PLANNING COMMISSION AGENDA REPORT

VI. 7

MEETING DATE: JUNE 13, 2011 ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11-10 - VARIANCE FROM STREET SETBACK REQUIREMENTS FOR A TEMPORARY REMEDIATION FACILITY
3599 HARBOR BOULEVARD

DATE: JUNE 2, 2011

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 mlee@ci.costa-mesa.ca.us

PROJECT DESCRIPTION

The applicant is requesting the following:

- Variance to allow the installation of a temporary soil and groundwater remediation facility screened with a minimum 6-foot high masonry wall within the existing required street landscape setback for a former service station site (currently occupied by EZ Lube). The facility and wall will be removed when the remediation is complete, which is estimated to take approximately three years.

APPLICANT

The applicant is Allen Just, authorized agent for Jane De Giacomo, the owner of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Site Location and History

The property is located on the southwest corner of Harbor Boulevard and Macarthur Boulevard, bordering the City of Santa Ana. The site contains an oil change facility (EZ Lube) which was constructed in the mid-1990's under Development Review DR-95-06. The site was previously a service station (Chevron, formerly Unocal) which was demolished in the early 1990's to accommodate the project.

As indicated in the applicant's letter, a copy of which is attached to this report, when the service station's underground fuel storage tanks were removed, it was discovered that the soil and groundwater were contaminated as a result of fuel leakage from the tanks. As a result, 4,303 tons of contaminated soli was excavated and 1,777 tons of contaminated soil was removed from the site.

In 2006, workers doing repair work on the elevators at the Ana Mesa Inn, which abuts the site, discovered fuel vapor and additional contaminated soil on their property. Additional testing of soil and groundwater was conducted at the request of the Orange County Health Care Agency (OCHCA). Based on the positive results of fuel contamination from these tests, OCHCA required the installation of remediation equipment to extract the contaminants.

ANALYSIS

The applicant is proposing to locate the remediation equipment within a portion of the existing landscape planter along the Harbor Boulevard frontage. The equipment will be screened by a wall at least 6 feet in height, possibly higher based on the height of the equipment.

Zoning Code Section 13-105(a) requires all setbacks abutting a public right-of-way to be landscaped, except for sidewalks and driveways that serve the development. As a result, the applicant is requesting the approval of a variance to place the remediation equipment in this location.

Code Section 13-29(g)(1) requires any of the following findings for variances, and administrative adjustments:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Staff Justifications for Approval

Staff supports the variance request based on the following:

- *Due to the existing building, parking, and vehicle circulation areas on the property, there is no other location for the remediation facility that would not adversely impact the operation of the existing business.*

  The site is presently occupied by a 4,500 square foot EZ Lube facility, site landscaping, and customer parking and vehicle circulation areas. As indicated in the applicant's letter, the site is also a corner lot bounded on two sides by the Ana Mesa Inn. Staff concurs with the applicant's statement in the letter that the existing site improvements provide a constraint on where the remediation facility can be located. While it may be possible to locate the remediation facility adjacent to the Ana Mesa Inn, staff believes this is an unfavorable location due to possible noise impacts from the facility to the residents/guests. Therefore, the existing site constraint would create a special circumstance applicable to the property that would justify granting of the variance.

- *Approval of the variance is required to "sunset" when the site remediation is complete or three years from the date of approval, whichever occurs first.*

  Planning Application PA-11-10 contains a "sunset clause" that requires the approval to terminate upon completion of the site remediation or three (3) years from the date of approval (June 13, 2014), whichever occurs first (condition no. 3). If additional time is needed to complete the remediation, the applicant may request a six-month time extension which must be made prior to the expiration date and is subject to review and approval by the Zoning Administrator.

- *The tree(s) proposed to be removed to accommodate the remediation facility will be required to be replaced elsewhere on the site.*

  Installation of the remediation equipment will require the removal of at least one mature tree on the property. The applicant will be required to plant replacement trees consistent with the tree(s) to be removed a 3:1 basis, 24-inch box size minimum (condition no 4).

- *As shown on the conceptual plans (see colored exhibits), the screen wall materials and colors will match the appearance of the existing building.*

  The decorative wall and landscaping will complement the existing on-site structures and compensate for the loss of street landscaping.

- *The landscape planter is required to be replaced when the remediation facility and screen wall are removed.*

  No later than 30 days following the removal of the remediation equipment, the screen wall shall be removed and the area replaced with a landscape planter with trees and groundcover per the City's Zoning Code (condition no. 5).

GENERAL PLAN CONFORMITY

In accordance the General Plan, the proposal involves a use and intensity that is consistent with the General Commercial land use designation and, as conditioned, complementary to the surrounding area and uses.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the variance as proposed by the applicant; or
2. Deny the variance as proposed. If the variance is denied, the applicant could not submit substantially the same type of application for six months.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

It is staff's opinion that, based on the location and the recommended conditions, the variance will not create any adverse impacts on surrounding properties. Therefore, staff supports the request.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

Attachments:
1. Draft Planning Commission Resolutions
2. Applicant's Project Description Letter
3. Location Map and Plans

cc: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Manager

Fire Protection Analyst
Staff (4)
File (2)

Allen Just
320 Commerce
Irvine, CA 92602

Jane De Giacomo
4 South Colonial Court
Eastborough, KS 67207

File: 061311PA1110	Date: 053111	Time: 10:00 a.m.

ATTACHMENT 1

RESOLUTION NO. PC-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-10

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Allen Just, authorized agent for Jane De Giacomo, owner of real property located at 3599 Harbor Boulevard, requesting approval of a variance to allow the installation of a temporary soil and groundwater remediation facility screened with a minimum 6-foot high masonry wall within the existing required street landscape setback for a former service station site, which be removed when the remediation is complete, which is estimated to take approximately three years; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 2011.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-11-10 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-11-10 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. This approval shall terminate no later than three years from the date of approval (June 13, 2014), unless an extension of time is granted by the Zoning Administrator. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of June, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 13, 2011, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (for approval)

1. The information presented substantially complies with Section 13-29(e) of the Costa Mesa Municipal Code in that:

   a. The proposed use is compatible and harmonious with uses on-site as well as those on the surrounding properties.

   b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

   c. The General Commercial land use designation permits a wide range of commercial uses, and the proposal is consistent with the General Plan.

   d. The planning application is for a project-specific case and does not establish a precedent for future development.

2. The use, as conditioned, complies with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. Specifically, the site is presently occupied by a 4,500 square foot EZ Lube facility, site landscaping, and customer parking and vehicle circulation areas. The site is also a corner lot bounded on two sides by the Ana Mesa Inn. The existing site improvements provide a constraint on where the remediation facility can be located. Additionally, there is a desire not to locate the remediation facility adjacent to the Ana Mesa Inn to minimize the noise impacts from the facility to the residents/guests. Therefore, the existing site constraint would create a special circumstance applicable to the property that would justify granting of the variance.

3. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

4. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-11-10 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

2. The developer shall provide a screen wall for the remediation equipment as shown on the conceptual plans to provide visual relief for the project from the street. Final materials and colors shall be subject to approval by the Planning Division. No modification(s) of the approved screen wall materials including, but not limited to, changes that increase the screen wall height or a change of the finish material(s), shall be made during construction without prior Planning Division written approval.

3. The approval of Planning Application PA-11-10 shall terminate upon completion of the site remediation or three (3) years from the date of approval (June 13, 2014), whichever occurs first. If additional time is needed to complete the remediation, a request for a six-month time extension must be made prior to the expiration date. The Zoning Administrator shall approve the six-month time extension. However, no more than two six-month time extensions shall be approved at the Zoning Administrator level. The variance shall be considered null and void after the valid approval timeframe is expired.

4. Existing mature trees shall be retained wherever possible. Replacement trees for the remediation equipment shall be consistent with trees to be removed and may be required on a 3:1 basis, 24-inch box size minimum. This requirement shall be completed under the direction of the Planning Division.

5. No later than 30 days following the removal of the remediation equipment, the screen wall shall be removed and the area replaced with a landscape planter with trees and groundcover per the City's Zoning Code.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-10

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Allen Just, authorized agent for Jane De Giacomo, owner of real property located at 3599 Harbor Boulevard, requesting approval of a variance to allow the installation of a temporary soil and groundwater remediation facility screened with a minimum 6-foot high masonry wall within the existing required street landscape setback for a former service station site, which be removed when the remediation is complete, which is estimated to take approximately three years; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 2011.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-11-10 with respect to the property described above.

PASSED AND ADOPTED this 13th day of June, 2011.

_____

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for denial)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
   a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
   b. The project is not consistent with the General Plan.

B. The use does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because no special circumstances applicable to the property exist which, through the strict application of development standards, deprives the property of privileges enjoyed by others in the vicinity.

C. The Costa Mesa Planning Commission has denied PA-11-10. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

ATTACHMENT 2

ARCADIS

Infrastructure · Water · Environment · Buildings

ARCADIS U.S., Inc.
320 Commerce
Suite 200
Irvine
California 92602-1385
Tel 714.730.9052
Fax 714.730.9345
www.arcadis-us.com

ENVIRONMENT

City of Costa Mesa
Development Services Department
77 Fair Drive
P.O. 1200
Costa Mesa, California 92628-1200

Subject:
Setback Variance Request
Chevron Facility No. 30-6633
(Former Unocal Station #5404)
3599 Harbor Boulevard
Costa Mesa, California 92626

OCHCA Case No. 91UT134

Date:
March 24, 2011

Contact:
Allen C. Just, P.E.

Phone:
714.508.2677

Email:
Allen.Just@arcadis-us.com

Our ref:
B0047556.0000.00002

Dear Sir or Madam:

This letter serves as the Applicant Letter for a setback variance for the site located at 3599 Harbor Boulevard on the southwest corner of Harbor Boulevard and MacArthur Boulevard (see Figure 1 – Site Location Map and Figure 2 – Site Plan).

SITE BACKGROUND

Currently, the site is fully developed. It is currently owned by EZ Lube and operates as an automobile service station and is located immediately adjacent, to the east and north, of the L-shaped Ana Mesa Inn owned by Cal-Western Harbor MacArthur Development Partners.

The site was previously occupied by a Unocal automobile fueling and service station from 1964 to 1991, when all underground storage tanks (USTs) and associated improvements were removed from the site. Chevron has retained the environmental liability resulting from previous usage at the site.

The topography of the site is relatively flat and underlying soil consists of alluvium and flood plain deposits ranging from sands, gravels and conglomerates to silts and clays. The site is located in the Orange County Groundwater Basin that is composed of three main aquifer systems: the Lower, Middle (Main) and Upper Aquifer Systems. The current monitoring wells at the site are all screened in the Upper Aquifer System, which has an average thickness of 800 feet and consists of alluvial deposits. The

nearest active groundwater production well [Mesa Consolidated Water District (MCWD) well MCWD-3b] is located 500 feet downgradient of the site, with a well depth of 592 feet below ground surface (bgs) and screening intervals of 242 to 302 feet and 412 to 572 feet bgs. This groundwater production well is also located in the Upper Aquifer System.

In the early 1990's, after the USTs and conveyance piping were excavated and removed, various soil borings and monitoring wells were installed at the site that identified petroleum hydrocarbon impacted soil and groundwater. In 1995, approximately 4,303 tons of petroleum hydrocarbon-impacted soil was excavated and 1,777 tons of impacted soil was removed from the site. Facility closure and well installation activities at this time were conducted by Block Environmental. Environmental consulting services were transferred to ENSR Corporation (now part of AECOM) in September 2003. A corrective action plan (CAP) was prepared and submitted to the Orange County Health Care Agency (OCHCA) (the Regulator) by ENSR Corporation (ENSR) in April 2006. In March 2008, ENSR was notified of hydrocarbon vapor emissions encountered by sub-contractors completing repairs in the elevator shaft of Ana Mesa Inn. Hydrocarbon free product was also observed in the elevator shaft at that time. Construction work at the elevator was terminated while free product was removed and alternative construction methods were evaluated.

A soil vapor survey and vapor intrusion evaluation activities of the site and the Ana Mesa Inn were completed on June 24, 2008, by ENSR on behalf of Chevron Environmental Management Company (Chevron EMC). Results of the soil vapor study indicated detectable concentrations of gasoline vapors underneath the Ana Mesa Inn. Ambient air concentrations of benzene and ethylbenzene were either below laboratory detectable limits, or were at concentrations typical of background levels in air.

In November 2008, AECOM advanced 12 soil borings to determine the lateral and vertical extent of the petroleum hydrocarbon impacted soil and groundwater beneath the site and the adjacent property. The results of the soil sampling suggested that petroleum hydrocarbon impacted soil was mainly between 15 and 40 feet bgs.

In July 2009, environmental consulting responsibilities were transferred to ARCADIS U.S., Inc. (ARCADIS). OCHCA mandated that Chevron EMC continue quarterly and semi-annual groundwater monitoring activities at the site. The most recent groundwater monitoring event at the site was conducted on October 5, 2010, by ARCADIS. Laboratory results of the groundwater samples indicate volatile organic

compound (VOC) concentrations of up to 27,000 micrograms per liter (µg/L) in MW-16d (of benzene, toluene, ethylbenzene, and xylenes [BTEX]) and total petroleum hydrocarbon as gasoline (TPHg) at concentrations of up to 66,000 µg/L. Concentration plumes of TPHg and VOCs are generally located in the southwest portion of the site (see Figures 7 through 14 – Isoconcentration Maps).

In a letter dated January 7, 2011, OCHCA requested implementation of the April 2006 CAP, or other corrective action, due to the results of the June 2008 vapor sampling that indicated elevated concentrations of benzene and ethylbenzene concentrations that produced lifetime cancer risks greater than 1×10^{-6}. OCHCA is requiring implementation of the corrective action within 180 days of the receipt of the January 7, 2011, letter.

PROJECT SCOPE

A multi-phase extraction (MPE) system pilot test was conducted in November 2004 by ENSR. Based on the results of the pilot test, an MPE system could be used to remediate petroleum hydrocarbon impacted soil and groundwater beneath the site. The MPE system would be designed to simultaneously extract soil vapor and groundwater beneath the site. By reducing the petroleum hydrocarbon concentrations in soil and groundwater, the potential risk to human health and the environment would be reduced, which is the ultimate goal of all interested parties.

SITE LIMITATIONS

The site has a limited footprint and is surrounded on two sides (west and south) by the Ana Mesa Inn, and on the other two sides (east and north) by pedestrian right-of-ways and then Harbor Boulevard and MacArthur Boulevard. The site has been fully developed as an automobile service station with three service bays, offices, restrooms, and a customer waiting area. The site currently has six parking spaces for employees and a trash enclosure located in the southwest portion of the site, adjacent to the Ana Mesa Inn. An additional limitation of the site includes noise concerns for the tenants of the Ana Mesa Inn during off-business hours when EZ Lube is closed and the mandated remediation system operation continues.

REMEDIATION COMPOUND LOCATIONS

ARCADIS evaluated four possible locations for the remediation compound: two off-site location options and two on-site location options. The first off-site location was located in the northeast portion of 3589 Harbor Boulevard (Assessor's Parcel

Number [APN] 415-041-7) at the current location of a trash enclosure. The second off-site location was located in the northeast portion the multi-tenant property identified as APN 415-041-4. The first on-site remediation compound location is the current location of the EZ Lube trash enclosure in the southwest corner of the site. The second on-site location for the proposed remediation system is within the set-back located along the eastern property boundary adjacent to the east façade of the EZ Lube building (Figure 2).

The off-site locations would not be practical due to the excessive lengths of the piping runs, which would significantly reduce the efficiency of the remediation system. The optimal location for installation of the remedial compound was determined to be the fourth option – the on-site location within the setback. Installing the remediation compound at the proposed location will provide the following *advantages*:

- Noise reduction for Ana Mesa Inn residents due to greater distance from the Ana Mesa Inn residents' windows when compared with the alternative on-site location
- No access restrictions to the remediation compound for routine and emergency operation and maintenance by ARCADIS personnel
- Close proximity to the previously impacted soil and groundwater at the site, negating the need for long piping installations and head-loss mitigating equipment, which will result in increased operational efficiency and a shorter runtime for the remediation system

Possible *disadvantages* for installation of the system at this location include:

- Proximity to regular pedestrian traffic and a bus stop
- Removal of some existing greenery (one mature shade tree and some the grass-covered portion of the site set-back)

The possible disadvantages will be mitigated with the construction of a temporary six-foot tall concrete block wall, painted to match the exterior of the EZ Lube building to prevent access while the site undergoes active remediation. The block wall will be removed following the completion of active remediation at the site and the setback will be restored to its previous condition.

The preferred on-site location of the proposed remediation compound, necessary to meet the OCHCA mandated corrective action, does not meet the property line setback requirement of 20 feet and will require a variance from the City of Costa

Mesa. ARCADIS feels that the preferred location of the remediation compound within the setback is ideal for all parties (i.e. – the EZ Lube employees, EZ Lube patrons, the Ana Mesa Inn owners and residents, and ARCADIS personnel) and is optimal for implementation of an efficient soil and groundwater remediation system. It should be noted that the EZ Lube facility operates with a one-way traffic flow: vehicles enter the facility from the south bound lanes of Harbor Boulevard and exit the facility into the east bound lanes of MacArthur Boulevard. This particular traffic pattern was developed to relieve traffic congestion at the site. The proposed remediation compound will be constructed adjacent to the east façade of the EZ Lube building (see Figure 2a – Elevations) and will be enclosed by a six-foot concrete block wall, painted to match the exterior of the EZ Lube building. Any removed greenery (one tree and landscaping) on site will be replaced upon completion of the project, following removal of the block wall.

PROJECT DURATION

The MPE system is expected to run for approximately three years, during which quarterly groundwater monitoring events at the Site will continue. Operation and maintenance for the MPE system will be conducted on a weekly basis until the completion of the project. At the end of three years, the effectiveness of the contaminant removal by the MPE system will be evaluated before removing the system and the compound.

Please find the following attachments:

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 2a	Elevations
Figures 3 & 4	Groundwater Elevation Contour Maps from First Quarter 2011
Figures 5 & 6	Groundwater Data Maps from First Quarter 2011
Figures 7 – 14	Isoconcentration Maps from First Quarter 2011
Attachment A	50-foot Radius Map
Attachment B	Mailing Labels (2 sets and 1 photocopy)
Attachment C	Certified Property Owner List
Attachment D	Additional copies of Site Plan in 22" x 34" and 11" x 17" as requested

Should you have questions or comments, please contact me at 714.508.2677 or Email to Allen.Just@arcadis-us.com.

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Sincerely,

ARCADIS U.S., Inc.

Allen C. Just, P.E.
Principal Engineer

Copies:
Y.M. Tuan, Chevron EMC
Denamarie Baker, OCHCA

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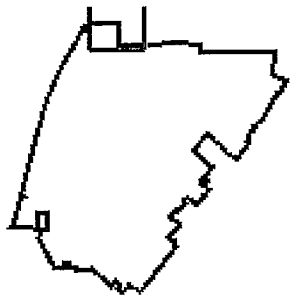
City of Costa Mesa

CITY OF COSTA MESA - [Created: 5/24/2011 4:45:46 PM] [Scale: 112.84] [Page: 8.5 x 11 / Landscape]

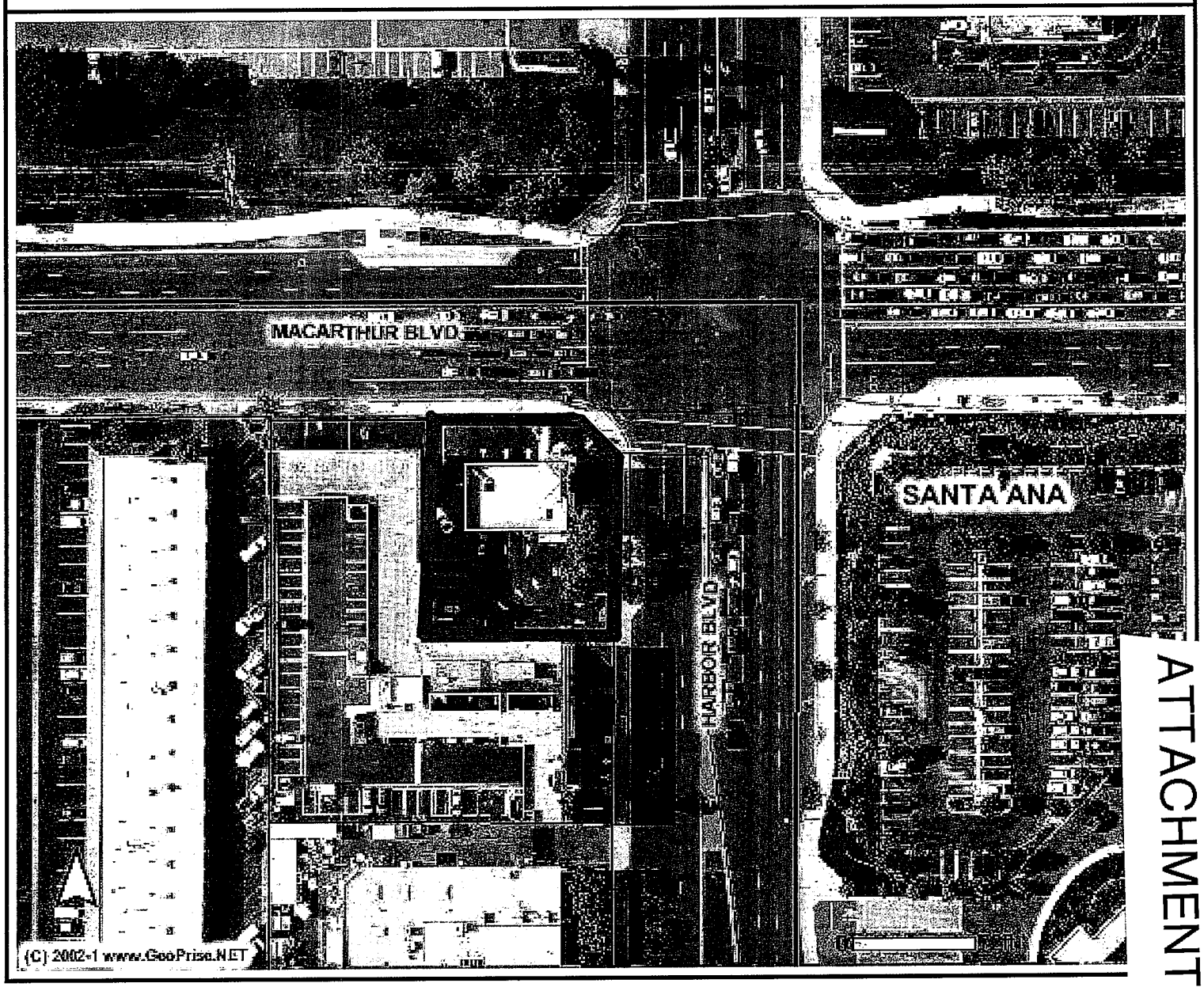
Overview Map



Legend

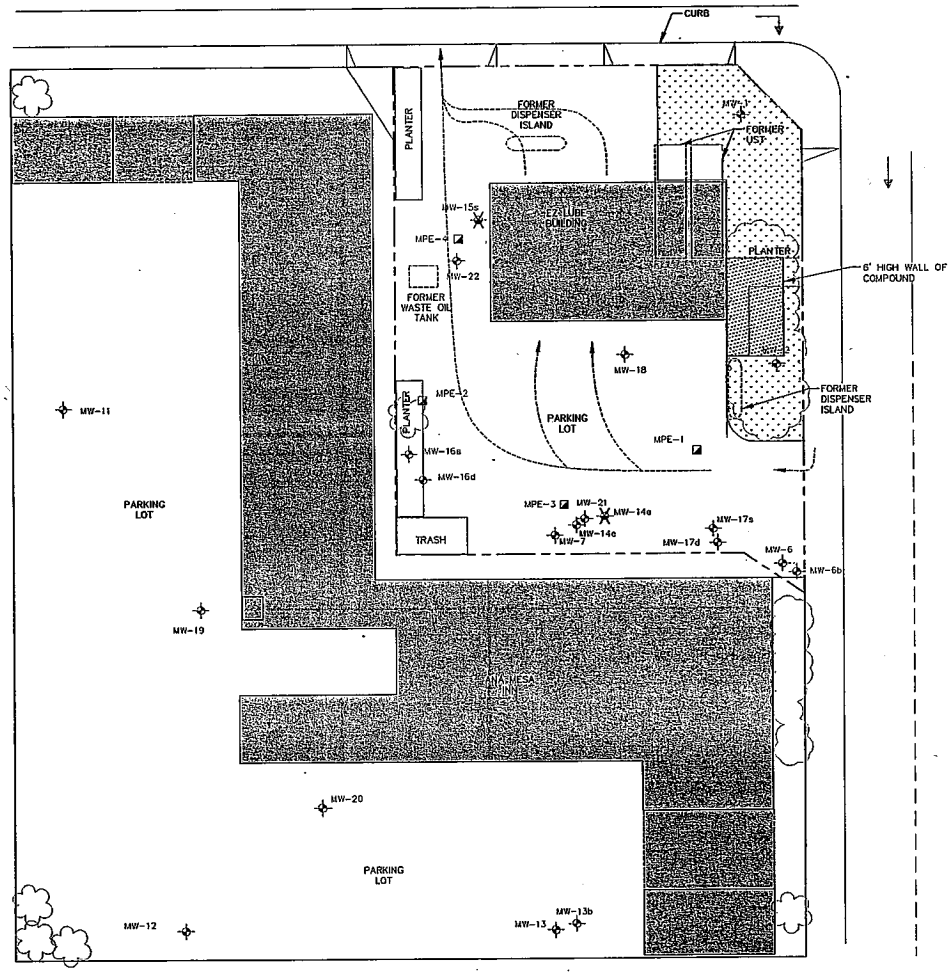
- Hydrology
- Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho 2008 Level1
- Ortho 2006 Level1
- Parcels
- ROW Polygons

Map Display



ATTACHMENT 3

(C) 2002-1 GeoPrise.net (GeoVec, Inc.) - (866)422-2505



LEGEND:

- MW-4B — MONITORING WELL
- MW-15s — ABANDONED WELL
- UNDERGROUND STORAGE TANK
- PROPERTY LINE
- PROPOSED REMEDIATION COMPOUND LOCATION
- EXISTING TREES AND VEGETATION
- GRASS
- FLOW OF TRAFFIC ONSITE

CONTACT INFORMATION:

ALLEN JUST, PRINCIPAL ENGINEER
ARCADIS U.S., INC.
320 COMMERCE, SUITE 200
IRVINE, CALIFORNIA 92602
TEL: (714)730-9052
ALLEN.JUST@ARCADIS-US.COM

NOTE:

1. BASEMAP DIGITIZED FROM AECOM ENVIRONMENT, CAMARILLO, CALIFORNIA 93012, DATED 3/3/2009, FIGURE 2 AT A SCALE OF 1"=40'.

0 16' 32'
GRAPHIC SCALE

CHEVRON FACILITY NO. 30-6633
FORMER UNOCAL STATION NO. 5404
3599 HARBOR BOULEVARD
COSTA MESA, CA

SITE PLAN

19

ARCADIS

FIGURE 2

PA-11-10

CITY:SYRACUSE,NY DIV/GROUP:ENV/141 DB:K.SARTORI G.STOWELL PIC:J.VOGELEY PM:A.JUST TM:A.HOPP LYR:ON=*;OFF=*REF
O:\ENV\CADSYRACUSE\ACTIVE\004785\0000000004\ENV\SCOSTA\MESA\MT556011.dwg LAYOUT: 2SAVED: 3/24/2011 2:44 PM ACADVER: 18.0S (LMS TECH) PAGESETUP: D2B-PDFPLOTSTYLETABLE: PLTFULLSTB PLOTTED: 3/24/2011 2:44 PM BY: SARTORI, KATHERINE
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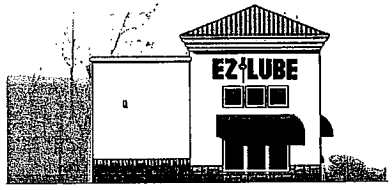
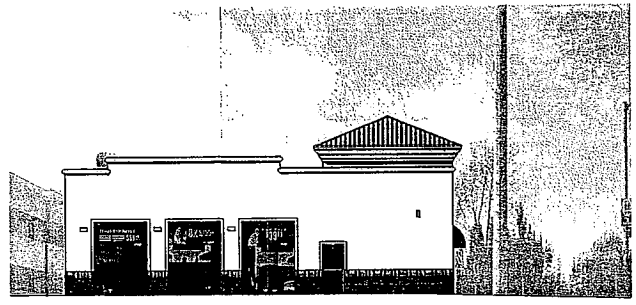
4805301
4785400

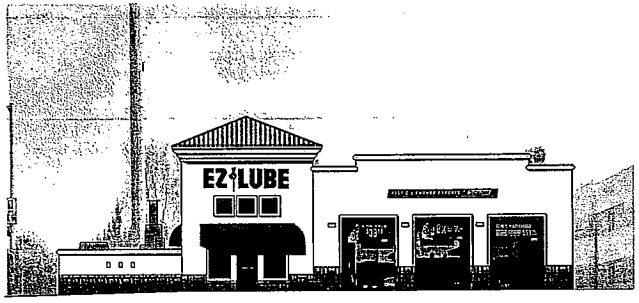
Existing North Elevation



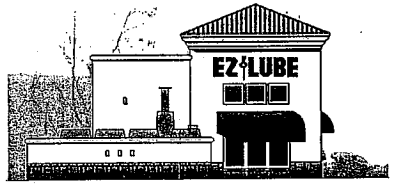
Existing East Elevation



Existing South Elevation



Proposed North Elevation



Proposed East Elevation

Proposed South Elevation

CHEVRON FACILITY NO. 30-6633
FORMER UNOCAL STATION NO. 5404
3599 HARBOR BOULEVARD
COSTA MESA, CA

20

ELEVATIONS

ARCADIS

FIGURE
2a