



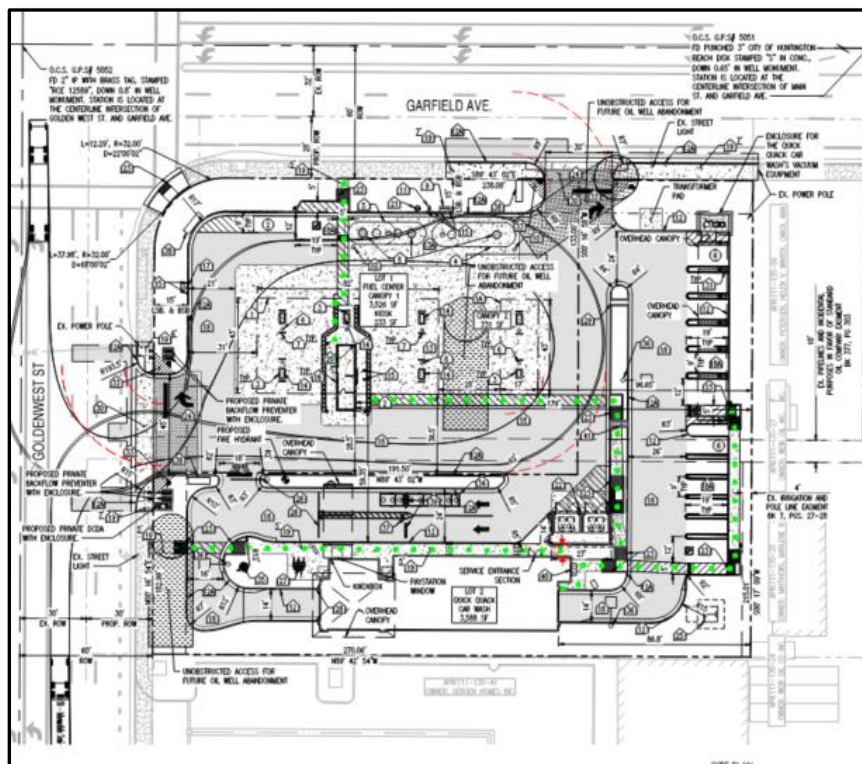
Sustainability Engineering Group LLC
"LEED®ing and Developing Smart Projects"

Ralph's #650 Fuel Center

Planning Application No. PA-2020-0202

19026 Goldenwest Street, Huntington, CA 92648
(SEC of Goldenwest Street and Garfield Avenue)

Amendment to the General Plan and the Holly Seacliff Specific Plan (SP9)



Project Narrative September 29, 2025

OWNER

Bobbie Williams and
Volle Williams Trust
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Huntington Beach, CA 92649

DEVELOPER

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I. Introduction

Sustainability Engineering Group (“SEG”), as Applicant, is requesting the approval an amendment to the Huntington Beach General Plan and Holly Seacliff Specific Plan, as well as the associated property Site Plan. The previously submitted Site Plan has now been changed to remove the proposed fast-food restaurants, and retain the development of a new gasoline service station and car wash. The development would be located on the southeast corner of Goldenwest Street and Garfield Avenue (the “Project”). The proposed facility would be new construction that would be built on approximately 1.33 acres, and would be built in a single phase. The fuel center would include seven (7) new fuel pump islands (14 filling locations) covered by canopies totaling 4,257 square feet, with a 233 square foot walk-up kiosk for employee staffing. The carwash would include a covered automatic facility of approximately 3,588 square feet, and an additional six (6) covered self-serve vacuum parking spaces.

The site proposed for the location of the Project is made up of six parcels (ID Nos. 111-130-07, -08, -09, -10, -14 & -39). The Owner of the Property is the Bobbie Williams and Volle Williams Trust. The developer of the fuel center is **Heslin Holdings**, a firm that owns and operates several fuel centers across California for the Food-4-Less grocery store chain. The proposed fuel center will be affiliated with the Ralph’s grocery store across Goldenwest Street to the west of the Project.

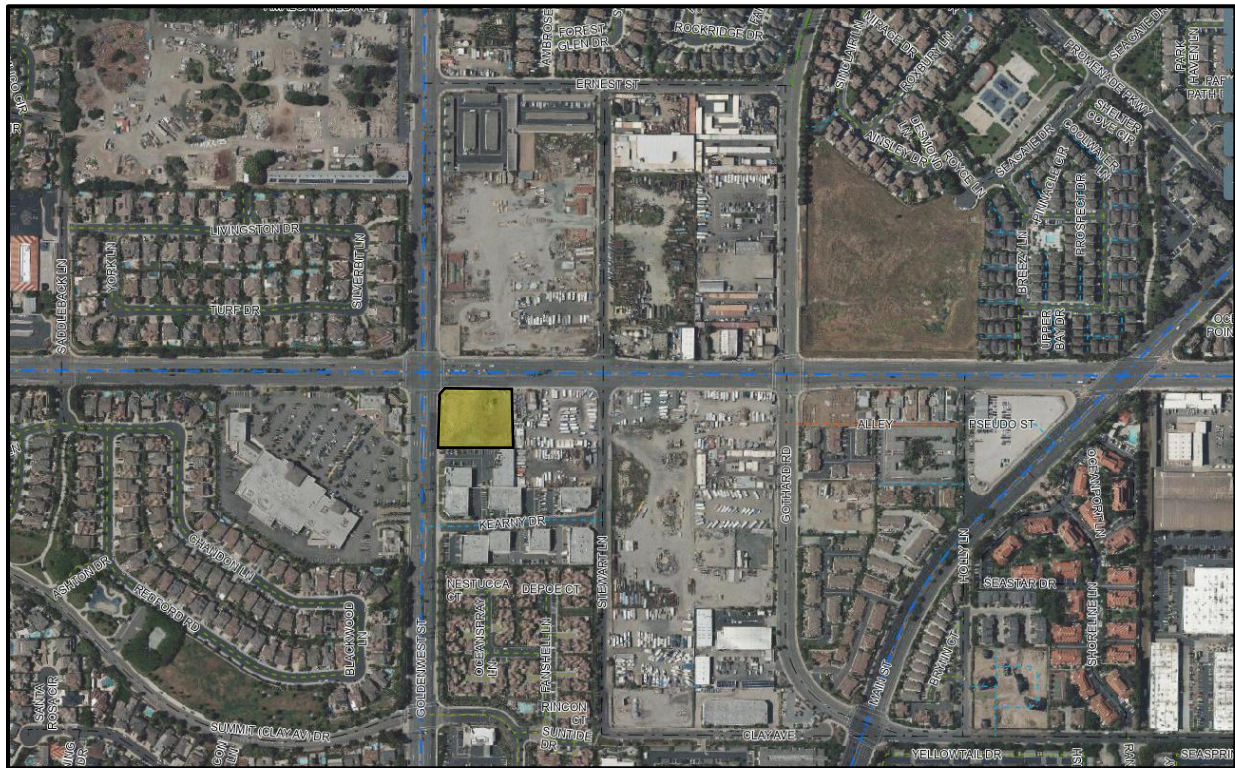


EXHIBIT I – A new fuel center is proposed for the location highlighted above.

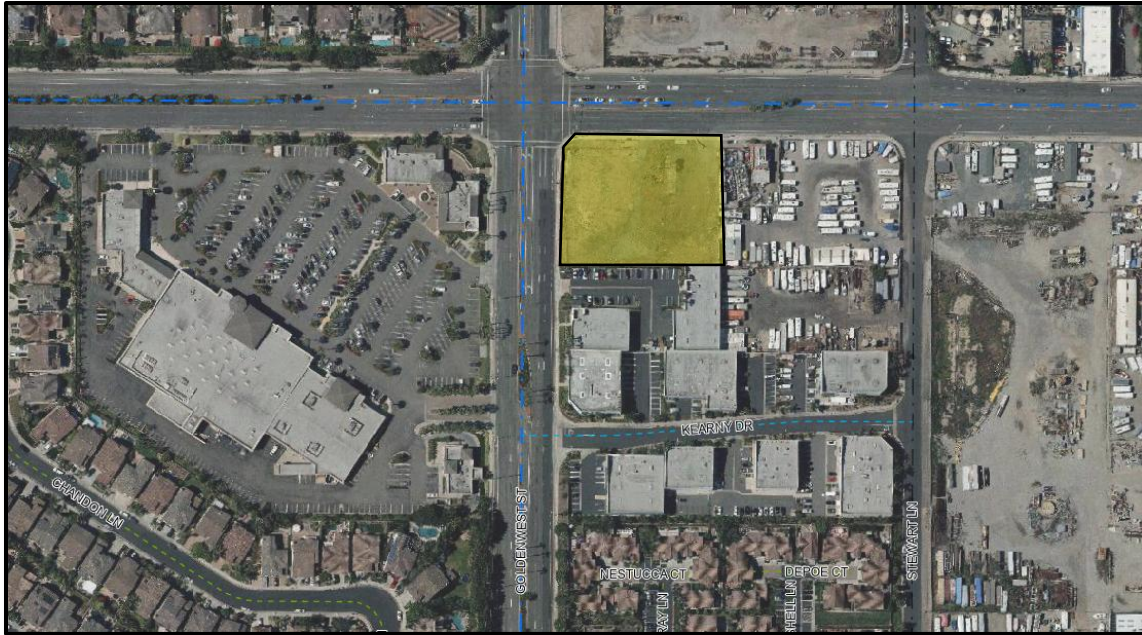


EXHIBIT II – A new fuel center is proposed for the property east of the existing Ralph's grocery store.

II. Existing Conditions and Existing Zoning

The Project is located within the Holly Seacliff Specific Plan area, created by the City of Huntington Beach to plan and distribute the location, character and intensities of planned commercial, industrial, and mixed-use developments as they relate to associated adjacent residential uses.

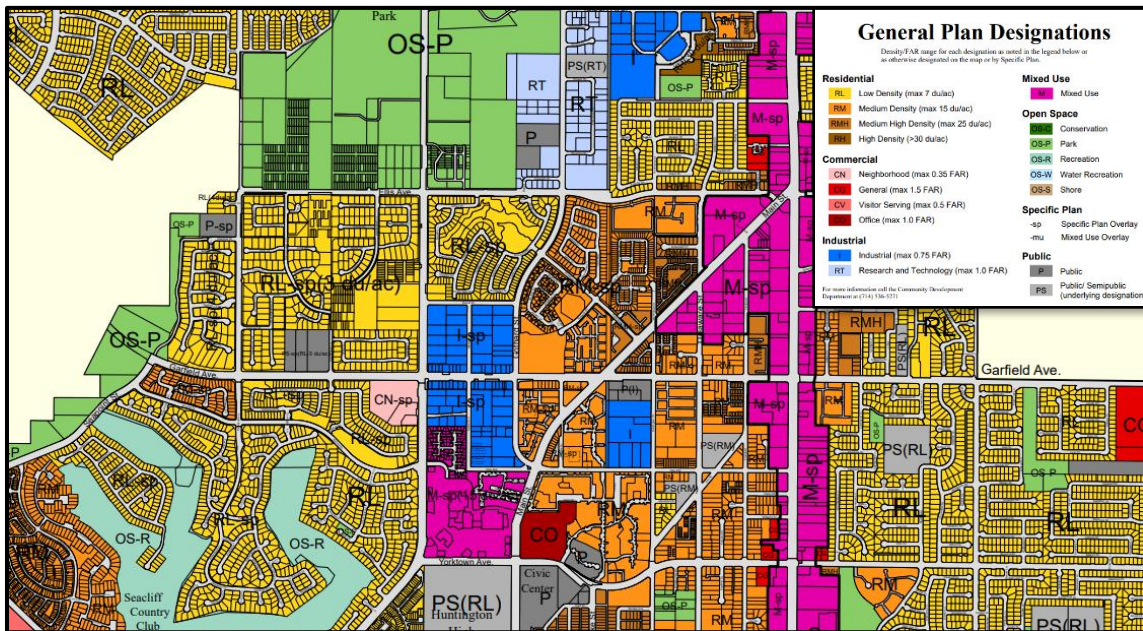


EXHIBIT III – City of Huntington Beach General Plan Designations



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The Project Site is part of an area within the Specific Plan that specifies only industrial use, and is therefore designated as such on the City’s General Plan and Zoning maps, portions of which have been included in this report as **Exhibits III & IV**. On the General Plan’s Land Use map, the Project site is surrounded on three sides (north, south and east) by properties designated for industrial use. To the west is a commercial plaza (designated on the General Plan as neighborhood commercial). Other properties to the west of the Goldenwest right-of-way are planned for residential uses and amenities.

On the City’s Zoning Map, the Project and the surrounding area is zoned “SP9,” which signifies the Holly Seacliff Specific Plan. Specific Zoning within the Holly Seacliff Plan is shown in **Exhibit IV** below.

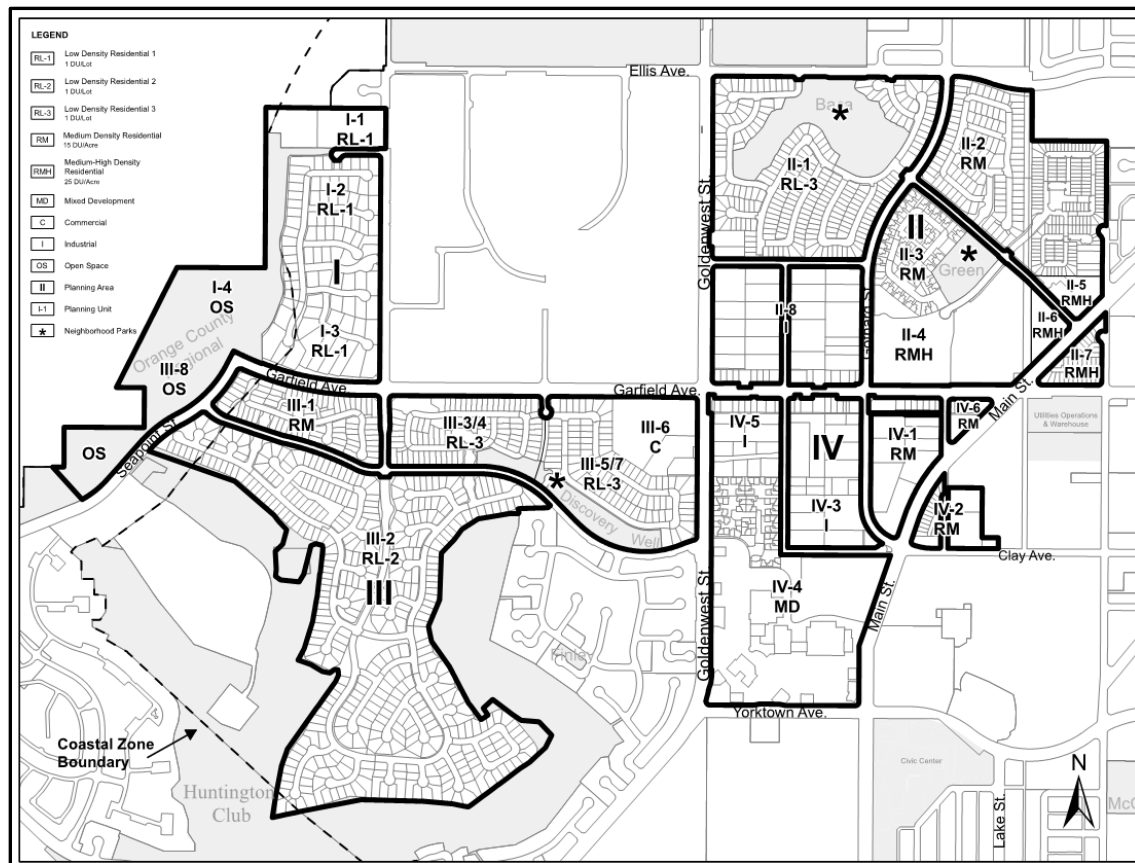


EXHIBIT IV – City of Huntington Beach Zoning Map

The Applicant proposes changes to the Specific Plan which would then be applied to the General Plan and zoning. Approximately 57,845 square feet (1.33 acres) of the southeast corner of Goldenwest Street and Garfield Avenue would be changed in the text and maps of the Holly Seacliff Specific Plan in order to reclassify the land use and (in doing so) the zoning from Industrial to Commercial. The proposed modifications have been attached as a part of this submittal, and excerpts of the proposed map changes are shown below in **Exhibit V**.

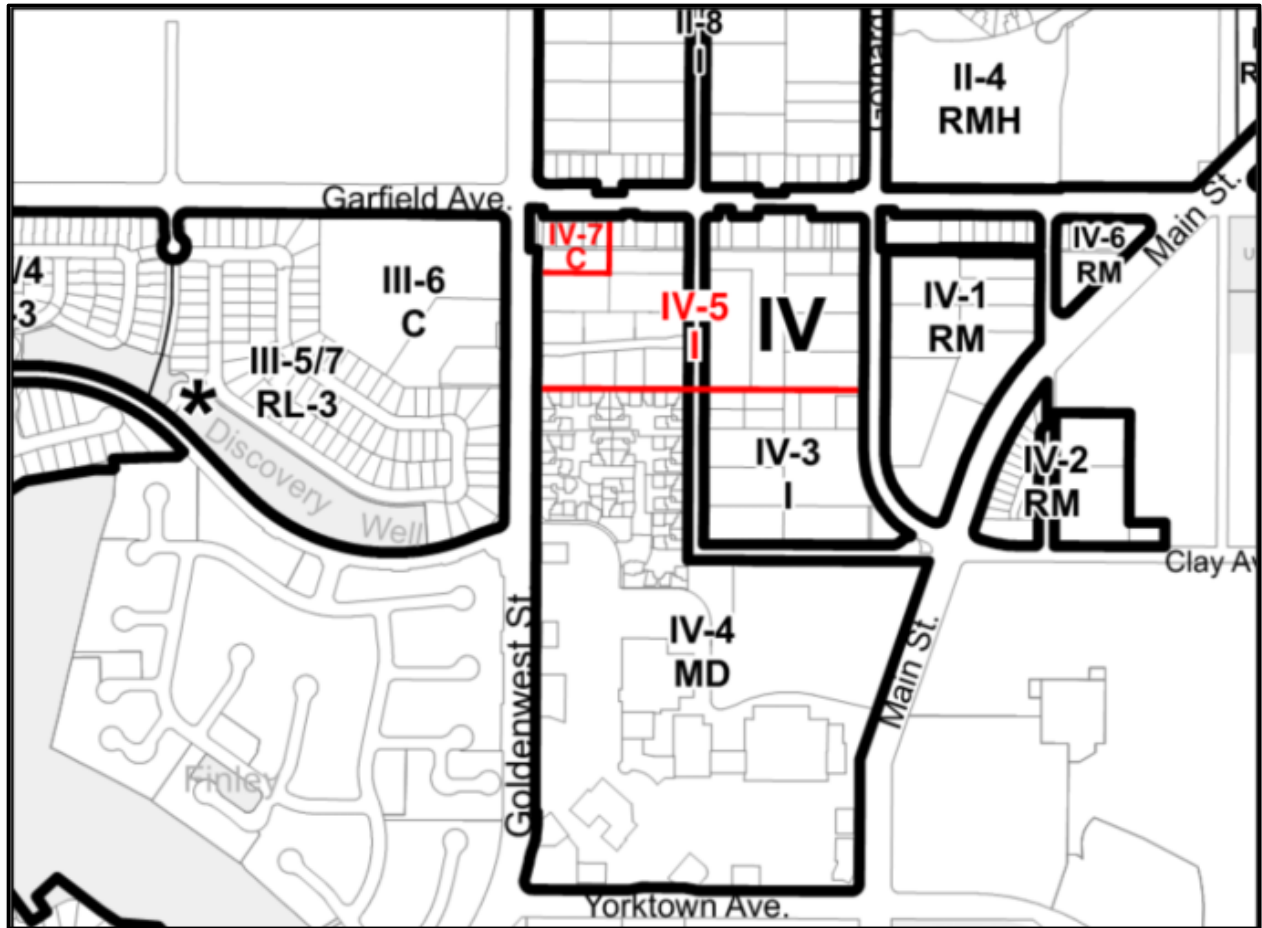


EXHIBIT V – Proposed Changes to the Holly Seaciff Specific Plan

The Subject Property is more specifically bound as follows:

	Existing Land Use	Existing Zoning
North	Garfield Ave. Across the street is a vacant pad with oil wells	SP9
East	Office and storage facility	SP9
South	Offices and mini-warehouses	SP9
West	Commercial shopping center with Ralph’s grocery and Planet Fitness	SP9

III. Development Proposal and Site Improvements

The Applicant requests the City’s consideration in amending the General Plan and Holly Seaciff Specific Plan (SP9) to allow commercial uses in lieu of limited industrial uses. The Site Plan proposes the development of a new service station (Ralphs) and car wash (Quick Quack) on the Project Site, and the amendment is required because current zoning (SP9) does not allow for service stations as an industrial district use. Concurrently with the amendment, a revised Site Plan has been submitted omitting the previously requested fast-food restaurants and showing only the construction of a fuel station and car

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wash on the approximately 1.33-acre site. The application will be subject to approval by the City Staff, Design Review Board, Planning Commission, and City Council.

The station would be located adjacent to the northern right-of-way along Garfield Ave and the carwash building would be sited on the south side of the property. By utilizing this location, the developer would have marketing visibility from Garfield roadway’s eastbound traffic, and an entrance drive for passing eastbound traffic. A second entrance to the site would be available for northbound traffic on Goldenwest Street. Both entries would be restricted to right-in/right-out access only.

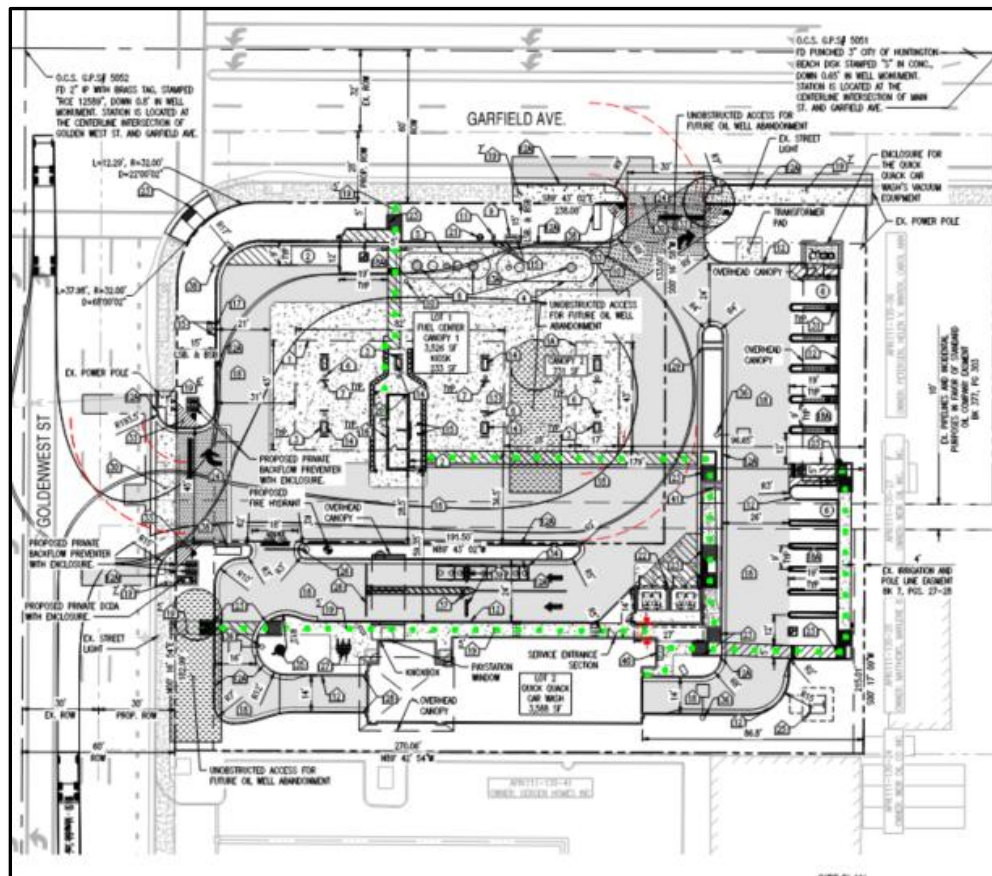


EXHIBIT V – Proposed Fuel Center location within the larger development.

Underground fuel tanks would be located to the north of the pumps and canopy. These tanks and the fuel dispensers would be designed with a vapor recovery system to collect and trap any potential vapors that might escape during the fuel-filling process, as well as a leak detection system for the tanks. Gasoline storage and distribution systems will meet or exceed the requirements of the South Coast Air Quality Management District.

The proposed canopy area would in total be approximately 4,257 square feet and cover seven (7) fuel islands with fourteen (14) dispenser locations. The canopies have been divided to allow for access to the future oil well abandonment area. The first canopy covering five (5) fuel islands with ten (10) dispensers



is approximately 3,526 square feet in area and the second canopy covering two (2) fuel islands and four (4) dispenser locations is approximately 731 square feet in area. A 233 square foot walk-up kiosk is also proposed for daytime cash sales, as well as for the sale of snacks and drinks.

The hours of operation will be seven days per week, with the car wash being open from 7:00 a.m. to 9:00 p.m., and the fuel kiosk staffed from 6:00 a.m. to 10:00 p.m. – after which sales will be credit card only. Staffing requirements will be 2-3 employees at the carwash and one for the fuel center. Current parking provided for the development is proposed to provide eight (8) spaces, two of which would be ADA accessible.

Site details can be seen on a copy of the Site Plan which is included as **Exhibit V**.

IV. Conclusion

The proposed fuel center will not have a detrimental impact on public health, safety, or welfare but rather will meet the needs of workers and residents living near or travelling through the area. The Project, as detailed in the site plan, meets current design guidelines and is compatible with the neighboring development. The Applicant looks forward to receiving comments and approvals from the City of Huntington Beach.