels System, LLC
Blades Avenue & Markon
Garden Grove, CA 92642

Irvine Industrial Complex--Garden Grove

New building

Drawings dated 11/30/99 received with a letter dated 3/2/00

Dear Mr. Barton:

The submitted information has been reviewed by UP&D at The Irvine Company and the project is acceptable as designed.

The comments contained in this letter pertain to the subject site only. Nothing contained in the letter is intended to indicate The Irvine Company's approval of matters beyond the scope of the letter, including, without limitation, further approvals which may be required. Further, nothing contained in the letter shall in any way waive, modify or terminate rights or interests which The Irvine Company may have reserved or retained.

If you have any questions, please contact me by telephone at (949) 729-9210; or by fax at (949) 729-9211.

Sincerely,

David J. Baab

Baab & Associates, 500 Newport Center Drive, Suite 925, Newport Beach, CA 92660
on behalf of Irvine Industrial Company, a division of The Irvine Company

cc: Rob Elliott, UP&D
Tom Lee, IIC
Tom Marble, UP&D
Chuck Trevisan, UP&D
Jeff Wallace, IIC

Post-It™ Fax Note	7671	Date	# of pages ▶
To	ADDIENNE GLANSON	From	CRANE YAMAZAKI
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

SP-266-00

Case No. PUD-103-76 rev'00

CUP-496-00

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: Dave Belmer

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. ^{fueling facility.} The proposed facility consists of 30 by 106 canopy over five (5) fueling dispensers.
A PUD and Conditional Use Permit are included.


Location: SE corner of Blades ^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

The canopy is not very attractive. 
ENCLOSE CANOPY - set up BEAUTIFUL, DON'T COVER FC EASEMENT, SECURITY? WHAT ABOUT INCREASE IN TRUCK TRAFFIC ON MARKON - A SMALL STREET?



Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

Lined area for writing conditions of approval.

Prepared By: _____ Date: _____ Ext.: _____

Div/Dept. Head: _____ Date: _____ Ext: _____

Signature: Joseph M. H. [Signature] Date: 1-26-00

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

**COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET**

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input checked="" type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: ~~Allison Y.~~ JERRY H.

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction
of an un manned card lock. ^{fueling facility.} the proposed
facility consists of 30' by 106' canopy
over five (5) fueling dispensers.
A PUD and Conditional Use Permit are included.

Location: SE corner of Blades ^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

NO COMMENT

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

[Lined area for writing conditions of approval]

Prepared By: _____ Date: _____ Ext.: _____

Div/Dept. Head: _____ Date: _____ Ext: _____

Signature: *Joseph M. H. [unclear]* Date: 1-26-00

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Community Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv(2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input checked="" type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: Glen K.

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned Card lock fueling facility. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

① Consolidate driveways?
AK

Please list specific conditions of approval on reverse side.

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: Ed Lukas

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

① FIRE DEPARTMENT PERMIT REQUIRED FOR TANK INSTALLATION

② ORANGE County Environmental Health APPROVAL REQUIRED TO PLAN SUBMITTAL TO CITY

Prepared By:  Date: 2-7-02 Ext.: 5630

Div/Dept. Head: _____ Date: _____ Ext: _____

Signature: _____ Date: _____

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: Jim Martin or Ding

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

shall comply with 1998 California Building Codes.

Please list specific conditions of approval on reverse side.

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: Bill Johnson

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

NO COMMENTS

Please list specific conditions of approval on reverse side.

SP-266-00
Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input checked="" type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: KARL H.

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Be sure they can address the non-attendant situation tell the applicant to explain this to you plus briefly discuss this in the staff report. AH 2.3.00

Please list specific conditions of approval on reverse side.

REC'D JAN 26 2000

SP-266-00

Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|--|
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| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: Traffic George Allen

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades ^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

None

Please list specific conditions of approval on reverse side.

Plans returned to 13.11 2/16/00

REC'D JAN 26 2000

SP-266-00

Case No. PUD-103-76 rev'00
CUP-496-00

**COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET**

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> P/W - Streets |

ATTN: Bill Murray

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

**DEPARTMENT OF PUBLIC WORKS - LAND DEVELOPMENT SECTION
CONDITIONS OF APPROVAL**

**SP 266-00, CUP 496-00, PUD 103-76
UNMANNED CARD LOCK FUELING FACILITY
7190 BLADES AVENUE**

1. A separate street permit is required for work performed within the public right-of-way.
2. All existing and new utilities shall be placed underground in the public right-of-way and on site.
3. New trash enclosures shall be constructed per Garden Grove Standard Plan B-502 and shall be shown on the grading plan. The trash enclosures shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosures.
4. A grading plan, prepared by a registered Civil Engineer, is are required.
5. In accordance with the 1972 Clean Water Act and National Pollution Discharge Elimination System (NPDES) requirements, the developer is required to submit a long term, post construction, Water Quality Management Plan (WQMP). The WQMP shall include provisions for the installation and maintenance of appropriate structural facilities and identify all non-structural Best Management Practices (BMPs) to be implemented with the project. The plan shall be submitted to and approved by the Public Works and Community Development Departments prior to the issuance of a grading or building permit, whichever occurs first. The project shall also be subject to all conditions in the latest edition of the Drainage Area Management Plan (DAMP) and appendices.
6. Arrangements for inspection shall be initiated by the applicant. Public Works Engineering staff will not routinely provide inspection services for areas outside of public right-of-way. A standard grading certification letter is available on file at the City to facilitate this private inspection process.

RECEIVED

JAN 26 2000

PUBLIC WORKS
UTILITIES

SP-266-00

Case No. PUD-103-76 rev'00
CUP-496-00

COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input type="checkbox"/> PW - Streets |

ATTN: Scott Lowe

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction
of an un manned card lock. ^{fueling facility.} the proposed
facility consists of 30' by 106' canopy
over five (5) fueling dispensers.
A PUD and Conditional Use Permit are included.

Location: SE corner of Blades ^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

SEE C.O.A.

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

1) SEE ATTACHED C.O.A

Prepared By: Scott Lowe Date: 2.3.00 Ext.: 5305

Div/Dept. Head: [Signature] Date: _____ Ext: _____

Signature: [Signature] Date: _____

DEPARTMENT OF PUBLIC WORKS
WATER SERVICES DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL

*Unattended fuel station at Blade and Markon, SP-266-00;PUD-103-76(rev 00);
CUP-496-00*

Water

1. The existing water service stub-out does not meet City's current Water Standards. A new water service installation to be at owner's/developer's expense. Installation to be by City forces upon payment of applicable fees.
2. Water meter service to be located within the Blades Ave. right-of-way
3. A backflow prevention device shall be required on water lateral. Installation to be per City Standards and shall be inspected by cross connection specialist after installation. Device to be tested immediately after installation and once a year by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division.
4. Any water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

Sewer

1. City to determine if existing lateral meets current size and material requirements. |
2. The owner/developer will be responsible for sewer connection fees prior to permits being issued.
3. Owner to provide video record of existing sewer lateral to determine condition. Damaged sections of lateral to be repaired or lateral replaced as approved by City.

Joe J

SP-266-00

[Signature]

Case No.

PUD-103-76

rev'00

CUP-496-00

**COMMUNITY DEVELOPMENT REVIEW
AND COMMENT SHEET**

DISTRIBUTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
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| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Super | <input checked="" type="checkbox"/> PW - Streets |

ATTN: Jimmy Yasitake

From: Adrienne Gladson Return By: 2/8/00

Applicant: Arco + Card lock L.L.C. Date Out: 1/25/00

Request: Site plan approval to allow construction of an un manned card lock. The proposed facility consists of 30' by 106' canopy over five (5) fueling dispensers. A PUD and Conditional Use permit are included.

Location: SE corner of Blades^{Avenue} / Markon Drive

Address: 7190 Blades Parcel No: 131-331-31

Zone: PUD-103-76 Irvine Ind. General Plan: IND

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

Root barrier protectors must be used on all liquid ambed and/or Cuponia trees with in 10 feet of concrete structure on the city right of way. Jm 4.

This project needs to be "NPDES" compliant w/ oil water separator where all surface ^{water} runoff drains into - connected to sewer. Water from property should not drain to street gutter system - as it will contain contaminants from fuel products.

K. Zenn

Prepared By: _____ Date: _____ Ext: _____

Div/Dept. Head: KMZ Date: 1-27-00 Ext: 5379

Signature: _____ Date: _____



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

January 28, 2000

Arco & Cardlock LLC
Mr. Michael Lim
2322 W. Third Street
Los Angeles, CA 90057

Case Number: SP-266-00; PUD-103-76, Revision 00; CUP 496-00

Enclosed please find check #19276 issued to the City of Garden Grove in December 1999 for a pre-application review. Since that time a formal development application was submitted to us with the required fees of \$3650.00. It is our practice to apply the pre-application deposit (\$750.00) to the entitlement fees. Regretfully, this was not done so I am returning the first check to you for proper cancellation.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Adrienne J. Gladson
Associate Planner

Enclosure

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

APPLICATION FOR:

MINISTERIAL
SCREENING \$50.00

X PRE-APPLICATION REVIEW
\$700.00 DEPOSIT @ 35.00 HR

NAME OF APPLICANT: Arco & Cardlock, L L C PHONE: 714/516-7273

PERSON TO CONTACT: Michael Lim 213/381-7891 ext. 108

MAILING ADDRESS: 2322 W. Third Street ZIP: 90057

Los Angeles, California

NAME OF OWNER: Arco & Cardlock, L L C

MAILING ADDRESS: 1825 W. Collins Avenue

Orange, California 92867

SUBJECT PROPERTY ADDRESS: Blades Avenue @ Markon

SUBJECT PROPERTY LOCATION: Garden Grove, California

PROJECT DESCRIPTION:

Construct a new unattended commercial fueling facility with (2)-20,000 gal
underground storage tank, 30 x 93' - 6" steel canopy, 4' x 6' utility
enclosure, trash enclosure, landscape, and ancillary improvement.

SIGNATURE OF APPLICANT: 

DATE: 12-6-99

* PHONE #: 949-857-0771

ACCEPTANCE BY PLANNING STAFF: _____

DATE: _____



GARDEN GROVE
CALIFORNIA 92640
11991 ACACIA PARKWAY

RECEIPT

DATE 12/6 1999 No. 97104

RECEIVED FROM

Cardlock

ADDRESS

P.O. Box 5003 Lancaster

THE SUM OF

FOR

*Subscription fee City and Co/CA
Pre-application review*

DOLLARS \$ 750.00

CASH

MONEY
ORDER

CHECK

VALIDATION

GENERAL
LEDGER NO.

ACCOUNT
NUMBER

*Returned
check by mail
Hugelco Ar*

CITY OF GARDEN GROVE, CALIF.

BY

[Signature]

CD

DEPARTMENT

FORM NO. 142-1-82

19276

COMERICA BANK-CALIFORNIA

CHECK NO.

19276

90-3752 / 1211

CARDLOCK FUELS

P.O. BOX 7003
LANCASTER, CALIFORNIA 93539-7003
(800) 441-1215

PAY ** SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS **

TO THE ORDER OF

Not cashed

CITY OF GARDEN GROVE
GARDEN GROVE, CA 92840

DATE

11/09/99

AMOUNT

\$ 750.00

VOID AFTER 180 DAYS

Obchmck

⑆019276⑆ ⑆12137522⑆ 18913419⑆

check returned to applicant by mail 1/28/00 19276

1179 CITY OF GARDEN GROVE

CARDLOCK FUELS

P.O. BOX 7003
LANCASTER, CALIFORNIA 93539-7003
(800) 441-1215

REF # NOTES

34432 APPLICATION REVIEW

Not cashed

INVOICE#

11/03/99

DATE

11/03/99

GROSS

750.00

DISC

NET

750.00

CHECK TOTALS.. 750.00

750.00



RECEIPT

DATE 11/24/11 19 00 No

97117

RECEIVED FROM Centlock Food

ADDRESS 701 Box 7002, Garden Grove CA 92649-7002

THE SUM OF three thousand six hundred fifty DOLLARS \$ 3,650.00
FOR Cash - 1200, 27-11200, Cash Trans - 1000, King Bee 950

MINOR'S OPERATIONAL AGREEMENT: THIS RECEIPT IS VALID ONLY IF SIGNED BY THE CITY CLERK OR AN OFFICER OF THE CITY OF GARDEN GROVE, CALIF. IN THE AMOUNT OF \$3650.00

CASH	MONEY ORDER	CHECK	<u>3650/11/11</u>
GENERAL LEDGER NO.	<u>11-1500-11-32111</u>		
ACCOUNT NUMBER	<u>11-1500-11-32102</u>		
	<u>11-1500-11-32134</u>		
	<u>11-1500-11-32145</u>		

VALIDATION TOTAL PAID = \$3650.00
CITY OF GARDEN GROVE, CALIF.

Rosalinda

DEPARTMENT

FORM NO. 143-142

PLANNING DIVISION	City of Garden Grove
Community Development Department	LAND USE PERMIT APPLICATION

Project Address: _____

Project Location: _____

Application For:

(Ordinance) \$1,000.00

Code Amendment \$1,000.00

Conditional Use Permit \$1,200.00

General Plan Amendment

Interpretation of Use

Lot Line Adjustment

Modification to Conditions

Modification to Plans

Planned Unit Development

Site Plan \$1,200.00

Specific Plan

Tentative Parcel Map

Tentative Tract Map

Time Extension

Variance

Zone Change

Other: _____ \$ _____

Environmental Review:

Environmental Impact Report

Negative Declaration \$250.00

Notice of Exemption

Applicant/Owner Information:

Applicant:

Name: Arco & Cardlock, L.L.C.

Address: 1825 W. Collins Avenue

City/State: Orange, CA 92867

Phone: 714/516-7273

Representative:

Name: Fred Fiedler & Associates

Address: 2322 W. Third Street

City/State: Los Angeles, CA 90057-1906

Phone: 213/381-7891

Property Owner:

Name: *Alan W. [Signature]*

Address: 1431 Park Ave

City/State: Alhambra CA 92801

Phone: 714 774 3669

Status of Applicant:

<input type="checkbox"/> Recorded Property Owner	<input type="checkbox"/> Lessee
<input type="checkbox"/> Purchasing/Escrow Subject to Case Approval	<input type="checkbox"/> Authorized Agent of One of The Above

AUTHORIZED SIGNATURES

Important Note: If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner, is to be notarized and submitted as a part of the application.

* Owner's Signature: *Alan W. [Signature]* Date: 1-21-00

Applicant's Signature: _____ Date: _____

Application Accepted By: _____ Date: _____

Office Use Only					
Land Use Action	_____	11-	_____	\$	_____
Land Use Action	_____	11-	_____	\$	_____
Land Use Action	_____	11-	_____	\$	_____
Land Use Action	_____	11-	_____	\$	_____
Land Use Action	_____	11-	_____	\$	_____

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner of the property, notarized, and submitted as a part of the application.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION

LETTER OF AUTHORIZATION

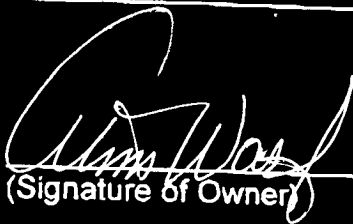
TO BE NOTARIZED

To: City of Garden Grove

Application for Land use permit application

I, _____, owner of the below-described property, do hereby appoint Fred Fiedler and Associates my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: Lot 12 of Tract No. 9398 in the City of Garden Grove, County of Orange, State of California, as per map recorded in Book 394, Pages 20 to 27 inclusive of miscellaneous maps in the office of the county recorder of said county.


(Signature of Owner)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

} ss.

On 1/21/00

Date

, before me, JOSEPH A. CABRERA

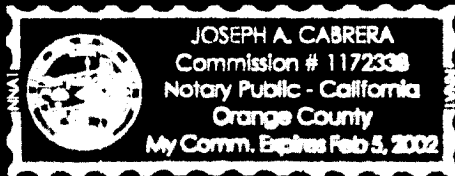
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ALVIN W. WARE

Name(s) of Signer(s)

- personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter of Authorization

Document Date: 1/21/00 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____



ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed: _____

GENERAL INFORMATION:

1. Name and address of developer or project sponsor: Arco & Cardlock, L.L.C.
1825 W. Collins Avenue, Orange, CA 92867
2. Address of project: South of Blades Avenue @ Markon Drive, Garden
Grove, California
3. Assessor's Block and Lot Number: 131-331-31
4. Name, address, and telephone number of person to be contacted concerning this project:

<u>Agent: Ken Barton/Michael Lim</u>	<u>Applicant: Craig Yamasaki</u>
<u>2322 W. 3rd Street</u>	<u>7 Mallard</u>
<u>Los Angeles, CA 90057</u>	<u>Irvine, CA 92604</u>
<u>213/381-7891</u>	<u>949/857-0771</u>
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: City building, grading and associated construction permits, Orange County Fire, Orange County Env. Health, and South Coast AQMD.
6. Existing zoning district and General Plan designation: Planned - Unit Development
7. Proposed use of site (project for which this form is filed): A new unattended commercial Cardlock fueling facility with 30' x 106'-6" canopy, 5 fueling dispensers, 2- 20,000 gal. u.g. storage tanks, utility enclosure and trash enclosure.

PROJECT DESCRIPTION:

9. Site size (gross acres/square feet): 42,472 sq. ft.
10. Square footage of structures/buildings: Utility cabinet - 24 sq. ft.
11. Number of floors of construction: One story
12. Amount of off-street parking provided: One space
13. Proposed scheduling (phasing): No phasing -- project construction to start June 2000.
14. Associated projects: N/A
15. Anticipated phased development: N/A

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: N/A

17. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: The proposed fueling facility is designed to accommodate local (3-5 mile radius) commercial fueling needs. The only structures are a 30'-100'-6" fueling canopy, 4'-6" equipment enclosure and trash enclosure. The operation is unattended, generating no general public activity and the only deliveries which will occur are fuel deliveries to the underground storage tanks.

18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

20. If the project involves a Variance, Conditional Use Permit, or rezoning application, state this and indicate clearly why the application is required: Code Amendment and Conditional Use Permit to allow construction and operation of proposed fueling facility.

ENVIRONMENTAL CHECKLIST:

Are the following items applicable to the project or its effects? Discuss below all items checked "Yes" (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	<u> </u>	<u> X </u>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<u> </u>	<u> X </u>
23. Change in pattern, scale or character of general area of project.	<u> </u>	<u> X </u>
24. Significant amounts of solid waste or litter.	<u> </u>	<u> X </u>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<u> </u>	<u> X </u>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<u> </u>	<u> X </u>
27. Substantial change in existing noise or vibration levels in the vicinity.	<u> </u>	<u> X </u>
28. Site on filled land or slope of 10 percent or more.	<u> </u>	<u> X </u>

- | | | |
|--|-----------------|-------------|
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives. | Yes
<u>X</u> | No
_____ |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | _____ | X
_____ |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | _____ | X
_____ |
| 32. Relationship to a larger project or series of projects. | _____ | X
_____ |

ENVIRONMENTAL SETTING:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. The proposed Arco & Cardlock unattended fueling facility site is located south of Blades Avenue @ Markon Drive. Site topography is basically flat with no structures or vegetation. There does not appear to be any cultural, historical or scenic characterization of particular note or concerns.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). The proposed fueling facility site is surrounded by business offices and warehouse facilities. There does not appear to be any cultural, historical, or scenic characterization of particular note or concerns.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

+ 
Signature

1-21-00
Date

p:\planning\envform.doc

*The proposed fueling facility will dispense gasoline and diesel to commercial vehicles. These products will be stored/disposed through double wall underground storage tanks and product lines. The fuel system will be electronically monitored to ensure compliance with environmental health and fire standards.



FRED FIEDLER AND ASSOCIATES

2322 W. Third Street, Los Angeles, California 90057-1906
Telephone: 213/381-7891 Fax: 213/381-1517 E-Mail: FFA@FFA.com

ML-28427
January 24, 2000

City of Garden Grove
Planning Department
11222 Acacia Parkway
Garden Grove, California

Attn: Mr. Karl Hill

**Subject: Cardlock Fuels
Blades @ Markon
Garden Grove, California**

Re: C.U.P. Filing

Dear Mr. Hill,

We have prepared the Conditional Use Permit package for filing with the City.
Enclosed for your use are the following:

1. Twenty five sets of the following:
 - a. Area Map
 - b. Existing Facilities Plan
 - c. Plot Plan
 - d. Floor Plan
 - e. Elevations
 - f. Landscape Plan
 - g. Sign Program Plan
 - h. Preliminary Grading Plan
 - i. Lighting Plan
2. One set of reproducible transparencies of the following:
 - a. Existing Facilities Plan
 - b. Plot Plan
 - c. Floor Plan
 - d. Elevations
 - e. Sign Program Plan
 - f. Landscape Plan
3. Colored Exhibit (not included at this time -- see letter dated January 6, 2000, a copy of which is attached for your reference).
4. One Preliminary Title Report

5. Letter of Authorization Form (included with the application)
6. List of Property Owners (not required for this submittal -- property is within Garden Grove city limits -- see requirements).
7. Environmental Information Form
8. Filing Fee in the amount of \$3,650.00.

We appreciate your assistance with this project. Should you require any additional exhibits, please feel free to contact me at 213/381-7891.

Very truly yours,



Michael Lim
Project Engineer

KRB/sh
Enclosures

cc: De Len Holbrook, CFS
Craig Yamasaki, CFS
Ken Barton, FFA



FRED FIEDLER AND ASSOCIATES

2322 W. Third Street, Los Angeles, California 90057-1906
Telephone: 213/381-7891 Fax: 213/381-1517 E-Mail: FFA@FFA.com

ML-28413

January 6, 2000

City of Garden Grove
Planning Department
11222 Acacia Parkway
Garden Grove, California

Attn: Mr. Karl Hill

**Subject: Cardlock Fuels
Blades @ Markon
Garden Grove, California**

Re: C.U.P. Submittal

Dear Mr. Hill,

We want to thank you for taking the time to review our C.U.P. submittal package. Confirming our conversation with your office on 1/4/00, it is our understanding that you will prepare the document for the Code Amendment. It is also our understanding that we do not have to submit the colored exhibit at this point in time.

We appreciate your assistance with this project. Should you require any additional exhibits, please do not hesitate to contact me at 213/381-7891.

Very truly yours,

A handwritten signature in black ink that reads "Michael Lim".

Michael Lim
Project Engineer

KRB/sh
Enclosures

cc: De Len Holbrook, CFS
Craig Yamasaki, CFS
Ken Barton, FFA

Commonwealth Land Title Company
200 West Santa Ana Boulevard
Santa Ana, California 92701
(714) 835-8511

TITLE DEPARTMENT FAX NO. (714) 835-0513

Issuing Policies Of



Commonwealth
LAND TITLE INSURANCE COMPANY

LandAmerica
888 West 6th Street, 4th Fl.
Los Angeles, California
Attn: Sean Cruz

Your Ref: 99-002064

Our No: 2904988-3
Title Officer:
JIM PRASCH

PRELIMINARY REPORT

Dated as of August 26, 1999 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

An ALTA Loan Policy
A CLTA Owners Policy

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

^{1/4} Alvin Warf and Barbara J. Warf, Trustee of the Barbara J. Warf Revocable Trust ^{1/4}
dated October 1, 1993, as tenants-in-common as to an undivided 1/4 interest each and
^{1/4} James Warf and Betty Jean Warf, Trustee of the Betty Jean Warf Trust under
Declaration of Trust dated October 4, 1988, as tenants-in-common as to an undivided
1/4 interest each _{1/4}

The land referred to in this Report is situated in the State of California, County of Orange, and is described as follows:

SEE EXHIBIT "I" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "I"

Lot 12 of Tract No. 9398, in the City of Garden Grove, as shown on a map recorded in book 394, page(s) 20 to 27 inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County.

Also except all oil, oil rights, mineral rights, natural gas, natural gas rights and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of the land hereinabove described, as reserved by The Irvine Company, a West Virginia Corporation, in the deed recorded October 14, 1977 in book 12415, page 997, Official Records.

Also except all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels, and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen, and operate any such wells or mines, without however, the right to drill, mine, store, explore and operate through the surface or the upper 500 feet of the subsurface of the land hereinabove described, as reserved in the deed from Irvine Industrial Complex, a California corporation, recorded April 18, 1977, in book 12150, page 1484, Official Records, and as reserved in the deed from New Hermes, Incorporated, (CA), also known as New Hermes, Inc., a California corporation recorded December 9, 1981.

Any and all water rights or interests in water rights and any, and all geothermal rights or interest in geothermal rights, no matter how acquired by the Grantor or The Irvine Company, and owned or used by the Grantor or The Irvine Company in connection with or with respect to the property conveyed hereby, whether such water rights shall be riparian, overlying, appropriative, percolating, prescriptive or contractual, together with full right and power, among others, to transfer or assign to other or to use or utilize on any other property owned or leased by the Grantor, provided, however, that the exception and reservation made herein shall not reserve to or for the benefit of Grantor or the Irvine Company any right to enter upon the surface of the property described herein in the exercise of such rights.

2904988

Page 4

Non-exclusive easements in gross, together with the right to grant and transfer the same, over the property conveyed thereby for the purposes as shown or as proposed on the recorded Tract of Parcel Map of the land conveyed thereby.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. General and special taxes, including any assessments collected with taxes, to be levied for the fiscal year 1999-2000, which are a lien not yet payable.

B. General and special taxes for the fiscal year 1998-1999 have been paid.

Total:	\$1,422.32
First Installment:	711.16
Second Installment:	711.16

Homeowners' Exemption: \$0

Code:	18-103
Parcel:	131-331-31

C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.

1. Covenants, conditions and restrictions (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: in book 11959, page 1121, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

2. *red better copy - on map*
An easement for the purposes shown below and rights incidental thereto as shown or as offered for dedication on the recorded map shown below

Map of:	Tract No. 9398
Recorded:	in book 394, page(s) 20 to 27 inclusive, Miscellaneous Maps

Purpose:	storm drain
Affects:	portion of said land

Storm drain ↖

3. An easement for the purpose shown below and rights incidental thereto as set forth in document

Granted to: Southern California Gas Company
Purpose: Public Utilities
Recorded: in book 12307, page 62, Official Records

Affects: the Northerly 10.00 feet of said land

4. In connection with the trust hereinafter referred to, this Company will require that the following item be submitted for review prior to closing.

(a) A Certification of Trust in the form of an acknowledged declaration signed by all currently acting Trustees, containing the information specified in the attached form.

Reference: Barbara J. Warf, Trustee of the Barbara J. Warf Revocable Trust dated October 1, 1993 and Betty Jean Warf, Trustee of the Betty Jean Warf Trust under Declaration of Trust dated October 4, 1988

5. Water rights, claims or title to water, whether or not shown by the public records.

6. Matters which may be disclosed by an inspection or by a survey of said land that is satisfactory to this Company, or by inquiry of the parties in possession thereof.

An inspection of said land has been ordered; upon its completion we will advise you of our findings.

7. Rights of parties in possession of said land by reason of any unrecorded leases.

PAYOFF INFORMATION

Note No. 1: AS OF JANUARY 1, 1990, CHAPTER 598, CALIFORNIA STATUTES OF 1989, (AB 512; INSURANCE CODE SECTION 12413.1) BECOMES EFFECTIVE. THE LAW REQUIRES THAT ALL FUNDS BE DEPOSITED AND AVAILABLE FOR WITHDRAWAL BY THE TITLE ENTITY'S ESCROW OR SUBESCROW ACCOUNT PRIOR TO DISBURSEMENT OF ANY FUNDS.

ONLY CASH OR WIRED FUNDS CAN BE GIVEN IMMEDIATE AVAILABILITY UPON DEPOSIT.

CASHIER'S CHECKS, TELLER'S CHECKS AND CERTIFIED CHECKS MAY BE AVAILABLE ONE BUSINESS DAY AFTER DEPOSIT.

ALL OTHER FUNDS SUCH AS PERSONAL, CORPORATE OR PARTNERSHIP CHECKS AND DRAFTS MAY CAUSE MATERIAL DELAYS IN DISBURSEMENT OF FUNDS ON THIS ORDER.

IN ORDER TO AVOID DELAYS, ALL FUNDING SHOULD BE WIRE TRANSFERRED. OUTGOING WIRE TRANSFERS WILL NOT BE AUTHORIZED UNTIL CONFIRMATION OF THE RESPECTIVE INCOMING WIRE TRANSFER OR AVAILABILITY OF DEPOSITED CHECKS.

WIRING INFORMATION FOR THIS OFFICE IS AS FOLLOWS:

Union Bank
500 South Main Street
Orange, California 92668

ABA No. 122000496
Account No. 9120008290

PLEASE REFERENCE TITLE ORDER NUMBER AND TITLE OFFICER

DISREGARD ABOVE INFORMATION IF COMMONWEALTH LAND TITLE COMPANY IS YOUR ESCROW SETTLEMENT AGENT

CONTACT ESCROW OFFICER FOR WIRING INSTRUCTIONS

Note No. 2: THIS COMPANY DOES REQUIRE CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- (a) If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
- (b) If this Company cannot obtain a verbal update on the demand, we will either pay off the expired demand, or wait for the amended demand, at our discretion.

Note No. 3: This report is incomplete as to the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

This Company will require statement(s) of information from buyer, seller, and/or borrower, in order to complete this report.

Note No. 4: The only conveyances affecting said land recorded within six (6) months of the date of this report are as follows: None.

Note No. 5: The premium for a policy of title insurance, if issued, will be based on 100%.

jp/jc

11771

02

02

34

66

ORANGEWOOD AVENUE

ORANGEWOOD AVENUE

ORANGEWOOD AVENUE

ORANGEWOOD AVENUE

KNOTT STREET

WESTERN AVENUE

J.W. BIXBY & CO.

LOT 2
12.644 AC.

LOT 22
3.813 AC.

LOT 21
5.906 AC.

LOT 23
4.583 AC.

LOT 25
2.708 AC.

LOT 12
8.270 AC.

J.W. BIXBY & CO.

LOT 20
4.514 AC.

LOT 20
8.379 AC.

LOT 2
11.178 AC.

LOT 30
1.110 AC.

LOT 31
1.086 AC.

LOT 27
1.575 AC.

LOT 11
10.666 AC.

LOT 10
7.893 AC.

LOT 11
11.178 AC.

11771
MARKON

LOT 13
21.69 AC.

LOT 18
4.012 AC.

LOT 19
4.882 AC.

LOT 14
8.415 AC.

LOT 15
21.69 AC.

LOT 16
8.112 AC.

LOT 17
8.112 AC.

LOT 15
8.415 AC.

LOT 1
1.300 AC.

LOT 2
1.300 AC.

LOT 3
1.300 AC.

LOT 4
1.300 AC.

LOT 5
1.300 AC.

SUB.

SUB.

CHAPMAN AVENUE

CHAPMAN AVENUE

CHAPMAN AVENUE

CHAPMAN AVENUE

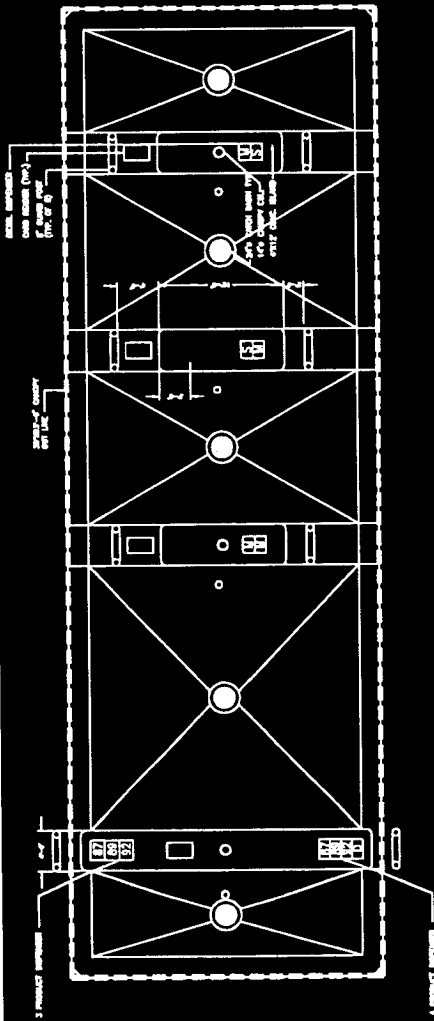
PREPARED FOR:
FRED FIEDLER & ASSOC.

BY:
WESTCOAST MAPPING
 (213) 973-4619

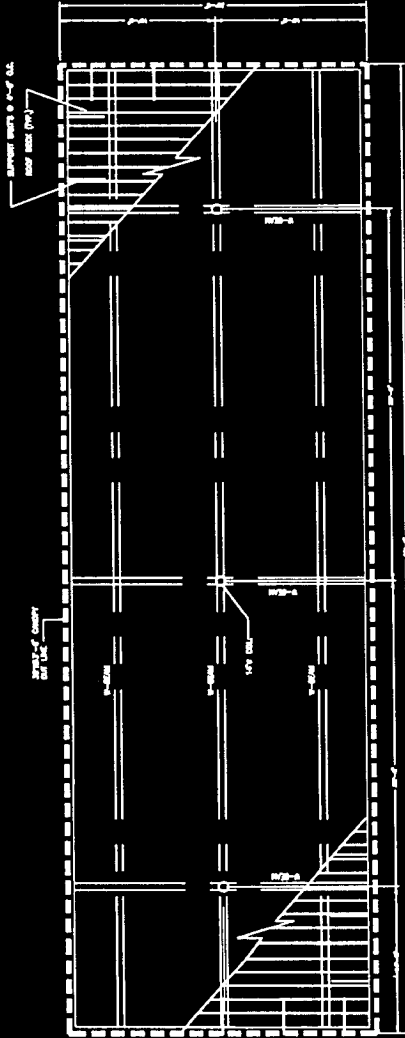
300' RADIUS MAP

- = OWNERSHIP NO.
- /= OWNERSHIP HOOK
- = SINGLE FAMILY RESIDENCE
- = NUMBER OF UNITS

DATE: 12-1-99
 SCALE: 1" = 400'
 ASSESSORS NO. 131-³³¹300-31
 ADDRESS: NONE

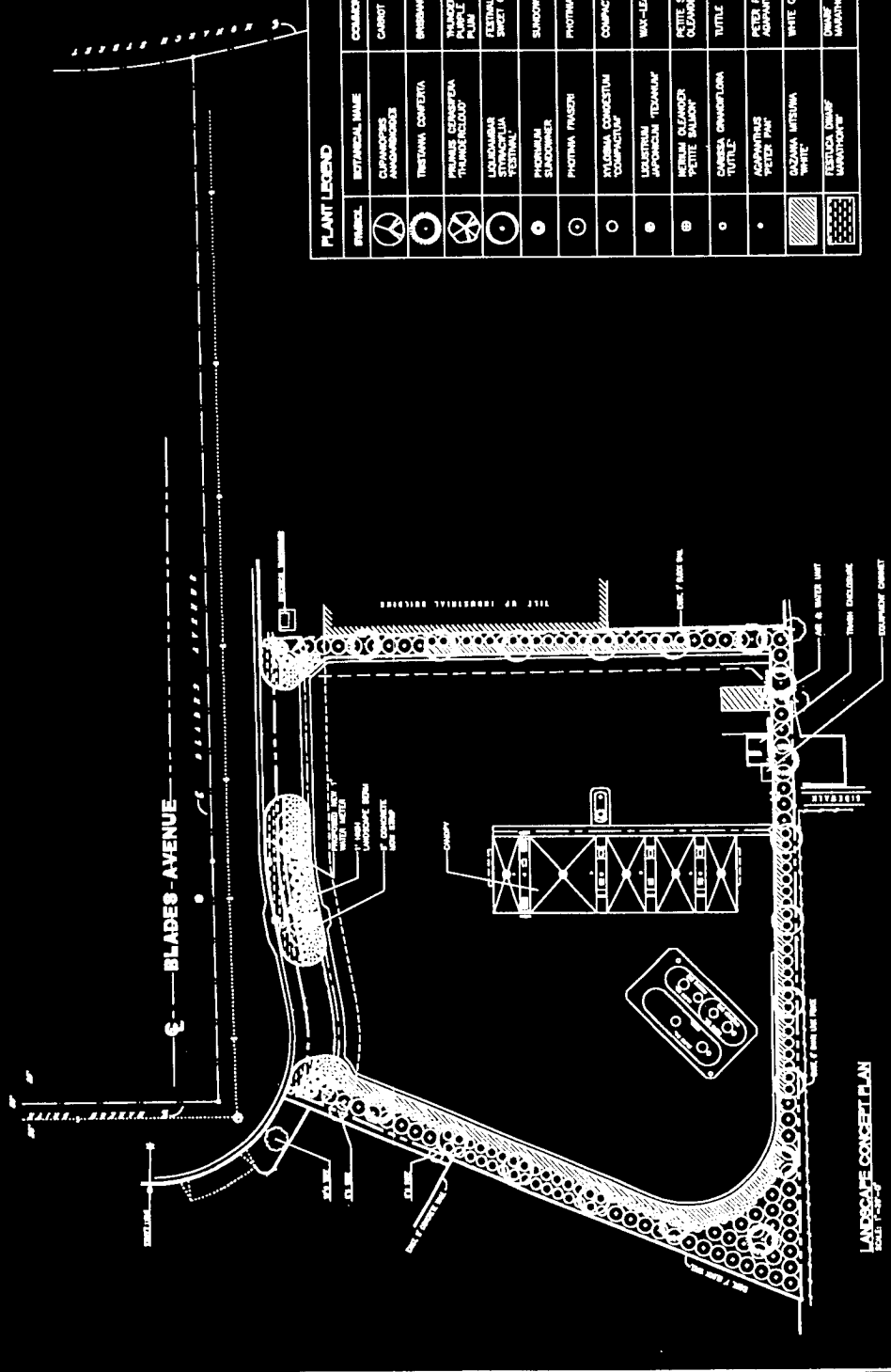


FUEL ISLAND W/ CANOPY PLAN INS. 5/17-11-07



CANOPY ROOF PLAN INS. 5/17-11-07

		CARDLOCK FUELS 41746 WOODS AVENUE JACKSON (LA) 70452-7140 (504) 744-7140	
FUEL ISLAND W/ CANOPY PLAN & ROOF PLAN		BLADES AVE. @ MARCON GARDEN GROVE, CALIFORNIA	
APPROVAL: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO.: _____ TOTAL SHEETS: _____	REVISIONS: NO. | DATE | DESCRIPTION _____ _____ _____	FRED FIEDLER & ASSOCIATES 2225 WEST WINDY BROOKWAY SUITE 100 GARDEN GROVE, CA 92647 (714) 942-1111 FAX: (714) 942-1112 WWW.FREDFIEDLER.COM	



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
(Symbol)	CAPIVADIA PANDANACEAE	CARROT WOOD	2	24" DIA	MIN. HEIGHT 10'-0"
(Symbol)	THESTOMA CONGESTA	BIRCHBARK BOY	8	18 DIA	MIN. HEIGHT 8'-0"
(Symbol)	FRAXILIS CORYMBOSA TRUNDEACLOUD	TRUNDEACLOUD	2	24" DIA	MIN. HEIGHT 10'-0"
(Symbol)	LEUCODENDRON STRYMONIUM TESTINALE	FESTIVAL AMETHYST SWEET OAK	11	15 DIA	MIN. HEIGHT 8'-0"
(Symbol)	PHORADENDRON SANDWICHENSE	SANDWICH PLUM	7	5 DIA	PLANT 9'-0" O.C.
(Symbol)	PHOTINIA FRAXINIFOLIA	PHOTINIA	88	5 DIA	PLANT 6'-0" O.C.
(Symbol)	XYLOPIA CONGESTUM CASHA-ROSE	COMPACT YUCCA	75	5 DIA	PLANT 4'-0" O.C.
(Symbol)	LEUCODENDRON SANDWICHENSE	WIKI-WIKI	82	5 DIA	PLANT 3'-0" O.C.
(Symbol)	MYRTILLUS QUINQUE FOLIATUS	WHITE BAY	18	5 DIA	PLANT 3'-0" O.C.
(Symbol)	CAREX OMBIFLORA TUTTLE	TUTTLE HAWAIIAN PLUM	21	1 DIA	PLANT 3'-0" O.C.
(Symbol)	ADONISMA PETER PAN	ADONISMA	10	1 DIA	PLANT 1'-0" O.C.
(Symbol)	OLYMPIA WHITE	WHITE OLIVIA	1,432	PLANT	REFER TO SPECIFICATIONS FOR INSTALLATION
(Symbol)	FEATHER MANTONIA	GRASS MANTONIA	570	ROLLS	

NOTE: TOTAL QUANTITY LANDSCAPE AREA IS 74M SQFT.
OFF-SITE LANDSCAPE AREA IS 8M SQFT.

CARDLOCK FUELS
44748 BEECH AVENUE
LANDLOCK (714) 762-3740

LANDSCAPE CONCEPT PLAN

BLADES AVE @ HANSON
GARDEN GROVE, CALIFORNIA

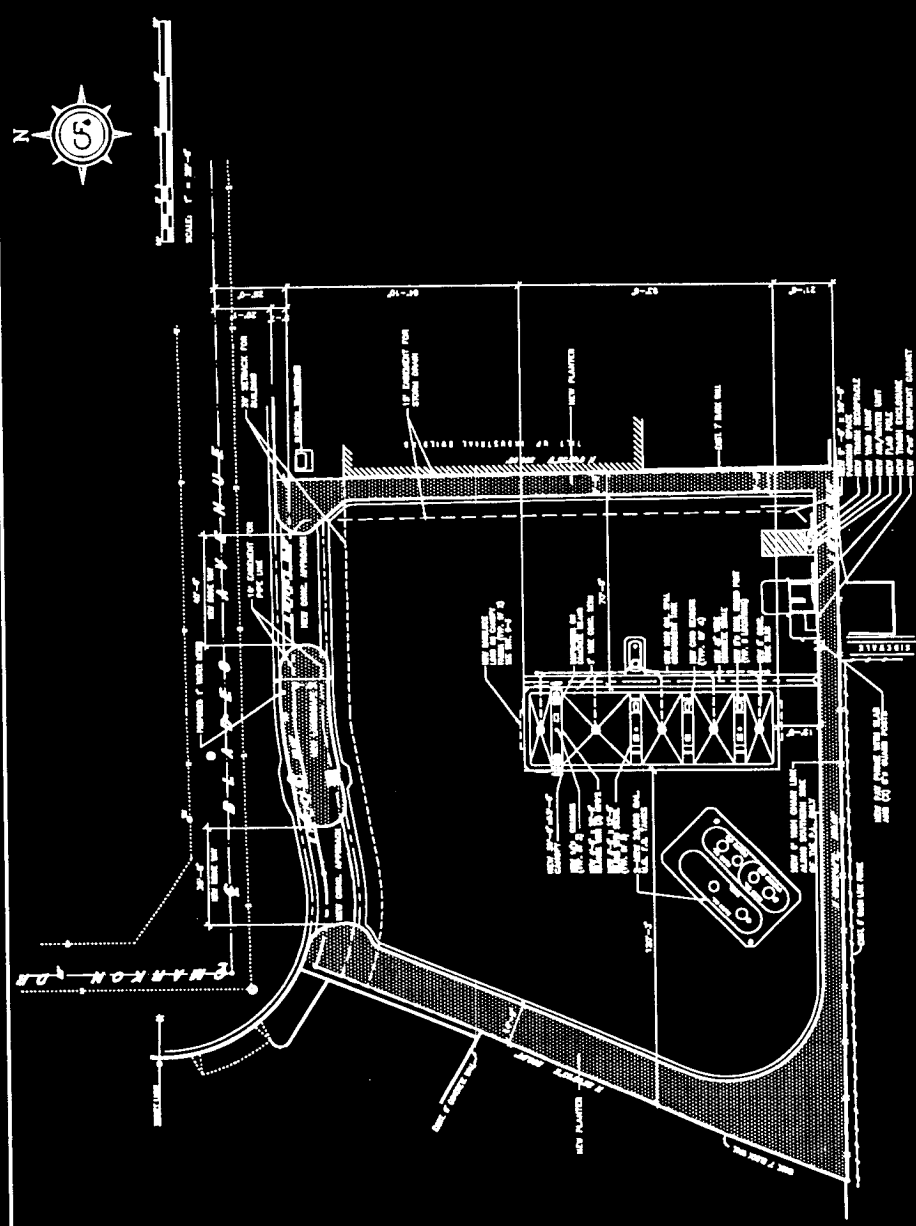
DATE: 1/17/00
SCALE: 1" = 20'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR CONSTRUCTION	1/17/00	...	...
2	ISSUED FOR PERMITS	...	...	...
3	ISSUED FOR CONTRACT	...	...	...
4	ISSUED FOR RECORDS	...	...	...

FRED FIEDLER & ASSOCIATES
2224 WEST 17TH STREET
GARDEN GROVE, CA 92647
TEL: (714) 762-3740
FAX: (714) 762-3740

- LANDSCAPE NOTES**
1. ALL LANDSCAPE AREAS ARE TO BE INSTALLED BY AN AUTOMATED IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS ARE TO BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
 3. PLANT COUNT TOTALS ARE FOR CONSTRUCTION RESPONSIBLE FOR ACCURATE PLANT COUNT TOTALS.
 4. ALL TREES INSTALLED IN PLANTERS 10'-0" WIDE OR LESS SHALL INCLUDE TRUNK PROTECTORS.

LANDSCAPE CONCEPT PLAN
SCALE 1" = 20'-0"



PROJECT INFORMATION

PROJECT NO. 4577 SUB. 1
 PROJECT NAME: 4577 SUB. 1
 PROJECT ADDRESS: 4577 SUB. 1
 PROJECT CITY: 4577 SUB. 1
 PROJECT STATE: 4577 SUB. 1
 PROJECT ZIP: 4577 SUB. 1

CLIENT INFORMATION

CLIENT NAME: 4577 SUB. 1
 CLIENT ADDRESS: 4577 SUB. 1
 CLIENT CITY: 4577 SUB. 1
 CLIENT STATE: 4577 SUB. 1
 CLIENT ZIP: 4577 SUB. 1

DESIGNER INFORMATION

DESIGNER NAME: 4577 SUB. 1
 DESIGNER ADDRESS: 4577 SUB. 1
 DESIGNER CITY: 4577 SUB. 1
 DESIGNER STATE: 4577 SUB. 1
 DESIGNER ZIP: 4577 SUB. 1

DATE

DATE: 4577 SUB. 1

SCALE

SCALE: 1" = 10'-0"

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

CARDLOCK FUELS
 4577 SUB. 1
 LANDSCAPE ARCHITECTURE
 (310) 457-7777

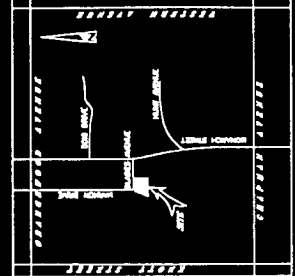
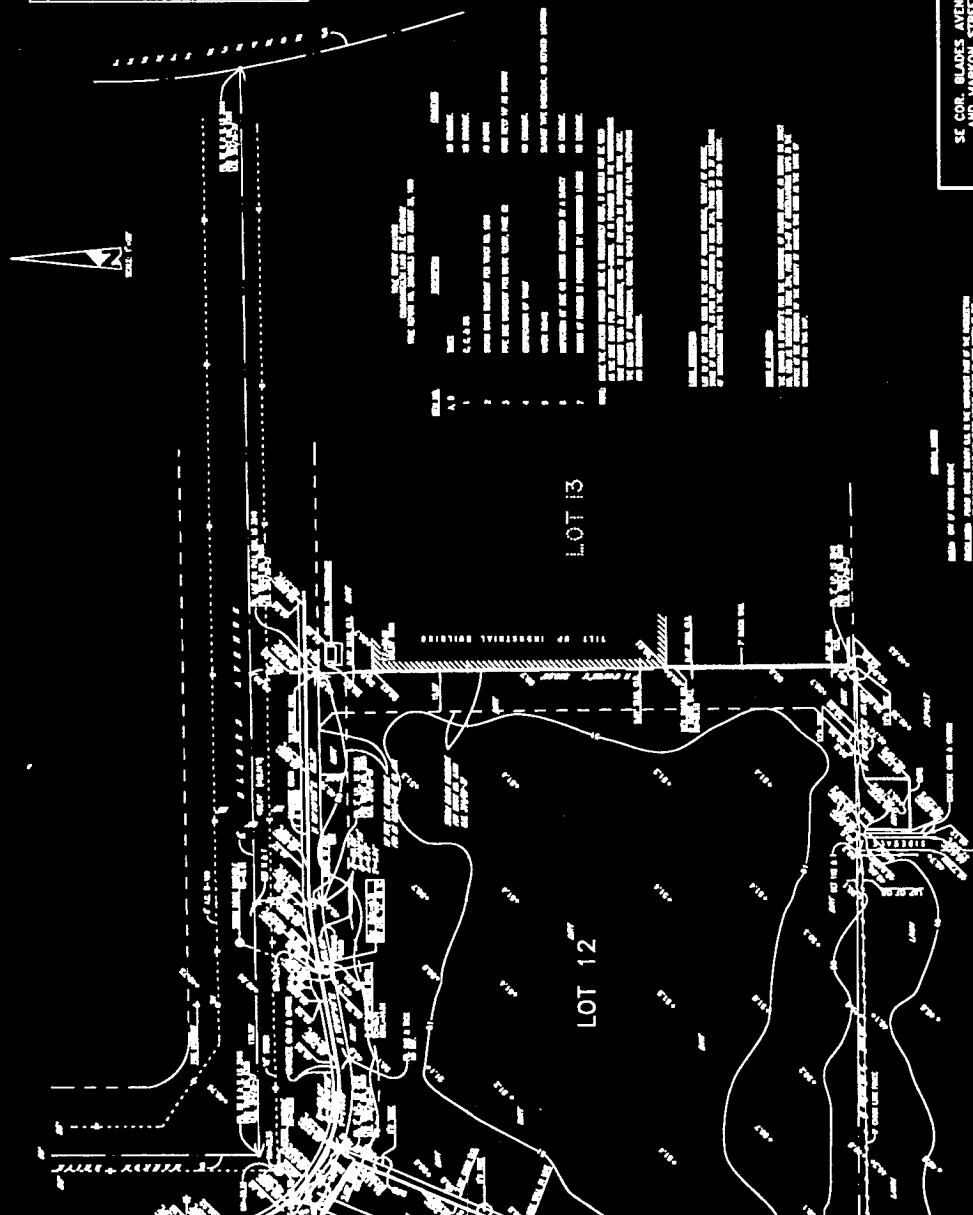
FRED FEDLER & ASSOCIATES
 10000 W. 10th Ave., Suite 100
 Golden, CO 80401
 (303) 440-1111

SITE PLAN

BLADEY AVE. & HARKON
 GARDEN GROVE, CALIFORNIA

DATE: 1/21/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 10'-0"

GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPERTY LINES AND AREAS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 5. THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION.



VICINITY MAP
 NOT TO SCALE

LOT 13

LOT 12

LOT 11

- DESCRIPTION**
1. THE AREA SHOWN ON THIS PLAN IS THE PROPERTY OF THE CLIENT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 4. THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION.
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 6. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 7. THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION.

ALTA/ACSM SURVEY
 OF
LOT 12
 IN
 SECTION 14, T4S, R1E, S4E
 COUNTY OF SANTA CLAY,
 STATE OF CALIFORNIA

ALTA/ACSM SURVEY
 OF
LOT 12
 IN
 SECTION 14, T4S, R1E, S4E
 COUNTY OF SANTA CLAY,
 STATE OF CALIFORNIA

**SE COR. BLADES AVENUE
 AND MARKON STREET
 GARDEN GROVE, CALIFORNIA**

APPROVAL	DATE
SEAL FOR SEAL	
SEAL FOR PLAN CHECK	
SEAL FOR CONSTRUCTION	
SEAL FOR RECORD	

SEAL FOR SEAL
 SEAL FOR PLAN CHECK
 SEAL FOR CONSTRUCTION
 SEAL FOR RECORD

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...

FRED FIEDLER & ASSOCIATES
 10000 ...
 ...



CITY OF GARDEN GROVE ATLAS SHEET NUMBER

DATE	INITIALS	REVISION DESCRIPTION
11-14-12	J.P.	1. REVISIONS TO 11-14-12
11-14-12	J.P.	2. REVISIONS TO 11-14-12
11-14-12	J.P.	3. REVISIONS TO 11-14-12
11-14-12	J.P.	4. REVISIONS TO 11-14-12
11-14-12	J.P.	5. REVISIONS TO 11-14-12
11-14-12	J.P.	6. REVISIONS TO 11-14-12
11-14-12	J.P.	7. REVISIONS TO 11-14-12
11-14-12	J.P.	8. REVISIONS TO 11-14-12
11-14-12	J.P.	9. REVISIONS TO 11-14-12
11-14-12	J.P.	10. REVISIONS TO 11-14-12

H-7

CITY OF GARDEN GROVE ATLAS SHEET NUMBER

H-7

CITY OF GARDEN GROVE ATLAS SHEET NUMBER

H-7



GENERAL NOTES:
 1. THE PROPERTY IS SUBJECT TO THE MOUNTAIN VIEW PLANNING ACT, WHICH IS A CITY OF GARDEN GROVE ORDINANCE. THE PROPERTY IS SUBJECT TO THE MOUNTAIN VIEW PLANNING ACT, WHICH IS A CITY OF GARDEN GROVE ORDINANCE. THE PROPERTY IS SUBJECT TO THE MOUNTAIN VIEW PLANNING ACT, WHICH IS A CITY OF GARDEN GROVE ORDINANCE.

EXPLANATION:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

ALTA/A/C/S/M SURVEY
 OF
LOT 12
 TRACT NO. 8489
 A.B. 384/20-27
 CLAYTON GROVE
 COUNTY OF GARDEN GROVE
 STATE OF CALIFORNIA

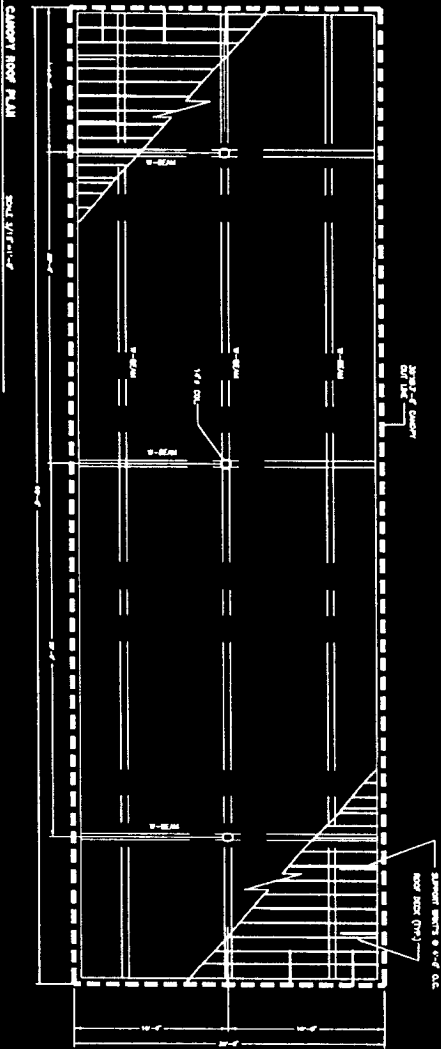
PREPARED BY:
 FRED FIEDLER & ASSOCIATES
 10000 BAYVIEW AVENUE, SUITE 100
 GARDEN GROVE, CALIFORNIA 92647
 PHONE: (714) 941-1111
 FAX: (714) 941-1112
 WWW: WWW.FREDFIEDLER.COM

SE COR. BLADES AVENUE AND MARKON STREET GARDEN GROVE, CALIFORNIA

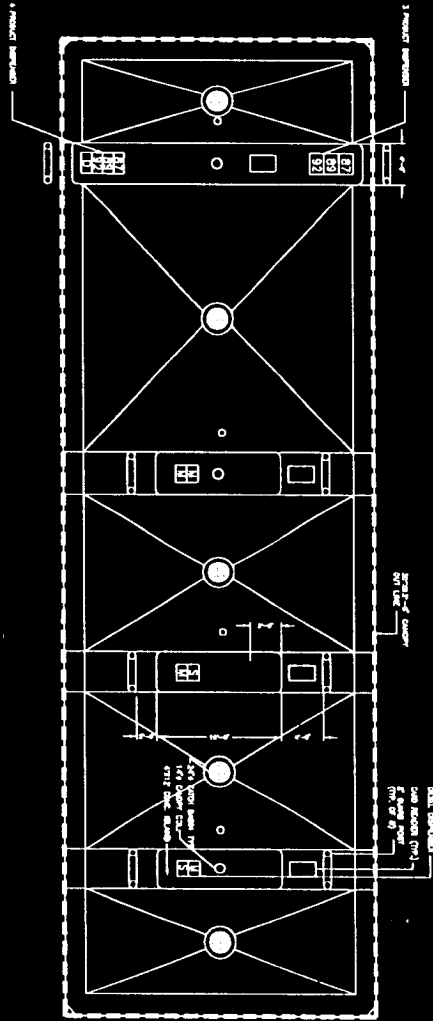
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN CHECK		
2	FINAL PLAN CHECK		
3	RECORD FOR BLDG. DEPT.		
4	RECORD FOR CONTRACTOR		
5	RECORD FOR RECORD		

REVISIONS:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

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 WWW: WWW.FREDFIEDLER.COM



PLAN ISSUED BY GARAGE PLAN SCALE 3/16" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/21/00	ISSUED FOR C.A.P.	ERIC	
2	1/21/00	ISSUED FOR PLAN CHECK	ERIC	
3	1/21/00	ISSUED FOR PERM. REVIEW	ERIC	
4	1/21/00	ISSUED FOR CONSTRUCTION	ERIC	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/21/00	ISSUED FOR C.A.P.	ERIC	
2	1/21/00	ISSUED FOR PLAN CHECK	ERIC	
3	1/21/00	ISSUED FOR PERM. REVIEW	ERIC	
4	1/21/00	ISSUED FOR CONSTRUCTION	ERIC	

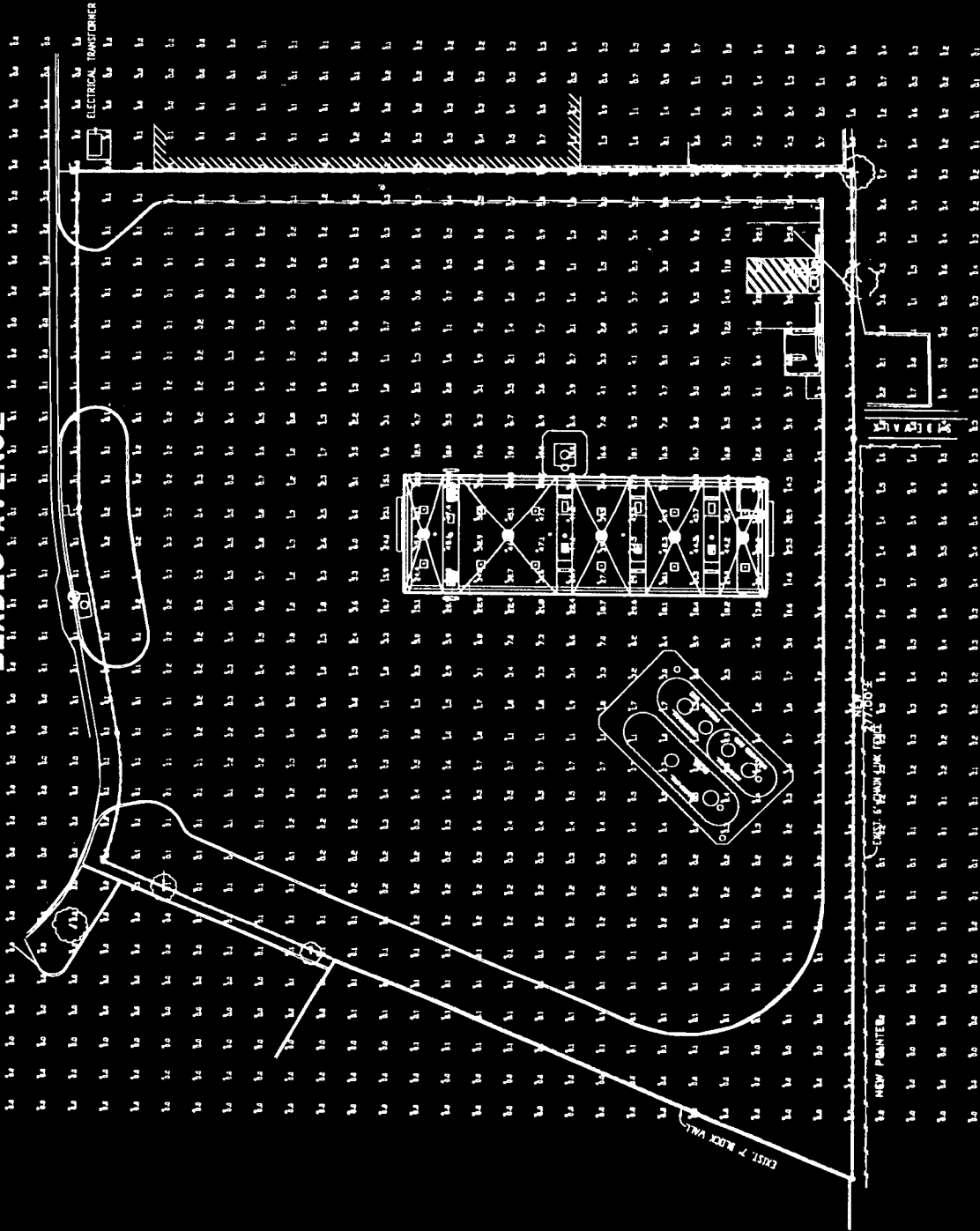
NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/21/00	ISSUED FOR C.A.P.	ERIC	
2	1/21/00	ISSUED FOR PLAN CHECK	ERIC	
3	1/21/00	ISSUED FOR PERM. REVIEW	ERIC	
4	1/21/00	ISSUED FOR CONSTRUCTION	ERIC	

CARDLOCK
ARCHITECTURAL & ENGINEERING
1111 15th Street, N.W.
Washington, D.C. 20004
Tel: (202) 331-2710
Fax: (202) 331-2711

PLAN ISSUED BY GARAGE PLAN
SCALE 3/16" = 1'-0"

Based on the information provided, all dimensions and luminaire locations were checked by the engineer and/or architect must determine applicability of the layout to existing or future field conditions.

BLADES AVENUE



NUMERIC SUMMARY	AVG	MIN	MAX	AVG/0.06	MAX/0.06
CADGET SUMMARY	25.53	2.59	24.3	1.78	2.41
SUMMARY INSIDE CURB	6.13	2.57	0.1	6.13	2.57

LUMINAIRE SCHEDULE		LUMINAIRE MODEL		DESCRIPTION	
SYMBOL	QTY	MODEL	AMOUNT	MODEL	DESCRIPTION
A	1	STROBE	370	448	EC-3-200-SIV-PC
B	1	STROBE	1000	1000	GVV-27-1000-MS-CT

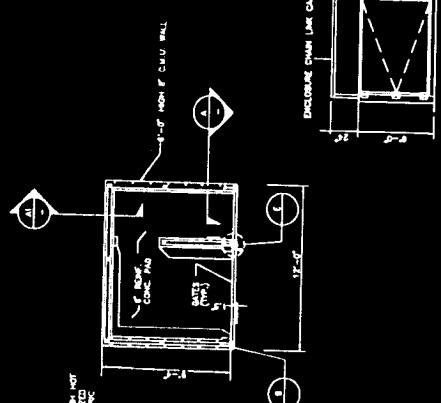
This lighting pattern represents luminance levels calculated from laboratory data using uniformity and distribution factors approved by the manufacturer. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

INDUSTRIES
LIGHTING PROPOSAL FOR
CARDLOCK
GARDEN GROVE, CA

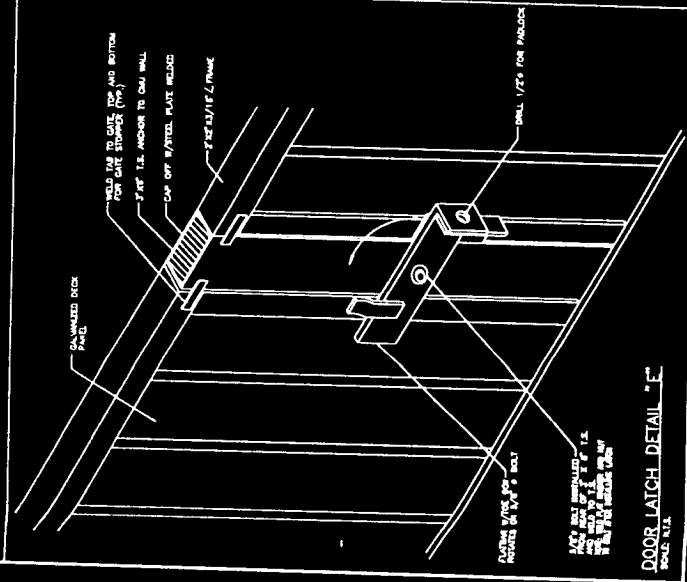
DATE: 1-20-00
SHEET 1 OF 1

Rev.	Date	By

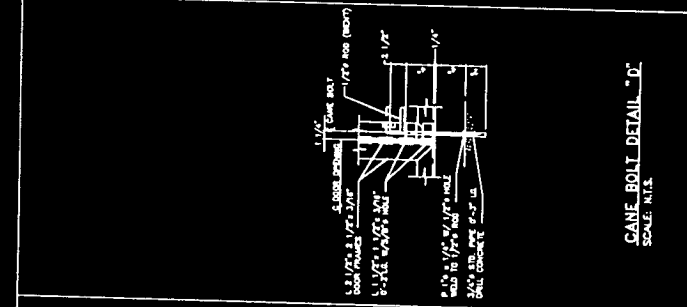
NOTES:
 1. MEAN TRASH ENCLOSURE GATES
 2. STRUCTURE AND INSTALLATION PER REGIONAL CONTRACTOR



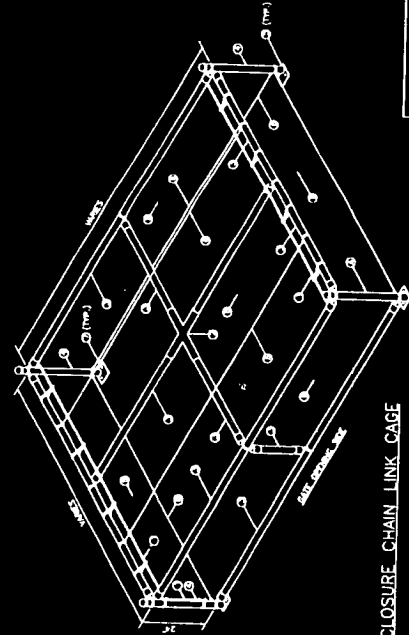
12'-0" x 9'-4" TRASH ENCLOSURE ELEVATION AND PLAN VIEW
 SCALE: 1/4" = 1'-0"



DOOR LATCH DETAIL "E"
 SCALE: N.T.S.



GATE BOLT DETAIL "D"
 SCALE: N.T.S.

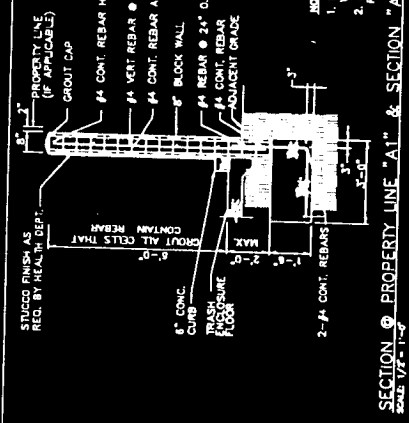


ENCLOSURE CHAIN LINK GATE
 SCALE: 1/4" = 1'-0"

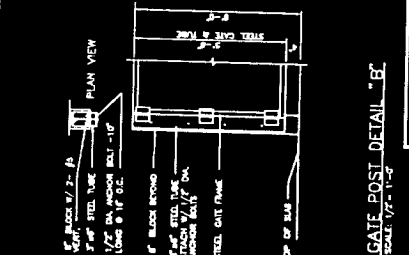
PARTS LIST

- 1 TOROYO PAV. W/4
- 2 1 1/2" DIA. CROSS-SLEEVE
- 3 1 1/4" DIA. PIPE (TYPICAL FINISH)
- 4 2" DIA. PIPE (TYPICAL FINISH)
- 5 4" x 4" x 1/4" ANCHOR PLATE
- 6 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 7 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 8 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 9 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 10 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 11 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 12 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 13 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 14 3/4" DIA. W/4 W/4 ANCHOR PLATE
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- 96 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 97 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 98 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 99 3/4" DIA. W/4 W/4 ANCHOR PLATE
- 100 3/4" DIA. W/4 W/4 ANCHOR PLATE

NOTE: INSTALL SLATES ON TOP AND 3 SIDES ON CHAIN LINK.



SECTION @ PROPERTY LINE "A"
 SCALE: 1/4" = 1'-0"



GATE POST DETAIL "B"
 SCALE: 1/4" = 1'-0"

CARDLOCK FUELS
 4424 LAMAR BLVD.
 LANCASTER, CALIFORNIA 93534
 (714) 744-7140

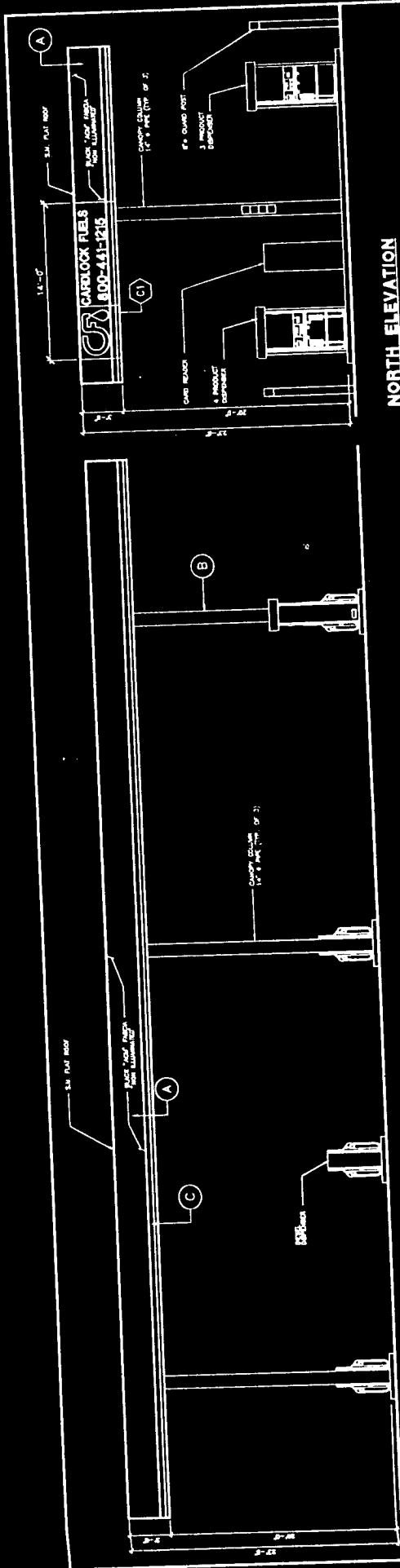
TRASH ENCLOSURE DETAILS

BADES AVE. @ HARBOR
 GARDEN GROVE, CALIFORNIA

DATE: 1/18/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 4973CUA2

NO.	DESCRIPTION	QTY.	UNIT	REVISIONS
1	12'-0" x 9'-4" TRASH ENCLOSURE	1	EA.	
2	ENCLOSURE CHAIN LINK GATE	1	EA.	
3	ENCLOSURE CHAIN LINK GATE	1	EA.	
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100	ENCLOSURE CHAIN LINK GATE	1	EA.	

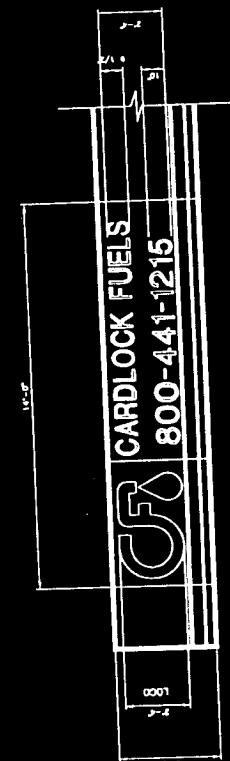
FRED FIEDLER & ASSOCIATES
 222 WEST 7TH STREET
 ANAHEIM, CALIFORNIA 92801
 (714) 771-1111
 FAX: (714) 771-1112
 WWW.FREDFIEDLER.COM



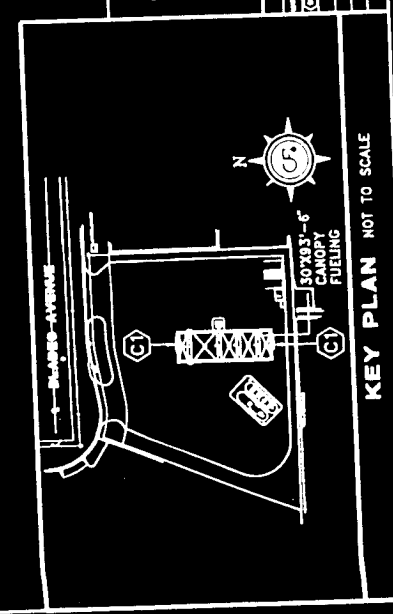
EAST ELEVATION
SCALE: 1/4"=1'-0"

NORTH ELEVATION
SCALE: 1/4"=1'-0"

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



CANOPY SIGN DETAIL
NOT TO SCALE



KEY PLAN NOT TO SCALE

LEGEND

- (A) FINISHED BAWD ALUMINUM BLACK NON ILLUMINATED CANOPY FLASH
- (B) ANGLEWELDED TO MATCH FINNICE FAB MACHINE GRN
- (C) RED AND WHITE WIRE STRIP NON ILLUMINATED

PROPOSED SIGN SUMMARY

DESCRIPTION	QTY	UNIT	AMOUNT	DATE
(A) ILLUMINATED CANOPY SIGN	1	SQ. FT.	15.37	11/23/00
(B) ILLUMINATED CANOPY SIGN	1	SQ. FT.	15.37	11/23/00
(C) ILLUMINATED CANOPY SIGN	1	SQ. FT.	15.37	11/23/00
TOTAL SIGN AREA (SQ. FT.)			46.11	

CARDLOCK FUELS
ATLAS FUEL SYSTEMS
JANUARY 2000
(714) 724-7118

REVISIONS

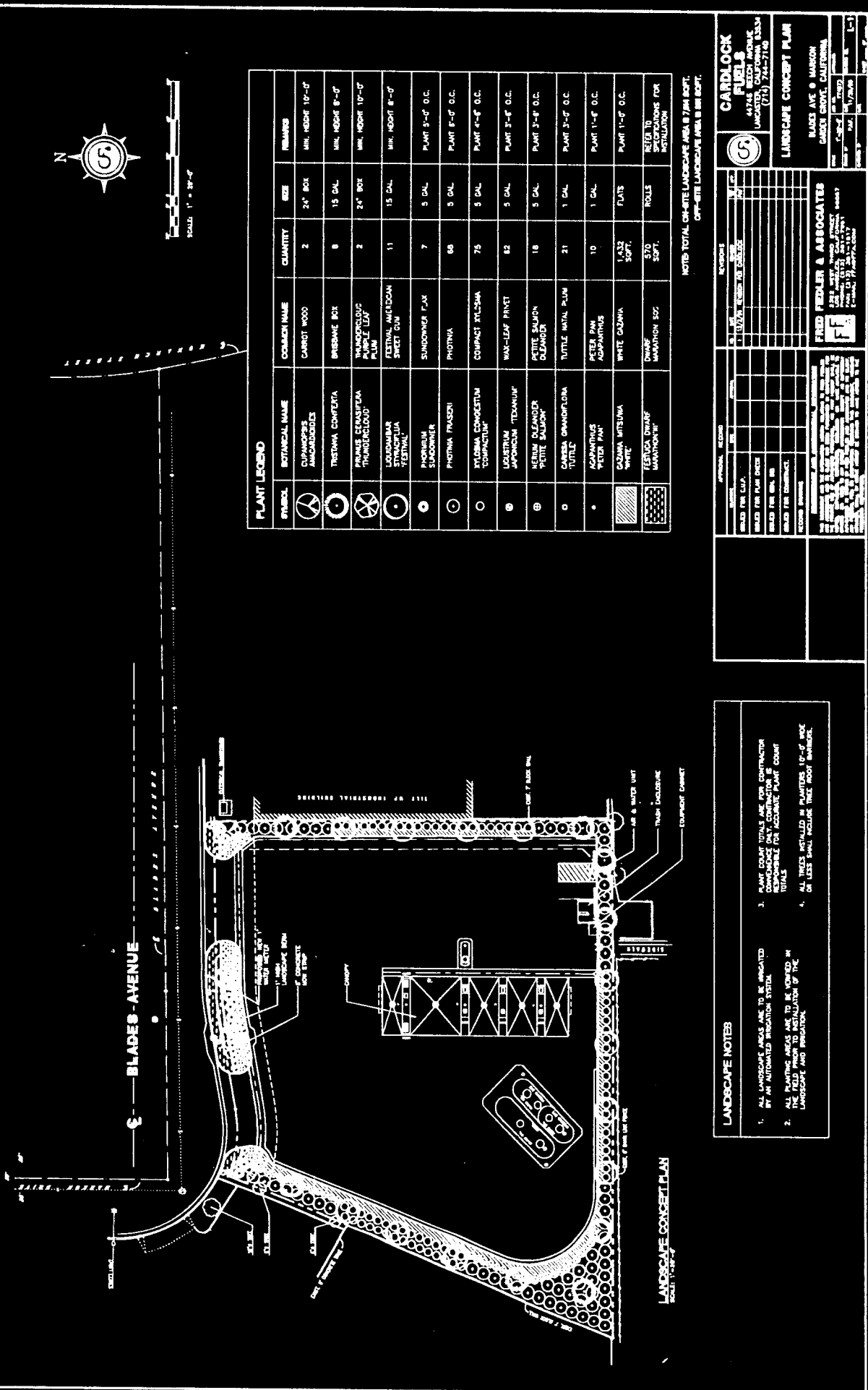
NO.	DATE	DESCRIPTION
1		
2		
3		
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7		
8		
9		
10		

PREPARED BY: FRED FIEDLER & ASSOCIATES
2221 WEST 20TH AVENUE, SUITE 2000
DENVER, CO 80202
PHONE: (303) 344-3347
E-MAIL: FRED@FFA.CO

CLIENT: CARDLOCK FUELS
10000 W. 10TH AVENUE
DENVER, CO 80202
PHONE: (303) 344-3347
E-MAIL: INFO@CARDLOCK.COM

SIGN PROGRAM

BLADES, INC. 6 HANSON
GARDEN GROVE, CALIFORNIA
PHONE: (714) 724-7118



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
⊗	QUERCUS AGAGYRIFOLIA	CARBET WOOD	24" BOX	2	MIN. HEIGHT 10'-0"
⊙	TRISTEMA COCCINTELLO	BRISBANE BOX	15 GAL	8	MIN. HEIGHT 8'-0"
⊗	FRAXILIS LEUCOSYRIZA THUNBERGII	THAMNOCLADUS PURPLE LEAF	24" BOX	2	MIN. HEIGHT 10'-0"
⊙	LEUCODENDRON LEUCOPHYLLUM	FESTIVAL AMERICAN SWEET GUM	15 GAL	11	MIN. HEIGHT 8'-0"
⊙	PHORBUM SAGITTIFOLIUM	SUNDOWNER F-JACK	5 GAL	7	PLANT 3'-0" O.C.
⊙	PHOTINIA FRAXINIFOLIA	PHOTINIA	5 GAL	68	PLANT 3'-0" O.C.
⊙	YUCCA COMPLEXTUM	COMPACT YUCCA	5 GAL	75	PLANT 4'-0" O.C.
⊙	LOSTRUM JAPONICUM	WAX-LEAF PRIVET	5 GAL	82	PLANT 3'-0" O.C.
⊙	LEUCODENDRON LEUCOPHYLLUM	WHITE SALVON O-LANDER	5 GAL	18	PLANT 3'-0" O.C.
⊙	CAREXA OMBROPHLOA	TUTTLE NAVAL PLUM	1 GAL	21	PLANT 3'-0" O.C.
⊙	LEUCODENDRON LEUCOPHYLLUM	WHITE SALVON	1 GAL	10	PLANT 1'-0" O.C.
⊙	GAZANIA MITSUBANA	WHITE GAZANIA	PLANTS	1,432	SEE TO SPECIFICATIONS FOR INSTALLATION
⊙	LEUCODENDRON LEUCOPHYLLUM	WHITE SALVON	ROLLS	370	SEE TO SPECIFICATIONS FOR INSTALLATION
⊙	LEUCODENDRON LEUCOPHYLLUM	WHITE SALVON	ROLLS	370	SEE TO SPECIFICATIONS FOR INSTALLATION

NOTE: TOTAL ON-SITE LANDSCAPE AREA IS 7,741 SQ. FT.
OFF-SITE LANDSCAPE AREA IS 88 SQ. FT.

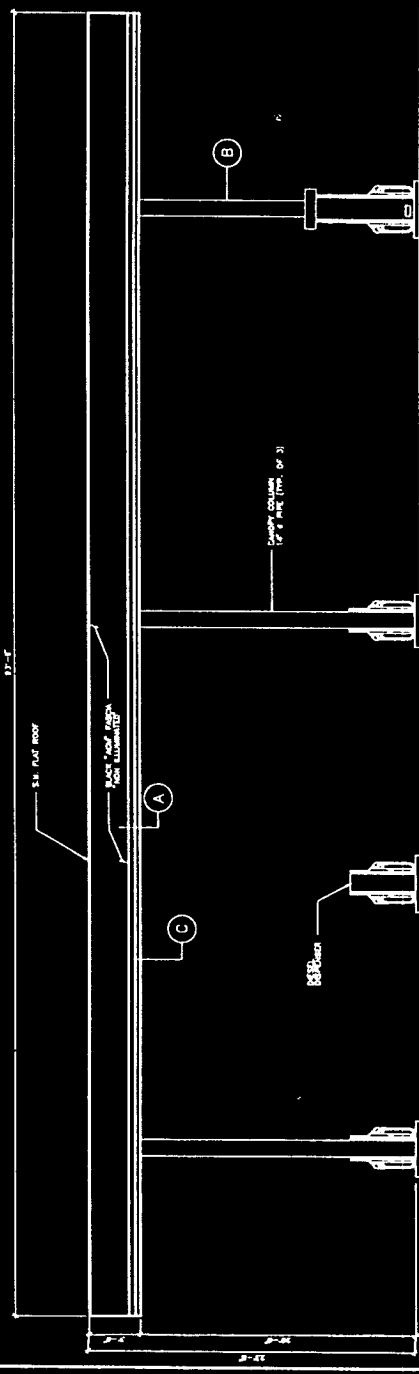
CARDLOCK PUEBLS
4745 BERRY AVENUE
UNION CITY, CALIFORNIA 94584
(415) 744-2140

LANDSCAPE CONCEPT PLAN

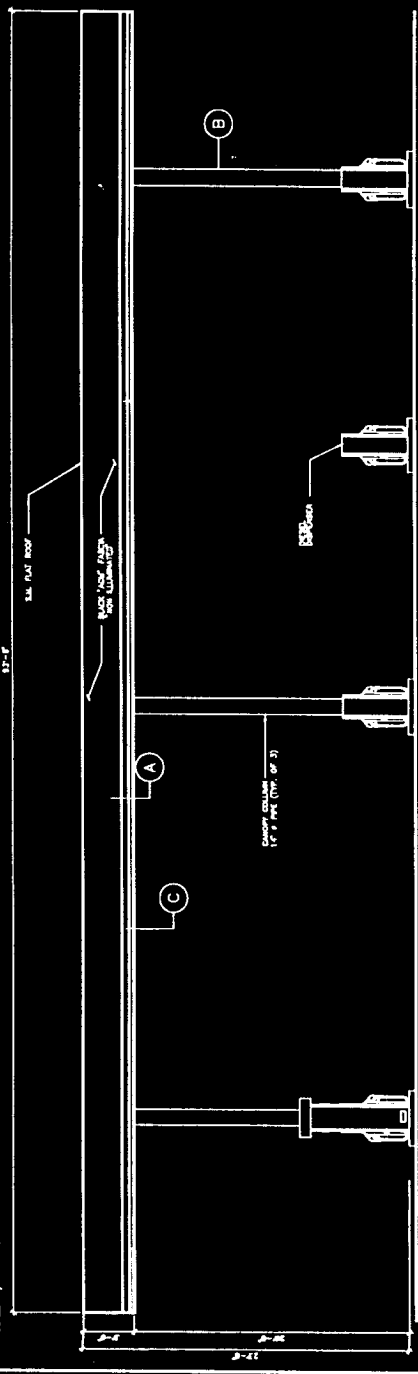
BLADES AVE & MARIKON
GREEN GROVE, CALIFORNIA

DATE: 1/17/00
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20'-0"

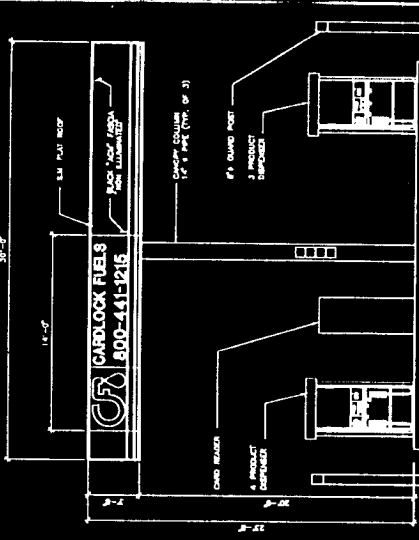
- LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM.
 - ALL PLANTING AREAS ARE TO BE WORKED IN THE FIELD PRIOR TO INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
 - PLANT COUNT TOTALS ARE FOR CONTRACTOR DEMONSTRATION ONLY. CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNT TOTALS.
 - ALL TREES INSTALLED IN PLANTINGS 10'-0" HIGHER THAN 10'-0" MUST BE PLANTED WITH TRUNK GUARDS.



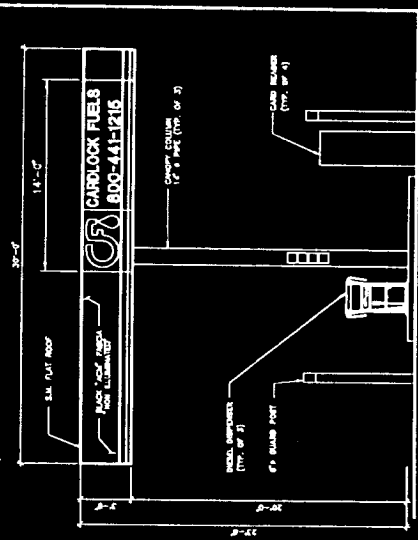
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

<p>LEGEND</p> <p>A SOLID BLACK SURFACE SHALL BE BLACK PULVERIZED AND CANOPY FABRIC SHALL BE MATCHED TO MATCH FRABILE / P33 MACHINE ONLY</p> <p>B RED AND WHITE WHITE STRIP NOT ILLUMINATED</p> <p>C RED AND WHITE WHITE STRIP NOT ILLUMINATED</p>		<p>CARDLOCK FUELS</p> <p>44746 BUSH AVENUE LANOCHE, CA 95033 (714) 764-3740</p> <p>CANOPY ELEVATIONS</p> <p>BLADES AVE. & MARSHON CARSON GROVE, CALIFORNIA</p>	
<p>APPROVALS</p> <p>DATE: _____</p> <p>BY: _____</p> <p>FOR: _____</p>		<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p> <p>1 _____</p> <p>2 _____</p> <p>3 _____</p>	
<p>PREPARED BY: ERIC</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p>		<p>FRID FIEDLER & ASSOCIATES</p> <p>2221 WEST WASHINGTON STREET FREMONT, CA 94531 (415) 351-1111 E-MAIL: FF@FRIDFIEDLER.COM</p>	