

Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date:                      2/4/2008	Department ID Number:                      PL08-01

**CITY OF HUNTINGTON BEACH  
REQUEST FOR CITY COUNCIL ACTION**

**SUBMITTED TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**SUBMITTED BY:** PAUL EMERY, Interim City Administrator

**PREPARED BY:** SCOTT HESS, Director of Planning

**SUBJECT:** APPROVE ENVIRONMENTAL IMPACT REPORT NO. 07-002 AND  
CONDITIONAL USE PERMIT NO. 07-039 FOR THE CONSTRUCTION  
AND OPERATION OF THE HUNTINGTON BEACH SENIOR CENTER  
(Appeal of Planning Commission's approval)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

**Statement of Issue:**

Transmitted for your consideration is an appeal by Mayor Debbie Cook of the Planning Commission's approval of Environmental Impact Report No. 07-002 and Conditional Use Permit No. 07-039 for the construction and operation of an approximately 45,000 square foot senior center with greater than a 3-foot grade differential on a 5-acre site in Central Park. The environmental impact report analyzes the potential environmental impacts associated with implementation of the proposed project.

The Planning Commission approved the project on December 11, 2007, with conditions, based on findings that the project is compatible with the surrounding uses, complies with applicable codes, will not have detrimental impacts to residential uses in the vicinity, and is consistent with General Plan goals and policies. Staff and the Planning Commission are recommending that the City Council approve the request with recommended findings and suggested conditions of approval (**Recommended Action**) based on the following:

- General Plan goals, objectives, and policies encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with, and sensitive to, adjacent uses.
- Project provides a centrally located senior and human service recreation facility in the City of Huntington Beach.
- Project provides for a new senior center large enough to meet the current and future demands of an increasing senior population.
- Project will enhance the community image of the City of Huntington Beach through the design and construction of a high quality development.
- Project complies with applicable zoning regulations of the OS-PR zoning designation.

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### Funding Source:

Not applicable.

### Recommended Action: Motion to:

#### PLANNING COMMISSION AND STAFF RECOMMENDATION:

#### **Motion to:**

1. "Approve Environmental Impact Report No. 07-002 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 2008-06 (ATTACHMENT NO. 1)."
2. "Approve Conditional Use Permit No. 07-039 with findings and revised conditions of approval (ATTACHMENT NO. 2)."
3. "Approve CEQA Statement of Findings of Fact with a Statement of Overriding Considerations (ATTACHMENT NO. 3)."

#### *Planning Commission Action on December 11, 2007:*

THE MOTION MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 07-002 BY APPROVING RESOLUTION NO. 1618 CARRIED BY THE FOLLOWING VOTE:

AYES: DWYER, LIVENGOOD, SCANDURA, SHIER-BURNETT, SPEAKER  
NOES: FARLEY, SHAW  
ABSENT: NONE  
ABSTAIN: NONE

THE MOTION MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE CONDITIONAL USE PERMIT NO. 07-039 WITH FINDINGS AND REVISED CONDITIONS OF APPROVAL AND A CEQA STATEMENT OF FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATIONS CARRIED BY THE FOLLOWING VOTE:

AYES: DWYER, LIVENGOOD, SCANDURA, SPEAKER  
NOES: FARLEY, SHAW, SHIER-BURNETT  
ABSENT: NONE  
ABSTAIN: NONE

### MOTIONS PASSED

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### Alternative Action(s):

The City Council may make the following alternative motion(s):

1. "Deny Environmental Impact Report No. 07-002 and Conditional Use Permit No. 07-039 with findings."
2. "Continue Environmental Impact Report No. 07-002 and Conditional Use Permit No. 07-039 and direct staff accordingly."

### Analysis:

#### A. PROJECT PROPOSAL:

Applicant/Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Location: 18041 Goldenwest Street (5-acre site southwest of the intersection of Goldenwest Street/Talbert Avenue in Central Park)

Conditional Use Permit No. 07-039, as approved by the Planning Commission, represents a request to construct and operate a 45,000 square foot senior recreation facility on a 5-acre site in Central Park pursuant to Chapter 213.06 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The conditional use permit is also necessary because the project is located on a site with a grade differential greater than 3 feet.

The 5-acre project site is located within the 356-acre Huntington Central Park and generally located southwest of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course, which is at a higher elevation, and the Shipley Nature Center.

The 5-acre project site will comprise the senior center building, parking lot, and open space area (ATTACHMENT NO. 4). The approximately 45,000 square foot building consists of a community hall/dining room, group exercise, fitness and dance rooms, multi-use classrooms, a kitchen, a social lounge, and administrative offices. The outdoor open area includes a patio with a decorative trellis, an expansive lawn, a garden, a fountain, a barbecue area, benches, and a natural meadow. The parking area includes a total of 233 parking spaces, including 14 disabled parking spaces and 6 oversized stalls for shuttle buses. The Planning Commission, as a condition of approval, required an additional 6 disabled parking spaces to be provided on the project site. Landscaping is provided throughout the site and consists of a mix of California native and non-native, drought-tolerant vegetation.

Ingress and egress to and from the site are proposed via a new access driveway with entry gate at the existing Goldenwest Street/ Talbert Avenue intersection. An existing traffic signal at this location will be modified for traffic to enter and exit the project site.

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### B. PLANNING COMMISSION MEETING AND RECOMMENDATION:

The Planning Commission certified the EIR and approved the project at a public hearing on December 11, 2007, with revised conditions of approval to address final project design and ensure the incorporation of green building practices. Comments at the hearing were received from 14 individuals; 6 spoke in support of the project, and 8 spoke in opposition. The revised conditions of approval included bringing the final landscape plans back to the Planning Commission for review and approval as a non-public hearing item. The Planning Commission also placed a condition requiring the proposed senior center to be a U.S. Green Building Council (USGBC) LEED certified project. The complete list of conditions approved by the Planning Commission is provided as ATTACHMENT NO. 2.

### C. APPEAL:

On December 20, 2007, Mayor Cook filed an appeal of the Planning Commission's approval of the proposed project (ATTACHMENT NO. 5). The appeal letter cites concerns regarding project funding, the adequacy of the analysis in the EIR, and land use compatibility issues as the basis for the appeal.

### D. STAFF ANALYSIS AND RECOMMENDATION:

Staff is recommending certification of the EIR and approval of the project based on the suggested findings and subject to the suggested conditions of approval as approved by the Planning Commission. In addition, mitigation measures, incorporated in EIR No. 07-002, ensure that residences in the vicinity will not be detrimentally impacted and that all potentially significant, project-specific environmental impacts can be mitigated to less than significant levels.

A complete project analysis and an overview of EIR No. 07-002 are provided in the Planning Commission staff reports (ATTACHMENT NOS. 6 & 7). It should be noted that the Planning Commission staff report for the EIR (Attachment No. 6) discusses potentially significant impacts to traffic/transportation at the intersection of Goldenwest Street and Slater Avenue. The staff report also discusses a mitigation measure requiring an additional northbound through-lane at this intersection that would involve the removal of 12 on-street parking spaces on Goldenwest Street. Prior to the Planning Commission meeting, but after the staff reports went out, additional trip generation analyses were done, and the impacts were found to be less than significant thereby calling for the deletion of the proposed mitigation measure. The Planning Commission was presented with this information at the December 11<sup>th</sup> hearing and incorporated revisions to the final EIR and resolution into their actions.

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The analysis below focuses on the appeal filed by Mayor Cook on December 20, 2007. A brief summary of each appeal issue is presented.

### *CEQA/EIR*

The appeal letter cites the following areas of the EIR: project description, discussion of alternatives, mitigation measures, impacts to wildlife, loss of open space, and aesthetics.

#### Project Description

Section 15124 of the CEQA Guidelines requires that a project description should contain a description of the project's technical, economic and environmental characteristics, the project location, the project's objectives and underlying purpose, the intended use of the EIR, and a list of any other actions or permits the project will require. A project description should not include extensive details beyond what is required for evaluation and review of environmental impacts.

The project description in the senior center EIR includes all of the requirements of CEQA in addition to a detailed discussion on the site history and background, the project elements and site improvements including a preliminary site plan and elevations, operational aspects of the proposed senior recreation facility, and a construction scenario including construction timing. No known aspects of the project relevant to environmental analysis were excluded from the project description.

#### Alternatives

CEQA requires that an EIR describe a range of reasonable alternatives to the project or its location that could feasibly attain the basic objectives of the project but would avoid or substantially lessen any of the significant impacts of the project. An EIR need not consider every conceivable alternative to a project; rather, it must consider a range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR should also evaluate the comparative merits of the alternatives.

Three alternatives were selected for detailed analysis in the Draft EIR:

- No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan – Analyzes development on the site as a “low intensity recreation area” with the access driveway, parking lot, restrooms, tot lot, and open space.
- Reduced Project/Alternative Configuration – Analyzes a reduction in the size of the development with a 30,000 square foot building re-oriented to the southeast corner of the site.
- Alternative Site – Analyzes the alternative site location of the northwest corner of Ellis Avenue and Goldenwest Street.

Other alternatives that were also briefly discussed in the EIR but determined to be infeasible included: a no project/no development alternative, construction of a new senior center on the Rodgers Senior Center site, and multiple satellite senior centers throughout the City.

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The appeal letter does not indicate what aspects of the alternatives analysis are insufficient, but staff believes that the analysis in the EIR meets the requirements of CEQA and provides a thorough discussion of the alternatives.

### Mitigation Measures

Mitigation measures proposed in the EIR ensure that all project-specific impacts will be reduced to less than significant levels. Staff and PBS&J, the environmental consultant that prepared the EIR, believe that all of the proposed mitigation measures can adequately mitigate potential impacts and would be feasible to implement. Also, most of the mitigation measures from the 1999 Central Park Master EIR have been incorporated into the senior center EIR as mitigation measures or code requirements.

In addition to Table 2-2 which consists of a summary of impacts and proposed mitigation measures in the draft EIR, a mitigation monitoring and reporting program is required to describe the implementation documentation, the monitoring activity and responsible monitor, and the timing of each mitigation measure to make certain that all mitigation measures are carried out.

### Impacts to Wildlife

PBS&J conducted a general botanical survey and a focused blooming season survey in addition to a general wildlife survey at the project site for the EIR. A total of 12 plant species and 14 wildlife species were recorded within the project site during the survey. Other sensitive plant and wildlife species have the potential to occur on the project site. Through incorporation of mitigation measures, impacts to the burrowing owl, a sensitive wildlife species with moderate potential to occur on the site, and other protected or sensitive avian species can be mitigated to less than significant levels. These mitigation measures require focused surveys and avoidance measures prior to any ground disturbance activities. Additionally, to mitigate the loss of 5 acres of raptor foraging habitat as a result of project implementation, MM 4.3-2 requires that 5 acres of suitable area be conserved and/or enhanced for raptor foraging. The conservation/enhancement plan must be approved by a qualified biologist and completed prior to occupancy of the building.

### Loss of Open Space & Aesthetics

Although the project would not result in significant project-specific impacts, implementation of the proposed project could result in significant cumulative impacts to aesthetics. The cumulative adverse aesthetic impact is a result of the overall loss of undeveloped open space in Central Park. However, the project may still be approved if a Statement of Overriding Considerations is adopted. CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the City may consider the adverse environmental effects acceptable.

Staff and the Planning Commission believe the benefits of the proposed project outweigh the adverse impact to aesthetics in that the project provides a centrally located, LEED-certified

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senior center that will be large enough to meet current and future demands of an increasing senior population in the City of Huntington Beach. Furthermore, if the project site was not developed with the proposed senior center, the assumption is that it would be developed with passive recreation uses previously identified in the Central Park Master Plan. These uses include access to the site and a parking lot, a tot lot, picnic shelter, restrooms, and open space. Although the intensity of uses would be reduced, the site would not remain undeveloped.

### *CUP/Land Use Compatibility*

Although the proposed project will result in the development of a new senior center on existing open space, the project will be compatible with the established recreational land use pattern in the area, specifically existing community facilities such as the Central Library and Sports Complex adjacent to the proposed project site. Within this context, the proposed project is compatible with the surrounding parkland. The nearest adjacent residences are located approximately 800 feet west of the project site. Mitigation measures incorporated in the EIR ensure that residences in the vicinity will not be detrimentally impacted. In addition, the proposed project will add a senior recreation facility on land currently designated for recreational uses but at a greater intensity than what was previously intended for the site. Because the intensity of development is increasing on the project site, the Central Park Master Plan will require an amendment from a low-intensity area to a high-intensity area.

The proposed project is consistent with the applicable General Plan Land Use and Zoning designations of Open Space – Parks (OS-P) and Open Space – Parks and Recreation (OS-PR) respectively. The project furthers General Plan goals, objectives, and policies that encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with, and sensitive to, adjacent uses. A list of applicable General Plan goals and policies is provided in the Planning Commission and staff suggested findings (ATTACHMENT NO. 2). The OS-PR zone permits park and recreation facilities with approval of a conditional use permit. In addition, the project complies with all applicable regulations of the OS-PR zoning designation and exceeds the minimum standards for lot area, lot width, setbacks, and site coverage.

### *Affects to Existing EIR for Pacific City*

In evaluating impacts to recreational resources, the Pacific City EIR indicates that without provision of parkland and/or payment of park fees, impacts would be potentially significant. Mitigation Measure REC-1 of the Pacific City EIR was incorporated to require that the applicant demonstrate compliance with City parkland requirements identified in Chapter 254.08 (Parkland Dedication) of the HBZSO, which allows for payment of fees. Implementation of Mitigation Measure REC-1 would address park and recreation facilities for the Pacific City project and reduce impacts to less than significant levels. Subsequent to the certification of the Pacific City EIR, the applicant entered into an agreement with the City for the payment of park fees, which included the construction of the proposed senior center.

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The appeal letter does not indicate specific areas of the Pacific City EIR that are affected, but no other issue area of the proposed senior center project would have a connection to, or effect on, the Pacific City EIR.

### *Consistency with Measure T and Measure C*

#### Measure T

The language on the November 2006 Measure T ballot read, "Shall a centrally located senior center building, not to exceed 47,000 square feet, be placed on a maximum of five acres of an undeveloped 14-acre parcel in the 356-acre Huntington Beach Central Park, generally located west of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course and Shipley Nature Center, following City Council approval of all entitlements and environmental review?"

The proposed project consists of an approximately 45,000 square foot senior center located on a 5-acre site southwest of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course and the Shipley Nature Center. The project site is part of a larger 14-acre area within the 356-acre Central Park. This is consistent with the Measure T language that appeared on ballots and was approved by voters.

#### Measure C

City Charter Section 612 (Measure C) pertaining to public utilities and parks and beaches stipulates that, "No golf course, driving range, road, building over three thousand square feet in floor area nor structure costing more than \$100,000.00 may be built on or in any park or beach or portion thereof now or hereafter owned or operated by the City unless authorized by the affirmative votes of at least a majority of the total membership of the City Council and by the affirmative vote of at least a majority of the electors voting on such proposition at a general or special election at which such proposition is submitted."

On July 3, 2006, the City Council approved taking the proposed senior center to a vote of the people on the November 2006 election. They also directed staff to prepare the ballot language and approved making an exception to the minute action of July 11, 1994, which requires all City approvals on a project prior to being submitted to a vote of the people.

Since the proposed senior center meets the cost and square footage criteria of Measure C, it was first brought forward to the City Council and subsequently put on the November 2006 ballot as Measure T. The actions that were taken to bring Measure T forward are consistent with City Charter Section 612/Measure C.

### *Project Funding/Financial Uncertainties*

A discussion of project funding is outside the scope of analysis that would normally be presented as part of a conditional use permit or EIR. Currently, funding for the proposed project is to be provided by park in-lieu fees from the Pacific City development project through an Owner-Participation Agreement (OPA) between the City of Huntington Beach and the Pacific City developer. Details of the project funding, while certainly an important

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component of the overall project, are not generally a deciding factor in determining the adequacy of an EIR or in making the findings for a conditional use permit.

### E. SUMMARY:

The proposed project furthers General Plan goals, objectives, and policies that encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with, and sensitive to, adjacent uses. In addition, the project complies with all applicable zoning regulations of the OS-PR zoning designation. Finally, the project provides a centrally located, senior recreation facility large enough to meet current and future demand of an increasing senior population in the City of Huntington Beach.

Staff recommends that the City Council certify EIR No. 07-002 because: 1) The EIR adequately addresses the environmental impacts associated with the proposed project, and 2) Identifies project alternatives and mitigation measures to lessen the project's impacts consistent with General Plan policies. Staff also recommends approval of the project based on the suggested findings and subject to the suggested conditions of approval.

### Strategic Plan Goal:

Strategic Plan Goal: Provide quality public services to meet community expectations and needs.

The proposed project will provide a new senior center large enough to meet the needs of a growing senior population while incorporating green building practices to minimize the project's impacts on the environment and resources.

### Environmental Status:

The project's potential environmental impacts are analyzed and discussed in Environmental Impact Report No. 07-002. Although the project results in an adverse cumulative impact to the environment that cannot be mitigated or avoided, the City Council may still approve the project if a Statement of Overriding Considerations is approved. CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the City may consider the adverse environmental effects acceptable. In this particular case, staff and the Planning Commission believe the benefits of the proposed project outweigh the adverse impact to aesthetics. The cumulative adverse aesthetic impact is a result of the overall loss of undeveloped open space in Central Park. That being said, approval of the project will provide a new state-of-the-art, LEED-certified senior center designed for innovative programming to meet the needs of a multi-generational senior population. The project also provides a centrally located senior center that will be large enough to meet current and future demand of an increasing senior population in the City of Huntington Beach. Development of the project also results in a temporary increase in employment opportunities due to project construction.

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Prior to any action on Conditional Use Permit No. 07-039, it is necessary for the City Council to review and act on Environmental Impact Report No. 07-002. Staff is recommending that Environmental Impact Report No. 07-002 be certified as adequate and complete with Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

### Attachment(s):

City Clerk's Page Number	No.	Description
11	1.	City Council Resolution No. <u>2008-6</u> Resolution of the City Council of the City of Huntington Beach, certifying the final environmental impact report for the Huntington Beach Senior Center
15	2.	Planning Commission and Staff Suggested Findings and Conditions of Approval
21	3.	CEQA Statement of Findings of Fact and Statement of Overriding Considerations
42	4.	Project Site Plan and Elevations
46	5.	Appeal Letter From Mayor Cook dated December 20, 2007
48	6.	Planning Commission CUP Staff Report dated December 11, 2007
82	7.	Planning Commission EIR Staff Report dated December 11, 2007
102	8.	Final EIR including Text Changes and Response to Comments. Draft EIR was previously provided under separate cover.
234	9.	Mitigation Monitoring and Reporting Program
254	10.	PowerPoint Presentation Slides

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**ATTACHMENT #1**

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH,  
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT  
(SCH#2007041027) FOR THE HUNTINGTON BEACH SENIOR CENTER PROJECT

WHEREAS, Environmental Impact Report No. 07-002, State Clearinghouse #2007041027, ("EIR") was prepared by the City of Huntington Beach ("City") to address the environmental implications of the proposed Huntington Beach Senior Center Project (the "Project").

- On April 2, 2007, a Notice of Preparation/Initial Study for the Project was prepared and distributed to the State Clearinghouse, other responsible agencies, trustee agencies and interested parties.
- After obtaining comments received in response to the Notice of Preparation, and comments received at the public scoping meeting held on April 19, 2007, the City completed preparation of the Draft EIR and filed a Notice of Completion with the State Clearinghouse on September 13, 2007.
- The Draft EIR was circulated for public review and comment from September 17, 2007 to October 31, 2007 and was available for review at several locations including City Hall, the Huntington Beach Public Library, and the City's website; and

Public comments have been received on the Draft EIR, and responses to those comments have been prepared and provided to the City Council as a section within a separately bound document entitled "Final Environmental Impact Report Huntington Beach Senior Center" (the "Responses to Comments"), dated December 2007; and

Public Resources Code Section 21092.5(a) requires that the City of Huntington Beach provide a written proposed response to any public agency that commented on the Environmental Impact Report, and the Response to Comments included in the Final Environmental Impact Report satisfies this provision; and

The City Council held a public meeting on the EIR on February 4, 2008, and received and considered public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1. Consistent with the California Environmental Quality Act ("CEQA") Guidelines Section 15132, the Final EIR for the Project is comprised of the Draft EIR and Appendices, the comments received on the Draft EIR, the Responses to Comments (including a list of persons, organizations, and public agencies commenting on the Draft EIR), the Text Changes to the Draft EIR (bound together with the Responses to Comments) and all Planning Department Staff Reports to the Planning Commission and City Council, including all minutes, transcripts, attachments and references. All of the above information has been and will be on file

with the City of Huntington Beach Department of Planning, 2000 Main Street, Huntington Beach, California 92648.

SECTION 2. The City Council finds and certifies that the Final EIR is complete and adequate in that it has identified all significant environmental effects of the Project and that there are no known potential environmental impacts not addressed in the Final EIR.

SECTION 3. The City Council finds that although the Final EIR identifies certain significant environmental effects that will result if the Project is approved, all significant effects which can feasibly be mitigated or avoided have been mitigated or avoided by the incorporation of Project design features, standard conditions and requirements, and by the imposition of mitigation measures on the approved Project.

SECTION 4. The City Council finds that the Final EIR has described reasonable alternatives to the Project that could feasibly obtain the basic objectives of the Project (including the "No Project" Alternative), even when these alternatives might impede the attainment of Project objectives and might be more costly. Further, the City Council finds that a good faith effort was made to incorporate alternatives in the preparation of the Draft EIR and that a reasonable range of alternatives was considered in the review process of the Final EIR and ultimate decisions on the Project.

SECTION 5. The City Council finds that no "substantial evidence" (as that term is defined pursuant to CEQA Guidelines Section 15384) has been presented which would call into question the facts and conclusions in the EIR.

SECTION 6. The City Council finds that no "significant new information" (as that term is defined pursuant to CEQA Guidelines Section 15088.5) has been added to the EIR after circulation of the Draft EIR. The City Council finds that the minor refinements that have been made in the Project as a result of clarifications in the mitigation measures and additional air quality modeling and traffic analyses (relating to trip generation rates) do not amount to significant new information concerning the Project, nor has any significant new information concerning the Project become known to the City Council through the public hearings held on the Project, or through the comments on the Draft EIR and Responses to Comments.

SECTION 7. The City Council finds that the Mitigation Monitoring Program establishes a mechanism and procedures for implementing and verifying the mitigations pursuant to Public Resources Code Section 21081.6 and hereby adopts the Mitigation Monitoring Program. The mitigation measures shall be incorporated into the Project prior to or concurrent with Project implementation as defined in each mitigation measure.

SECTION 8. The City Council finds that the Final EIR reflects the independent review and judgment of the City of Huntington Beach City Council, that the Final EIR was presented to the city Council, and that the City Council reviewed and considered the information contained in the Final EIR prior to approving Conditional Use Permit No. 07-039.

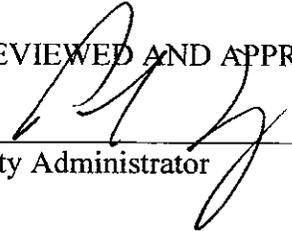
SECTION 9. The City Council finds that the Final EIR serves as adequate and appropriate environmental documentation for the Project. The City Council certifies that the

Final EIR prepared for the Project is complete, and that it has been prepared in compliance with the requirements of the California Environmental Quality Act and CEQA Guidelines.

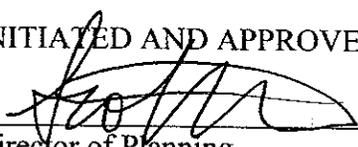
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

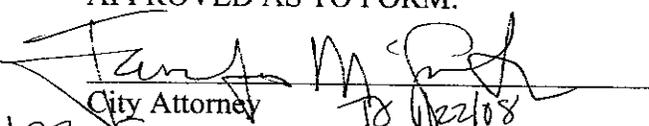
REVIEWED AND APPROVED:

  
\_\_\_\_\_  
City Administrator

INITIATED AND APPROVED:

  
\_\_\_\_\_  
Director of Planning

APPROVED AS TO FORM:

  
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City Attorney  
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# ATTACHMENT #2

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## **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

### **CONDITIONAL USE PERMIT NO. 07-039**

#### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 07-039:**

1. Conditional Use Permit No. 07-039 to permit the construction and operation of a 45,000 square foot senior recreation facility will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. An EIR that analyzed the project's potential to generate detrimental impacts on people and surrounding properties was prepared and concluded that, with mitigation, there are no significant project specific impacts. In addition, being that the project is located in Central Park, the closest adjacent residences are located approximately 800 feet west of the project site. One significant cumulative impact to aesthetics was identified in the EIR and as such, a Statement of Overriding Considerations, which discusses the benefits of the project in relation to the cumulative impact, is required for approval of the project.
2. Conditional Use Permit No. 07-039 will be compatible with surrounding uses because it is consistent with the applicable General Plan Land Use and Zoning designations as noted in previous sections of this report. Although the proposed project will result in the development of a new senior center on existing open space, the project will be compatible with the established recreational land use pattern in the area, specifically existing community facilities such as the Central Library and Sports Complex adjacent to the proposed project site. Within this context, the proposed project is compatible with the surrounding parkland. In addition, the proposed project would add a senior recreation facility on land currently designated for recreational uses but at a greater intensity than what was previously intended for the site.

The proposed building features a design with architectural features that minimize the visual bulk and mass of the buildings and provides for compatibility with the surrounding parkland. The project complies with all of the requirements for development in the OS-PR zoning district and provides an adequate number of parking spaces. To integrate the project with the natural setting of the Shipley Nature Center and existing passive parkland west of the project site, substantial landscaping is proposed throughout the site, including surrounding the entire perimeter of the project site.

3. Conditional Use Permit No. 07-039 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, including the Open Space – Parks & Recreation zone permitted uses and minimum setbacks. Parking requirements are determined by the conditional use permit and are specific to the requested use. A sufficient number of parking spaces is provided for the project based on surveys of similar projects.
4. The granting of Conditional Use Permit No. 07-039 will not adversely affect the General Plan. It is consistent with the Land Use Element designation of OS-P (Open Space - Parks) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

### Air Quality Element

Policy AQ 1.8.3: Encourage developers to maintain the natural topography, to the maximum extent possible, and limit the amount of land clearing, blasting, grading, and ground excavation operations needed for development.

The proposed project anticipates a balanced site with minor cut and fill operations during construction.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

As with all new buildings, the proposed project will be required to comply with the energy conservation standards of Title 24, which would ensure that there would be no wasteful or unnecessary use of energy.

### Circulation Element

Policy CE 6.1.7: Require new development to provide accessible facilities to the elderly and disabled.

The proposed senior center project will be required to comply with the requirements of the ADA. The proposed project will also provide ADA access to the site via a pedestrian path north of the access driveway.

Policy CE 7.1.7: Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.

The proposed project includes construction of a signalized access driveway at the intersection of Goldenwest Street and Talbert Avenue. The new access driveway includes a proposed landscaped median.

### Environmental Hazards Element

Policy EH 4.1.1: During major redevelopment or initial construction, require specific measures to be taken by developers, builders, or property owners in flood prone areas, to prevent or reduce damage from flood hazards and the risks upon human safety.

Although the site is partially located in Flood Zone A, the project site is already a minimum of 4 feet higher than the base flood elevation at its lowest point. A flood elevation certificate will be required for the proposed project.

### Growth Management Element

Goal GM 2: Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The proposed project does not result in any significant traffic impacts and adequate public facilities and public services will be provided.

#### Hazardous Materials Element

Policy HM 1.2.3: Support land use or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses.

Construction and operation of the proposed senior center will not include the use of large quantities of hazardous materials, and any commonly used hazardous materials would be used and stored in accordance with applicable regulations. Implementation of the proposed project would not utilize hazardous materials or waste and would not create an unsafe or hazardous condition for adjacent uses.

#### Land Use Element

Policy LU 4.2.1: Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space and other pertinent elements.

Policy LU 4.2.5: Require that all commercial, industrial and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act (ADA).

The proposed project will be constructed in accordance with existing laws and regulations, including the City's building code and any applicable State and federal law requirements such as ADA. In addition, the project is proposed to be in conformance with the Huntington Beach Zoning and Subdivision Ordinance and is not seeking any variances to deviate from the code requirements. Adequate access to and from the project site will be provided through the entrance at the Goldenwest Street/Talbert Avenue intersection. Sufficient parking will be provided on site for the senior center use.

#### Recreation and Community Services Element

Policy RCS 1.1.1: Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children and elderly.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Policy RCS 3.1.7: Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the Americana with Disabilities Act (ADA) standards for accessibility.

The proposed project is a senior recreation facility proposed to be developed in accordance with ADA standards. The senior center and associated amenities will provide the City with expanded recreational resources for senior citizens to meet existing and future demand. The senior center will be accessible to all residents of the City of Huntington Beach.

Utilities Element

Policy U 3.3.2: Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems.

Policy U 3.3.3: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmental sensitive areas.

The proposed project includes bioswales and vegetated buffer areas to treat runoff from the proposed project's impervious areas. Implementation of BMPs and the project's directing of stormwater flows through the park and Huntington Lake will ensure that project implementation would not adversely impact sensitive environments

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT 07-039:**

1. The project plans received and dated October 17, 2007 shall be the conceptually approved design with the following modifications.
  - a. The gate located at the terminus of the access driveway shall be relocated to the south edge of the reconfigured "T" intersection.
  - b. The number of ADA parking spaces shall be increased to 20. Once the facility is operational, the number of ADA spaces may be revised as determined necessary by the Community Services Department.
2. The project shall achieve LEED certification. A variety of sustainable features shall be used and may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
3. Prior to submittal for plan check, project design, including landscape plans (completed pursuant to conditions 5 and 6), shall be reviewed by the City of Huntington Beach Design Review Board and approved by the Planning Commission as a non-public hearing item.
4. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
5. The final landscape plans shall incorporate a variety of tree, shrub and grass species that are currently planted at adjacent uses, including the Sports Complex, Shipley Nature Center and the passive park west of the project site.

6. In the event that an overflow parking area is provided in place of the meadow area depicted on the preliminary landscape plan, meadow grasses shall be planted elsewhere on the project site. The species of meadow grasses should take into consideration the species currently planted at Shipley Nature Center.
7. A public art element, approved by the Design Review Board, Director of Planning, and Director of Huntington Beach Art Center, shall be depicted on the plans. Public Art shall be innovative, original, and of artistic excellence; appropriate to the design of the project; and reflective of the community's cultural identity (ecology, history, or society).
8. The project shall comply with all mitigation measures adopted in conjunction with Environmental Impact Report No. 07-002.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

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**ATTACHMENT #3**

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# HUNTINGTON BEACH SENIOR CENTER

## Draft Findings of Fact/ Statement of Overriding Considerations

Prepared for  
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November 28, 2007

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# CHAPTER 1 Introduction

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This document presents the Findings of Fact and Statement of Overriding Considerations that must be adopted by the City of Huntington Beach (City) pursuant to the requirements of Sections 15091 and 15093, respectively, of the *California Environmental Quality Act* Guidelines (CEQA Guidelines) prior to the approval of the Huntington Beach Senior Center (proposed project).

This document is organized as follows:

- Chapter 1** Introduction to the Findings of Fact and Statement of Overriding Considerations.
- Chapter 2** Presents the CEQA Findings of the Environmental Impact Report (EIR), including the identified significant cumulative impact.
- Chapter 3** Presents the alternatives to the proposed project and evaluates them in relation to the findings contained in Section 15091(a)(3) of the CEQA Guidelines. The City must consider and make findings regarding alternatives when a project would involve environmental impacts that cannot be reduced to a less-than-significant level, or cannot be substantially reduced, by proposed mitigation measures.
- Chapter 4** Presents a Statement of Overriding Considerations that is required in accordance with Section 15093 of the CEQA Guidelines for significant impacts of the proposed project that cannot be mitigated to a less-than-significant level.

The proposed project involves development of a new one-story multi-purpose senior center on undeveloped land in Central Park. The 5 acre development would comprise the senior center, parking areas, vehicular storage, outdoor common areas, and a service area. Open space areas would consist of courtyards, gardens, and landscaping/planting pocket areas. Landscaping around the building and parking lot would be drought-tolerant, low water usage-type vegetation.

A new access driveway planned at Goldenwest Street and Talbert Avenue for access/egress to the project site would be designed as part of the proposed project. An existing traffic signal at this location would be modified for traffic to enter the project site. As Goldenwest Street is elevated above the site, an ADA ramp from the site to the intersection as well as from the OCTA bus stop located near the Goldenwest Street/Talbert Avenue intersection would be provided for pedestrian access.

A total of 227 parking spaces would be provided in three main parking lots. In addition, six shuttle bus stalls and an area for future parking expansion would be able to accommodate an additional 24 stalls.

Under the proposed project, no significant unavoidable impacts would occur on a project level. However, a significant cumulative impact would occur to aesthetics. In comparison to the alternatives analyzed against the proposed development, the City finds that the No Project/Continuation Continuation of Uses Allowed By Existing General Plan and Central Park Master Plan Alternative is the environmentally superior alternative.

The following discretionary approvals by the City of Huntington Beach are required to implement the proposed project:

**D1 . 24**

- Conditional Use Permit Request—To permit construction of a senior recreation facility in Huntington Beach Central Park with a three-foot grade differential.
- Design Review approval.
- Central Park Master Plan Amendment—Amendment to the Central Park Master Plan land use designation for the five acre project site from the current low intensity designation to the proposed high intensity designation.

**D1 . 25**

## CHAPTER 2 CEQA Findings

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### 2.1 INTRODUCTION

This chapter presents the potential impacts that were identified in the EIR and the findings that are required in accordance with Section 15091 of the CEQA Guidelines. The possible findings for each significant and/or potentially significant adverse impact are as follows:

- (a) Changes or alterations have been required in, or incorporated into the project which avoid, substantially lessen, or reduce the magnitude of the significant environmental effect as identified in the EIR (“Finding 1”).
- (b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such other agency. (“Finding 2”)
- (c) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives in the EIR (“Finding 3”).

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to avoid or substantially reduce significant environmental impacts that would otherwise occur as a result of a project. Project modification or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the project lies with some other agency (State CEQA Guidelines §15091, subd. (a), [3]). Public Resources Code Section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors”. State CEQA Guidelines Section 15364 adds another factor: “legal” considerations. (See also *Citizens of Goleta Valley v. Board of Supervisors* [Goleta II] [1990] 52 Cal.3d 553, 565 [276 Cal. Rptr. 410].)

Only after fully complying with the findings requirement can an agency adopt a Statement of Overriding Considerations. (*Citizens for Quality Growth v. City of Mount Shasta* [1988] 198 Cal.App.3d 433, 442, 445 [243 Cal. Rptr. 727].) CEQA requires the Lead Agency to state in writing the specific rationale to support its actions based on the Final EIR and/or information in the record. This written statement is known as the Statement of Overriding Considerations. The Statement of Overriding Considerations provides the information that demonstrates the decision making body of the Lead Agency has weighed the benefits of the project against its unavoidable adverse effects in determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable.”

The California Supreme Court has stated that, “the wisdom of approving any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Goleta II*, 52 Cal.3d 553, 576 [276 Cal. Rptr. 401].)

This document presents the City of Huntington Beach findings as required by CEQA, cites substantial evidence in the record in support of each of the findings, and presents an explanation to supply the logical step between the finding and the facts in the record. (State CEQA Guidelines §15091.). Additional facts that support the findings are set forth in the Draft EIR, the Final EIR, staff reports to the Planning Commission, and the record of proceedings.

Table 2-1 (CEQA Findings for the Huntington Beach Senior Center) summarize the potentially significant impacts of the EIR that were reduced to less-than-significance levels with mitigation as well as the significant cumulative impact, as currently proposed for certification and adoption of the proposed project.

**Table 2-1 CEQA Findings for the Huntington Beach Senior Center**

Impact Statement	Impact Summary	Findings
<p><b>Aesthetics</b> Impact 4.1-3. Implementation of the proposed project would introduce new sources of light and glare into the project vicinity</p>	<p>The micro-ecology of the site and adjacent open space areas could result in potentially significant impacts on sensitive species from project lighting and activities. However, implementation of mitigation measures MM 4.1-3(a) through (c) would reduce impacts associated with onsite lighting as the lowest levels of illumination would be required, and lighting on site would not remain on at all times during the nighttime hours. Glare from headlights entering and exiting the site from Goldenwest Street would be momentarily visible to uses across Goldenwest (upon exiting the site) and perhaps, distantly, the residential uses to the west and north on entering the project. With implementation of MM 4.1-3(d) and (e), non-reflective façade treatments would be used to the extent feasible and substantial landscaping would be provided throughout the site to soften building appearance and glare.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.1-3 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measures 4.1-3 (a) through (e).</p>
<p><b>Cumulative Aesthetics Impact</b>  D1 . 28</p>	<p>Given that the project would modify land that is currently undeveloped, the character of Central Park would be altered, which would result in a cumulatively considerable impact. Landscaping and open space would be provided, which would enhance the site's visual contribution to the surrounding park lands, and the project would not appear out of character when compared with surrounding land uses. However, the increase in development intensity of the project site, when compared with current uses, contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central Park. This would be considered a significant cumulative impact.</p>	<p>Finding No. 3. The City finds that the cumulative impact is a result of incremental development which reduces the amount of open space within the park. No feasible mitigation is available.</p>
<p><b>Air Quality</b> Impact 4.2-2. Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.</p>	<p>Construction related daily emissions would not exceed SCAQMD significance thresholds. However, these calculations assume that appropriate dust control measures would be implemented during each phase of development as required by SCAQMD Rule 403—Fugitive Dust, and that all other appropriate mitigation (MM 4.2-2(a))</p>	<p>Finding 1. The City finds that changes or alterations have been required in, or incorporated into, the project, which would reduce Impact 4.2-2 to less-than-significant levels. No additional mitigation measures are necessary with the implementation of</p>

	<p>through MM 4.2-2(e)), such as routine equipment maintenance, has been used. Thus, all identified city code requirements and mitigation measures are required.</p>	<p>CR 4.2-2(a) through (f) and Mitigation Measures 4.2-2(a) through (e).</p>
<p><b>Biological Resources</b></p>		
<p><b>Impact 4.3-1.</b> The proposed project could have a substantial adverse impact either directly (e.g., habitat loss) or indirectly (e.g., noise effects on wildlife) through habitat modifications, on any species identified or published as an endangered, threatened, rare, candidate, sensitive, or special-status species by CDFG or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA guidelines.</p>	<p>Potential direct or indirect impacts to burrowing owls are considered a potentially significant impact. In addition, project implementation and construction-related activities may result in the disturbance of nesting species protected by the MBTA. Prior to the onset of ground disturbance activities, the City shall implement mitigation measures MM 4.3 1(a) and 4.3-1(b), which entail focused surveys and avoidance measures for the burrowing owl and sensitive nesting and MBTA species, and appropriate agency consultation.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.3-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measures 4.3-1(a) and 4.3-1(b).</p>
<p><b>Impact 4.3-2.</b> Development of the proposed project would have a substantial adverse impact to raptor foraging habitat.</p>	<p>As a result of project implementation, approximately 5 acres of ruderal vegetation that is suitable for use as raptor foraging habitat would be removed. Although implementation of the proposed project would remove approximately 5 acres of existing foraging habitat within the currently-designated Low Intensity Recreation Area, implementation of mitigation measure MM 4.3-2 would ensure impacts to raptor foraging habitat would be mitigated at a ratio of 1:1.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.3-2 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.3-2.</p>
<p><b>Cultural Resources</b></p>		
<p><b>Impact 4.4-1.</b> Construction of the proposed project could cause a substantial adverse change in the significance of previously unknown archaeological resources that could be present on the project site.</p>	<p>While not expected, in the event that an intact portion of CA-ORA-142 is identified, the potential for damage to or destruction of, these cultural resources would be a potentially significant impact. Implementation of mitigation measures MM 4.4-1(a), MM 4.4-1(b) and MM 4.4-1(c) would require monitoring of construction activities by a qualified professional archaeologist and would require the scientific recovery and evaluation of any archaeological resources that could be encountered, which would ensure that important scientific information that could be provided by these resources regarding history or prehistory is not lost.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.4-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measures 4.4-1(a) through (c).</p>
<p><b>Impact 4.4-2.</b> Paleontological resources could be present within rock units on the project site, and could be damaged or destroyed by earth-moving activities resulting from implementation of the proposed project.</p>	<p>Even though previous activities may have involved excavation or other earth-disturbing activities, some paleontologically sensitive rock units underlying the project site may not have been disturbed, despite the possible destruction of surface evidence of their presence. Therefore, the impact resulting from damage to, or</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.4-2 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the</p>

	<p>destruction of, these resources would be potentially significant, as it makes biological records of ancient life permanently unavailable for study by scientists. Mitigation measure MM 4.4-1(a), above, requires monitoring of construction activities by a qualified paleontologist, and mitigation measure MM 4.4-1(b) requires implementation of additional provisional measures in the event that paleontological resources are identified.</p>	<p>implementation of Mitigation Measures 4.4-1(a) and 4.4-1(b).</p>
<p><b>Impact 4.4-3.</b> Construction activities associated with implementation of the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries.</p>	<p>Although not likely, the potential exists for archaeological resources to be present and for excavation during construction activities to disturb these resources, and it is possible that human burials could be associated with potential finds. To reduce this impact, and as required by law, mitigation measure MM 4.4-3 reflects provisional measures if human remains are discovered on the project site.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.4-3 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.4-3.</p>
<p><b>Geology and Soils</b></p>		
<p><b>Impact 4.5-1.</b> The proposed project would not significantly expose people or structures to effects of seismic ground shaking or liquefaction.</p>	<p>The proposed project site is situated in a seismically active area. During the design life of the development, strong ground shaking may occur. Accordingly, the proposed structures and improvements could be adversely impacted by the seismic ground shaking if proper mitigation measures are not implemented. Implementation of mitigation measure MM 4.5-1 would ensure that design recommendations identified within the Geotechnical feasibility project site implemented.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.5-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.5-1.</p>
<p><b>Impact 4.5-2.</b> The proposed project could expose people or structures to effects of landslides.</p>	<p>There will be some grading along the north side adjacent to the proposed access driveway off Goldenwest Street. Therefore, surficial sliding and erosion along this slope face could result in damage to the proposed project. Implementation of mitigation measure MM 4.5-2 would address these effects.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.5-2 to a less-than-significant level, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.5-2.</p>
<p><b>Impact 4.5-4.</b> Development of the proposed project would be located on potentially unstable (compressible and corrosive) soils, which could result in on site settlement.</p>	<p>Trash and other debris were not observed in the old fill materials on site but may be encountered during grading. These materials are unsuitable for reuse. If left in the soil, these materials could affect the integrity of the proposed project. Data pertaining to the corrosivity of the on-site soils were not available for review. The corrosion potential of soils will influence the type of construction materials that may be used for structures and pipelines on the project. Implementation of MM 4.5-4(a) through (c) would address</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.5-4 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measures 4.5-4 (a) through (c).</p>

<p><b>Impact 4.5-5.</b> The proposed project could be located on expansive soil.</p>	<p>potential impacts.</p> <p>Due to the potential for volume changes with fluctuations in moisture, expansive soils present a risk of distress to pavement, foundation elements, and other structures where present. Expansive soils generated from excavations are undesirable for use as fill within three feet of slab-on-grade areas. Implementation of mitigation measure MM 4.5-5 would ensure that development on expansive soil would not occur in a manner that would adversely affect development.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.5-5 to a less-than-significant level, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.5-5.</p>
<p><b>Hazards</b></p> <p><b>Impact 4.6-1.</b> Implementation of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>No known hazardous materials or wastes are present within the proposed project site. Although not expected, grading and excavation activities for the proposed project could result in the exposure of construction personnel and the public to previously unidentified hazardous substances in the soil. Implementation of mitigation measures MM 4.6-1(a), MM 4.6-1(b), and MM 4.6-1(c) would ensure remediation of contaminated soils containing hazardous materials prior to development of the proposed project and provide supplemental procedures in the event of unanticipated discoveries of contaminants.</p> <p>The project site is located within a designated methane gas overlay district. The City has set minimum requirements for new building construction within the methane overlay districts in order to reduce the hazards presented from accumulations of methane gas by requiring the appropriate testing and mitigation measures for all new buildings within the methane districts. Implementation of mitigation measure MM 4.6-1(d) would ensure appropriate testing and methods of gas reduction, as required by the HBFD.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.6-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measures 4.6-1(a) through 4.6-1(d).</p>
<p><b>Hydrology and Water Quality</b></p> <p><b>Impact 4.7-1.</b> Construction and operation of the proposed project could increase stormwater pollutant loads or concentrations, which could result in a violation of water quality standards or a substantial degradation of water quality.</p>	<p>During the operational phase of the proposed project, the major source of pollution in stormwater runoff would be contaminants that have accumulated on rooftops and other impervious surfaces, such as parking lots, pedestrian walkways, and the off-site road improvement prior to connecting to the storm drain system. Implementation of the existing regulations along with mitigation measure MM 4.7-1 would reduce potential pollutant loads, assure</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce Impact 4.7-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.7-1.</p>

<p>that appropriate BMPs are used (e.g., constraints on infiltration-type BMPs), that regulatory requirements are met, and any post-construction violation of WDRs or water quality standards would be less than significant.</p>	<p>Operation of the proposed project would result in a significant change in land use and the potential for increased site runoff; both peak runoff rates and total storm flow volumes. The proposed project would be required to develop and implement a WQMP including post-construction structural and non-structural BMPs for erosion and sediment controls. Implementation of mitigation measures MM 4.7-1 and MM 4.7-2 would reduce the potential storm flow rates to non-erosive conditions, reduce peak runoff rates to existing conditions levels to the maximum extent practicable, assure slope stabilization, and implementation of post-construction erosion and sediment control BMPs, thereby reducing potential impacts associated with on-site or off-site erosion to less-than-significant levels.</p>	<p>Impact 4.7-2. Implementation of the proposed project would alter the project site runoff characteristics that could result in more on-site and off-site erosion.</p>
<p>Impact 4.7-3. Implementation of the proposed project would alter the project site runoff characteristics that could result in more flooding off-site.</p>	<p>Operation of the proposed project would result in a significant change in land use and the potential for increased site runoff for both peak runoff rates and total storm flow volumes. Higher peak storm flow rates and overall volume could result in off-site flooding in the areas down-gradient from the project site. Implementation of mitigation measure MM 4.7-2 would assure that on-site drainage is adequate to prevent on-site flooding and that peak stormwater runoff rates are reduced to the maximum extent practicable to prevent contributions to off-site flooding. As required by MM 4.7-2, the Drainage Plan will include measures to reduce post-construction peak runoff rates and timing to existing levels, as ensured by the City's Public Works Department. As a result, the proposed project would not contribute to future runoff rates on site or to off site areas (including the Shipley Nature Center) above those that currently exist.</p>	<p>Impact 4.7-5. Implementation of the proposed project may provide substantial additional sources of polluted runoff during both construction and post-construction phases.</p>
<p>Impact 4.7-2. Implementation of the proposed project would alter the project site runoff characteristics that could result in more on-site and off-site erosion.</p>	<p>Operation of the proposed project would result in a significant change in land use and the potential for increased site runoff; both peak runoff rates and total storm flow volumes. The proposed project would be required to develop and implement a WQMP including post-construction structural and non-structural BMPs for erosion and sediment controls. Implementation of mitigation measures MM 4.7-1 and MM 4.7-2 would reduce the potential storm flow rates to non-erosive conditions, reduce peak runoff rates to existing conditions levels to the maximum extent practicable, assure slope stabilization, and implementation of post-construction erosion and sediment control BMPs, thereby reducing potential impacts associated with on-site or off-site erosion to less-than-significant levels.</p>	<p>Impact 4.7-3. Implementation of the proposed project would alter the project site runoff characteristics that could result in more flooding off-site.</p>
<p>Impact 4.7-5. Implementation of the proposed project may provide substantial additional sources of polluted runoff during both construction and post-construction phases.</p>	<p>The amount, timing of application, and form of many landscape chemicals can affect subsequent transport in stormwater. These activities could also result in additional sources of pollutants in runoff water from the proposed project. Implementation of mitigation measure MM 4.7-5, however, would maximize efficiency of</p>	<p>Impact 4.7-2. Implementation of the proposed project would alter the project site runoff characteristics that could result in more on-site and off-site erosion.</p>

	<p>landscape chemical applications and minimize the potential for chemicals in runoff water.</p>	<p>Implementation of Mitigation Measures 4.7-1, 4.7-2, and 4.7-5.</p>
<p><b>Impact 4.7-6:</b> Implementation of the proposed project may otherwise substantially degrade groundwater quality by allowing infiltration of polluted stormwater.</p>	<p>Infiltration structures that are not correctly designed and sited could result in contaminated stormwater leaching into groundwater systems and destabilization of fill material. Mitigation measure MM 4.7-2 would prevent implementation of stormwater quality BMPs that could contribute to degradation of groundwater resources.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.7-6 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.7-2.</p>
<p><b>Noise</b></p>		
<p><b>Impact 4.9-1:</b> Construction activities associated with the proposed project would not exceed the standards established in the Huntington Beach Municipal Code.</p>	<p>The residences closest to the project site are located immediately west of the site, along Lakeview Drive, approximately 800 feet from the site boundary. At this distance, typical daily construction activities (excavation and grading) could reach 62 dBA. Additionally, patrons utilizing the passive use park adjacent to the proposed project site could experience noise levels of up to 86 dBA during construction activities. Implementation of mitigation measures MM 4.9-1(a) and MM 4.9-1(b) as well as CR 4.8-1(a) and CR 4.9 1(b) would help minimize noise generated by construction activities associated with the proposed project to the surrounding sensitive receptors.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.9-1 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of CR 4.9-1 (a) and (b) and Mitigation Measure 4.9-1 (a) and (b).</p>
<p><b>Transportation/Traffic</b></p>		
<p><b>Impact 4.12-4.</b> The project would not substantially increase roadway hazards.</p>	<p>In order to address safety concerns related to exiting the project site, mitigation measures have been identified that would eliminate this potentially unsafe movement. These measures would also address the potential sight distance issue related to the uphill grade for southbound traffic on Goldenwest Street in this location. Implementation of mitigation measure MM 4.12-4 and CR 4.12-4(a) and CR 4.12-4(b) would reduce potential impacts associated with roadway hazards to a less-than-significant level.</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.12-4 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of CR 4.12-4(a) and (b) and Mitigation Measure 4.12-4.</p>
<p><b>Utilities and Service Systems</b></p>		
<p><b>Impact 4.13-5:</b> Implementation of the proposed project would include new stormwater treatment control BMPs, the operation of which would not result in significant environmental effects.</p>	<p>The proposed project would involve the construction and operation of stormwater treatment control Best Management Practices (BMPs) that would be identified in a Stormwater Pollution Prevention Plan (SWPPP), which would be a part of the project's Water Quality Management Plan (WQMP). The City has general/standard conditions of approval to protect receiving water quality from short-</p>	<p>Finding 1. The City finds that the identified changes or alterations in the project, which would reduce impact 4.13-5 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the</p>

<p>and long-term impacts of new development and significant redevelopment, which include CR 4.13-5(a) and (b). Since stormwater treatment control BMPs must be in conformance with approved plans and specifications of appropriate agencies, operations would not be anticipated to result in significant environmental effects including, but not limited to, vectors or odors.</p>	<p>Implementation of CR 4.13-5(a) and (b).</p>
<p><b>Impact 4.13-8.</b> Implementation of the proposed project could increase the demand for electricity, and could require or result in the construction of new energy production or transmission facilities not require or result in the construction of new gas production or transmission facilities.</p>	<p>New electrical facilities would have to be constructed on site. Implementation of mitigation measure MM 4.13-8 would reduce potentially significant impacts associated with the anticipated electrical demands of the proposed project to a less than-significant level by ensuring availability of electrical facilities.</p>
<p><b>Finding 1.</b> The City finds that the identified changes or alterations in the project, which would reduce Impact 4.13-8 to less-than-significant levels, are hereby incorporated into the project. No additional mitigation measures are necessary with the implementation of Mitigation Measure 4.13-8.</p>	<p>Implementation of Mitigation Measure 4.13-8.</p>

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# CHAPTER 3 Findings Regarding Project Alternatives

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## 3.1 INTRODUCTION

The EIR prepared for the Huntington Beach Senior Center considered three separate alternatives to the proposed project. Pursuant to Section 15126.6(a) of the CEQA Guidelines, the primary intent of an alternatives evaluation is to “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.”

This chapter describes the project objectives and design criteria used to develop and evaluate project alternatives presented in the Draft EIR. A description of the alternatives compared to the proposed project and the findings regarding the feasibility of adopting the described alternatives is presented for use by the City in the decision-making process.

## 3.2 PROJECT OBJECTIVES

Implementation of the Huntington Beach Senior Center is intended to fulfill the following major objectives:

- Implement the policies and development standards of the City’s General Plan and Zoning and Subdivision Ordinance (ZSO)
- Create a development that is compatible with and sensitive to the existing land uses in the project area
- Enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the City’s General Plan
- Ensure adequate utility infrastructure and public services for new development
- Provide a centrally located senior recreation and human service facility within the City
- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area
- Mitigate environmental impacts to the greatest extent possible

### 3.3 SELECTION OF ALTERNATIVES

The range of feasible alternatives was selected and discussed in a manner to foster meaningful public participation and informed decision-making. Among the factors that were taken into account when considering the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6(f)(1)) were environmental impacts, economic viability, availability of infrastructure, regulatory limitations, jurisdictional boundaries, and attainment of project objectives. As stated in Section 15126.6(a) of the CEQA Guidelines, an EIR need not consider an alternative whose effects could not be reasonably identified, whose implementation is remote or speculative, or one that would not achieve the basic project objectives. The analysis includes sufficient information about each alternative to provide meaningful evaluation, analysis and comparison with the proposed project.

### 3.4 PROJECT ALTERNATIVE FINDINGS

The following is a description of the alternatives evaluated in comparison to the proposed project, as well as a description of the specific economic, social, or other considerations that make them infeasible for avoiding or lessening the impacts. The City finds that the adoption of any of the alternatives to the project is infeasible. The reasons for each finding are provided following the description of the alternative, and are further described in the Draft EIR.

#### 3.4.1 Huntington Beach Senior Center Alternatives

As shown below and in Chapter 6 (Alternatives) of the Draft EIR, three alternatives were evaluated in comparison to the proposed project. The environmental advantages and disadvantages of each of these alternatives are described. The alternatives that were selected for analysis include:

- **Alternative 1: No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan**—Consistent with Section 15126.6(e)(3)(C) of the CEQA Guidelines, this alternative assumes the development level articulated in the City’s Master Plan of Recreation Uses for Central Park (Central Park Master Plan) (1999), which envisioned development of a portion of a “low intensity recreation area,” which would include family picnic shelters, barbeques, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.
- **Alternative 2: Reduced Project/Alternative Configuration**—This alternative assumes a reduced intensity and revised configuration of the project elements in the same project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 square feet [sf]), and would comprise a 30,000 sf structure, reoriented north/south and located at the southeastern corner of the project site.
- **Alternative 3: Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)**—This alternative assumes development of 45,000 sf of recreational and associated public and administrative uses in Central Park. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis

Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study. Nevertheless, this alternative would maintain a similar flow of traffic to the proposed project.

### ■ Alternatives Considered but Eliminated from Further Evaluation

Three additional alternatives were initially considered but were found to be infeasible. These included: No Project/No Development Alternative, Rodgers Senior Center, and Satellite Senior Centers. The No Project/No Development Alternative represents the status quo, or maintenance of the project site in its current state. The site would remain as an underused parcel of land adjacent to the Central Library and would provide no state-of-the-art improvements, in a central location, to meet current and projected needs for recreation and community services for senior citizens in the City. Implementation of the No Project/No Development Alternative would not meet any of the project objectives, as no new uses would be developed. The second alternative that was rejected as infeasible would provide a new state-of-the-art senior center on the site of the existing Rodgers Senior Center. However, due to the known site constraints, lack of available funding to accommodate a new development on this site, and because this would not provide a centrally-located senior center within the City, this alternative was rejected from further analysis. Lastly, the Satellite Senior Center alternative suggests development of multiple, smaller-scale senior centers throughout the City. Construction of small-scale centers could accommodate a limited number of facilities, available activities, and patrons at each site, and would also preclude a central focal point for seniors to meet within the City. Instead, most patrons would utilize the nearest facility, thereby reducing the important opportunities for larger social gatherings and networking. Each site location would have differing environmental constraints. Compared to the proposed project, multiple centers would not have the flexibility to provide for a wide variety of uses simply due to size constraints at each location. In addition, the construction and operation of multiple centers would have a greater potential for cumulative environmental impacts. Further, the City does not own all of the nine sites evaluated in the Feasibility Study, which could lead to acquisition costs that the City would not be able to fund. Therefore, this alternative was rejected from further analysis.

### ■ No Project/ Continuation of Uses Allowed By Existing General Plan and Central Park Master Plan Alternative

The No Project/Continuation of Uses Allowed By Existing General Plan and Central Park Master Plan Alternative assumes the development level articulated in the City's Central Park Master Plan (1999), which envisioned development of a portion of a "low intensity recreation area," which would include family picnic shelters, barbecues, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.

Implementation of the No Project/Continuation of Uses Allowed By Existing General Plan and Central Park Master Plan Alternative would not achieve any of the project objectives listed for the City of Huntington Beach, since the development of a senior center facility would not occur.

D1 . 37

This alternative would result in fewer impacts to aesthetics, air quality, hydrology and water quality, land use, noise, recreation, traffic, and utilities and service systems as compared to the proposed project. This alternative would result in similar impacts on biological resources, cultural resources, geology and soils, hazards and hazardous materials, and public services, and would not result in impacts that would be greater than the proposed project.

Although this alternative would reduce many of the impacts of the proposed project, it would not necessarily reduce the significance of the impacts. However, because of its reduced intensity, the City finds that the No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan Alternative is considered to be the environmentally superior alternative.

### **Findings**

The City hereby finds that the No Project/ Continuation of Uses Allowed By Existing General Plan and Master Plan Alternative is infeasible for the following environmental, economic, social, and other considerations:

- Would not provide a centrally located senior recreation and human service facility within the City
- Would not build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Would not provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area

### **■ Reduced Project /Alternative Configuration Alternative**

The Reduced Project /Alternative Configuration Alternative assumes a reduced intensity and revised configuration of the project elements on the same project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 sf), and would comprise a 30,000 sf structure, reoriented north-south and located at the southeastern corner of the project site, as illustrated in Figure 6-1 (Reduced Project/Alternative Configuration). Although this alternative senior center would be reduced in size compared to the proposed project, it would still be more than double the size of the existing senior center to accommodate existing and anticipated program needs, and would be similar in massing and elevations to the proposed project. Screening vegetation separating the senior center from Goldenwest Street and from the disc golf course would be provided. Wide, paved walkways and patios would follow the northern and western perimeters of the center.

Under this alternative, the senior center would be constructed on a smaller scale within the same project area, and would not achieve the proposed project objectives of building a new facility large enough to meet current and future demands of a growing senior population, or provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area, to the extent of the proposed project.

The Reduced Project/Alternative Configuration Alternative would result in fewer impacts to aesthetics, air quality, hydrology and water quality, land use and planning, and public services due to its reduced density. This alternative would result in similar impacts on biological resources, cultural resources,

geology and soils, hazards and hazardous materials, and public services, and would not result in impacts that would be greater than the proposed project. While this alternative may result in a reduction of most environmental impacts, it would not necessarily reduce the significance of the impacts below those of the proposed project.

### *Findings*

The City hereby finds that the Reduced Project/Alternative Configuration Alternative is infeasible for the following environmental, economic, social, and other considerations:

- Would not build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Would not provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area

### ■ **Alternative Site**

The Alternative Site assumes development of the proposed senior center at an alternate site located at the northwest corner of Goldenwest Street and Ellis Avenue, approximately 1,200 feet south of the proposed project site. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study. Nevertheless, this alternative would maintain a similar flow of traffic as the proposed project. The setback from Goldenwest Street would be the same as under the proposed project, and additionally, a setback from Ellis Avenue would be provided and would be identical to the setback from Goldenwest Street. In all other physical and operational respects, this alternative would remain the same as under the proposed project. The alternative site is occasionally used by the equestrian center for larger shows and storage throughout the year. Therefore, although the site is presently undeveloped, development of this alternative would reduce the existing recreational opportunities that are present.

Under this alternative, the senior center would be constructed on a site at Goldenwest Street and Ellis Avenue, and would not achieve the following proposed project objective of mitigating environmental impacts to the greatest extent possible.

While this alternative would result in impacts that are largely similar to the proposed project, it may result in a greater number of potentially significant impacts, including impacts to noise and recreation that could be significant and unavoidable. As such, this alternative could result in impacts that would be greater than the proposed project.

### *Findings*

The City hereby finds that the Alternative Site is infeasible for the following environmental, economic, social, and other considerations:

- Would not mitigate environmental impacts to the greatest extent possible

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# CHAPTER 4 Statement of Overriding Considerations

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## 4.1 INTRODUCTION

Section 15093 of the CEQA guidelines states:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reason to support its actions based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination.

The City of Huntington Beach (City) proposes to adopt a Statement of Overriding Considerations regarding the significant cumulative aesthetic impact of the proposed project. Although all project level impacts are reduced to less-than-significant levels, this section describes the anticipated economic, social, and other benefits or other considerations of the proposed project to support the decision to proceed with the project even though one identified cumulative impact is not mitigated to a less-than-significant level.

## 4.2 SIGNIFICANT ADVERSE CUMULATIVE IMPACT

The City is proposing to approve the proposed project, with revisions to reduce environmental impacts, and has prepared an EIR required by CEQA. Even with revisions in the project, the following impact is unavoidable because it has been determined that no feasible mitigation is available. Refer to Chapter 2 (CEQA Findings) for further clarification regarding the impact listed below.

### *Aesthetics*

Given that the project would modify land that is currently undeveloped, the character of Central Park would be altered, which would result in a cumulatively considerable impact. Landscaping and open space would be provided, which would enhance the site’s visual contribution to the surrounding park lands, and the project would not appear out of character when compared with surrounding land uses. However, the increase in development intensity of the project site, when compared with current uses, contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central Park. This would be considered a significant cumulative impact.

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## 4.3 FINDINGS

The City has evaluated all feasible mitigation measures and project revisions with respect to this cumulative aesthetic impact (see Chapter 2, CEQA Findings). The City has also examined a reasonable range of alternatives to the proposed project (see Chapter 3, Findings Regarding Project Alternatives). Based on this examination, the City has determined that because of its reduced intensity, the No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan Alternative is considered to be the environmentally superior alternative. Two of the three alternatives listed above would potentially result in less significant environmental impacts than the proposed project. The Alternative Site was found to result in potentially greater impacts than the proposed project. The City finds these three alternatives infeasible and less desirable than the proposed project and has rejected these alternatives from further consideration because they would not achieve the environmental, economic, social, and other considerations outlined in Chapter 3 (Findings Regarding Project Alternatives).

## 4.4 OVERRIDING CONSIDERATIONS

Specific economic, social, or other considerations outweigh the cumulative aesthetic impact stated above. The reasons for proceeding with the proposed project, even though one identified cumulative impact is not fully mitigated to a less-than-significant level, are described below.

### ■ Proposed Project Benefits

The proposed project would provide a new, centrally located state-of-the-art senior center that would be large enough to respond to the changing needs of the population and simultaneously meet the unique developmental needs and diverse interests of the City's senior residents.

1. Development of the proposed project would allow the City to serve a higher percentage of its senior population with levels of service comparable to other cities in the area.
2. The proposed project emphasizes compatibility and sensitivity to the existing uses surrounding the site and would include a variety of sustainable features, such as bioswales, drought-tolerant landscaping, waterless urinals, roofing materials, and installation of low-flush water devices. The City is requiring that the project achieve LEED certification.
3. The project will maintain and enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the City's General Plan.

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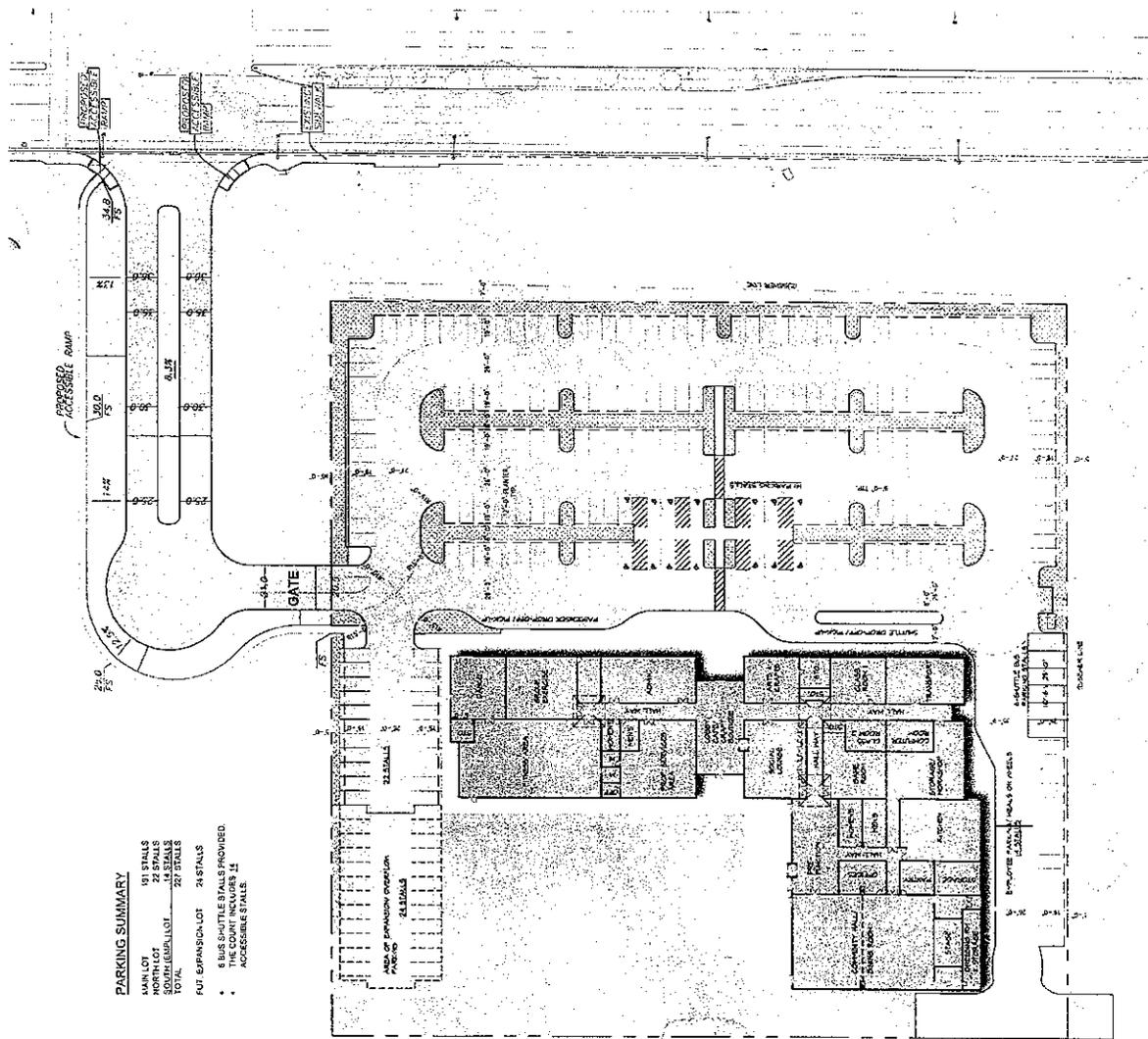
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PROJECT FOR:

**M A K K A R**  
4100 MACARTHUR BLVD.  
SUITE 200  
COSTA MESA, BEACH, CA 92660

T: 949.255.1100  
F: 949.255.1128



**PARKING SUMMARY**

- MAIN LOT 181 STALLS
- NORTH LOT 22 STALLS
- SOUTH (EXPANDED) LOT 14 STALLS
- TOTAL 217 STALLS
- FUT. EXPANSION LOT 24 STALLS
- 8 BUS SHUTTLE STALLS PROVIDED.
- THE COUNT INCLUDES 11 ACCESSIBLE STALLS

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SITE PLAN

JULY 9, 2007



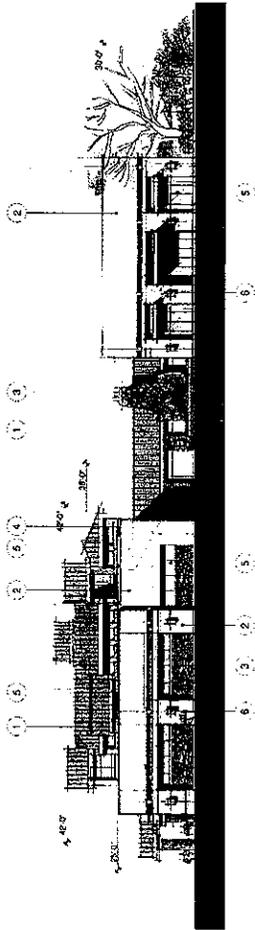
NOTE: THE PRELIMINARY CONCEPTUAL SITE PLAN IS FOR INFORMATION AND CLERK REVIEW AND GOVERNMENTAL AGENCY APPROVALS TO BE OBTAINED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT.

PROJECT FOR:

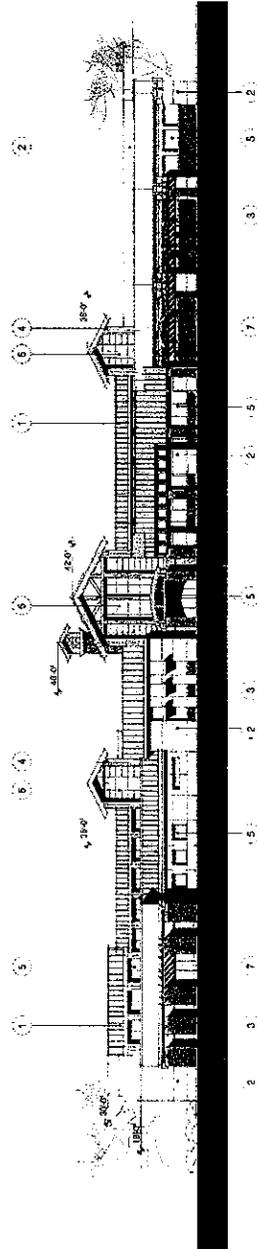
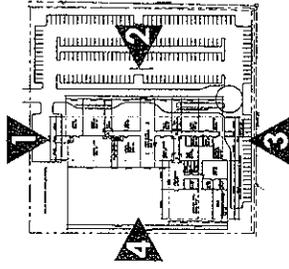
**MAKAR**  
4100 MACARTHUR BLVD.  
SUITE 200  
NEWPORT BEACH,  
CA 92660

T: 949.235.1100  
F: 949.235.1129

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1. NORTH ELEVATION



2. EAST ELEVATION

**MATERIALS**

1. STANDING METAL SEAM ROOF
2. STUCCO
3. WOOD CLADDING
4. WOOD METAL BAYERS
5. CLADDING
6. LIGHT FIXTURE
7. WOOD TRELLIS

**ELEVATIONS**

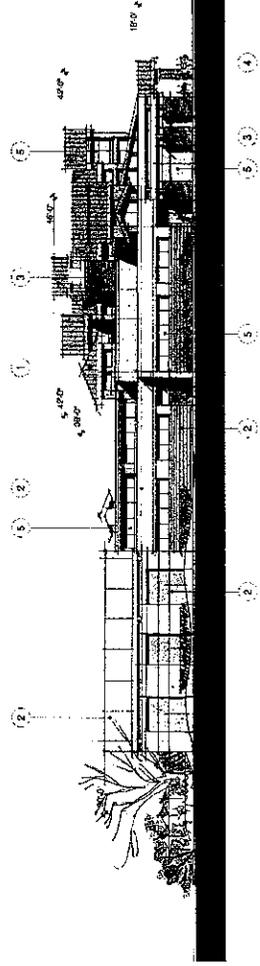
JULY 9, 2007

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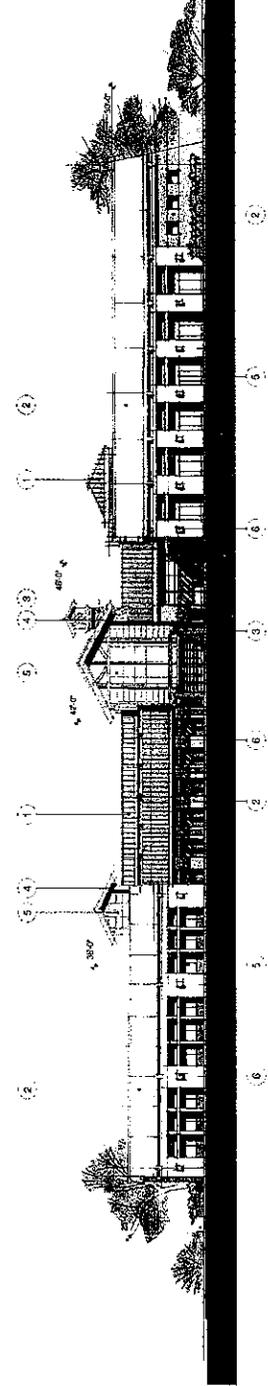
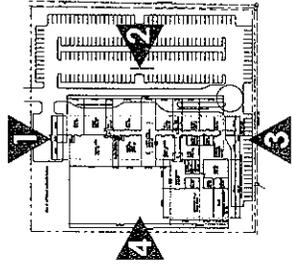
PROJECT FOR:

**MAKAR**  
4100 MACARTHUR BLVD.  
SUITE 200  
NEWPORT BEACH,  
CA 92660

T: 949.235.1100  
F: 949.235.1128

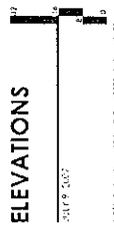


3. SOUTH ELEVATION



4. WEST ELEVATION

- MATERIALS**
1. STANDING METAL SEAM ROOF
  2. STUCCO
  3. WOOD SHAKES
  4. WOOD SHAKES
  5. GLASSING
  6. LIGHT FINISH
  7. WOOD TRILLER



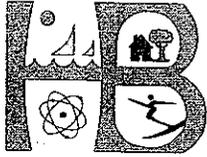
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# ATTACHMENT #5



# CITY OF HUNTINGTON BEACH

City Council Interoffice Communication

RECEIVED

2007 DEC 20 PM 2: 29

**To:** Joan Flynn, City Clerk  
**From:** Debbie Cook, Mayor *dc*  
**Date:** December 13, 2007  
**Subject:** **APPEAL OF ENVIRONMENTAL IMPACT REPORT NO. 07-002/  
CONDITIONAL USE PERMIT NO. 07-039 (HUNTINGTON BEACH  
SENIOR CENTER)**

CITY CLERK  
CITY OF  
HUNTINGTON BEACH

I am hereby appealing the Planning Commission's December 11, 2007, conditional approval of Environmental Impact Report No. 07-002 and Conditional Use Permit No. 07-039 for Huntington Beach Senior Center located in Central Park.

The appeal is based on the following:

- (1) CEQA certification including but not limited to the project description, discussion of alternatives, mitigation measures, impacts to wildlife, loss of open space, and aesthetics
- (2) Issuance of the CUP and consistency with land use policies in the General Plan and Central Park Plan
- (3) Affects to an existing EIR for the Pacific City Project
- (4) Consistency with Measure T and Measure C
- (5) Concerns regarding project funding and financial uncertainties

DB:SH

xc: John Scandura, Planning Commission Chair  
Penelope Culbreth-Graft, City Administrator  
Paul Emery, Deputy City Administrator  
Scott Hess, Director of Planning  
Jim Engle, Director of Community Services  
Mary Beth Broeren, Principal Planner  
Jennifer Villasenor, Associate Planner

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**ATTACHMENT #6**

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City of Huntington Beach Planning Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Jennifer Villasenor, Associate Planner  
**DATE:** December 11, 2007  
**SUBJECT: CONDITIONAL USE PERMIT NO. 07-039 (HUNTINGTON BEACH SENIOR CENTER)**

**APPLICANT:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**LOCATION:** 18041 Goldenwest Street (southwest of the intersection of Goldenwest Street and Talbert Avenue)

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**STATEMENT OF ISSUE:**

- ◆ Conditional Use Permit No. 07-039 is a request to construct and operate a 45,000 square foot one-story senior recreation facility on a site with a grade difference greater than 3 feet.
- ◆ Staff's Recommendation: Approve Conditional Use Permit No. 07-039 based upon the following:
  - General Plan goals, objectives, and policies encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with and sensitive to adjacent uses.
  - Project provides a centrally located senior and human service recreation facility in the City of Huntington Beach.
  - Project provides for a new senior center large enough to meet the current and future demand of an increasing senior population.
  - Project will enhance the community image of the City of Huntington Beach through the design and construction of a high quality development.
  - Project complies with applicable zoning regulations of the OS-PR zoning designation.

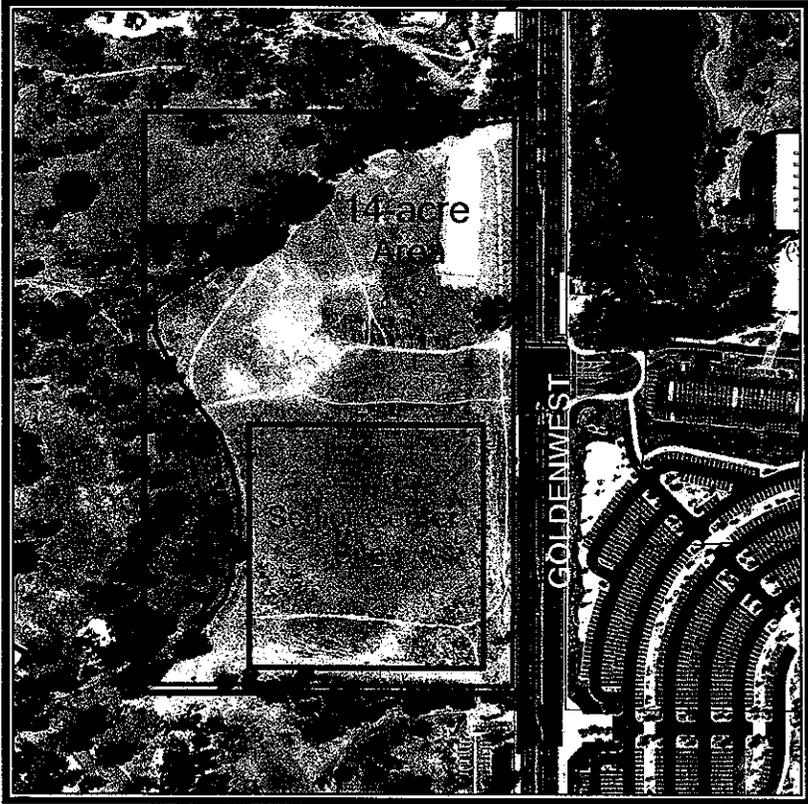
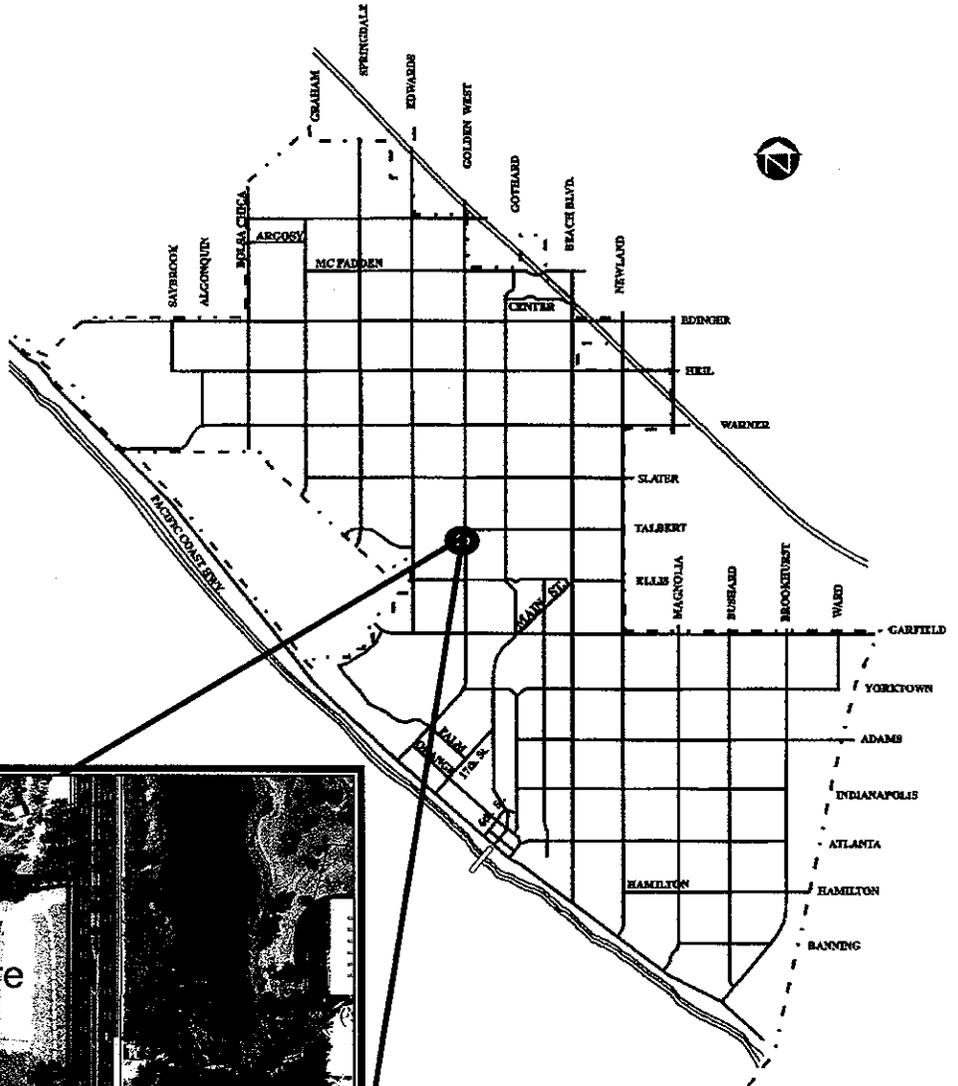
**Environmental Impact Report No. 07-002** is being processed concurrently with this entitlement and is addressed under a separate staff report. It is necessary for the Planning Commission to review and act on Environmental Impact Report No. 07-002 prior to action on this entitlement. Based on the EIR analysis, following approval of this entitlement, a CEQA Statement of Findings of Fact with a Statement of Overriding Considerations will be required.

**RECOMMENDATION:**

Motion to:

- A. "Approve Conditional Use Permit No. 07-039 with findings and suggested conditions of approval (Attachment No. 1)."
- B. "Approve CEQA Statement of Findings of Fact with a Statement of Overriding Considerations (Attachment No. 5)."

**PROJECT  
SITE**



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**VICINITY MAP**

*CONDITIONAL USE PERMIT # 07-039  
(SENIOR CENTER IN HUNTINGTON CENTRAL PARK)*

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 07-039 with findings for denial.”
- B. “Continue Conditional Use Permit No. 07-039 and direct staff accordingly.”

**PROJECT PROPOSAL:**

Conditional Use Permit No. 07-039 represents a request to construct and operate a 45,000 square foot senior recreation facility on a 5-acre site in Central Park pursuant to Chapter 213.06 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The conditional use permit is also necessary because the project is located on a site with a grade differential greater than three feet and includes a gated entrance to the site.

The 5-acre project site is located within the 356-acre Huntington Central Park and generally located southwest of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course, which is at a higher elevation, and the Shipley Nature Center.

The 5-acre project site will comprise the senior center building, parking lot and open space area (Attachment No. 2). The approximately 45,000 square foot building consists of a community hall/dining room, group exercise, fitness and dance rooms, multi-use classrooms, a kitchen, a social lounge and administrative offices. The outdoor open area includes a patio with a decorative trellis, an expansive lawn, a garden, a fountain, a barbecue area, benches and a natural meadow. The parking area includes a total of 233 parking spaces, including 14 disabled parking spaces and 6 oversized stalls for shuttle buses. Landscaping is provided throughout the site and consists of a mix of California native and non-native drought tolerant vegetation.

Ingress and egress to and from the site is proposed via a new access driveway with entry gate at the existing Goldenwest Street/ Talbert Avenue intersection. An existing traffic signal at this location will be modified for traffic to enter and exit the project site.

**Programming & Hours of Operation**

The proposed senior center will operate much like the existing Rodgers Senior Center operates today. The new center will be used for a variety of recreational programs and activities serving the City’s seniors, although the facility will be accessible to all residents of the City. Primary uses include: recreation and social services, Senior Outreach Program (transportation, meals, counseling/visitation), and public meetings or receptions when not occupied by primary functions.

Proposed hours of operation are:

<u>Day</u>	<u>Proposed Regular Hours of operation</u>	<u>Classes &amp; Activities</u>
Monday through Friday	8:00 a.m. – 4:30 p.m.	4:30 p.m. – 10:00 p.m.
Saturday & Sunday	None	8:00 a.m. – 10:00 p.m.
<u>Special Events in Multi-Purpose Room (w/ reservations)</u>		
Sunday through Thursday	Until 10:00 p.m.	
Friday & Saturday	Until 12:00 a.m.	

With reservations, special events such as wedding receptions or public meetings are proposed to be held in the community hall when it is not being used for recreation or social programs. The current senior center also allows reservations for special events and currently rents the center to a church on Sundays.

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Site:	OS-P (Open Space – Parks)	OS-PR (Open Space – Parks & Recreation)	Undeveloped, vacant
North of Subject Site (across earthen berm)	OS-P	OS-PR	Undeveloped area; Shipley Nature center
East of Subject Site: (across Goldenwest St.)	OS-P	OS-PR	Sports Complex; Central Library
South of Subject Site:	OS-P	OS-PR	Disc golf course; equestrian center
West of Subject Site:	OS-P	OS-PR	Passive parkland

**General Plan Conformance:**

The current General Plan Land Use Map designation on the subject site is OS-P (Open Space – Parks). The proposed project is consistent with the Open Space – Parks designation and the goals and policies of the City’s General Plan as follows:

A. Air Quality Element

Policy AQ 1.8.3: Encourage developers to maintain the natural topography, to the maximum extent possible, and limit the amount of land clearing, blasting, grading, and ground excavation operations needed for development.

The proposed project anticipates a balanced site with minor cut and fill operations during construction.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

As with all new buildings, the proposed project will be required to comply with the energy conservation standards of Title 24, which would ensure that there would be no wasteful or unnecessary use of energy.

B. Circulation Element

Policy CE 6.1.7: Require new development to provide accessible facilities to the elderly and disabled.

The proposed senior center project will be required to comply with the requirements of the ADA. The proposed project will also provide ADA access to the site via a pedestrian path north of the access driveway.

Policy CE 7.1.7: Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.

The proposed project includes construction of a signalized access driveway at the intersection of Goldenwest Street and Talbert Avenue. The new access driveway includes a proposed landscaped median.

C. Environmental Hazards Element

Policy EH 4.1.1: During major redevelopment or initial construction, require specific measures to be taken by developers, builders, or property owners in flood prone areas, to prevent or reduce damage from flood hazards and the risks upon human safety.

Although the site is partially located in Flood Zone A, the project site is already a minimum of 4 feet higher than the base flood elevation at its lowest point. A flood elevation certificate will be required for the proposed project.

D. Growth Management Element

Goal GM 2: Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The proposed project does not result in any significant traffic impacts and adequate public facilities and public services will be provided.

E. Hazardous Materials Element

Policy HM 1.2.3: Support land use or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses.

Construction and operation of the proposed senior center will not include the use of large quantities of hazardous materials, and any commonly used hazardous materials would be used and stored in accordance with applicable regulations. Implementation of the proposed project would not utilize hazardous materials or waste and would not create an unsafe or hazardous condition for adjacent uses.

F. Land Use Element

Policy LU 4.2.1: Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space and other pertinent elements.

Policy LU 4.2.5: Require that all commercial, industrial and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act (ADA).

The proposed project will be constructed in accordance with existing laws and regulations, including the City's building code and any applicable State and federal law requirements such as ADA. In addition, the project is proposed to be in conformance with the Huntington Beach Zoning and Subdivision Ordinance and is not seeking any variances to deviate from the code requirements. Adequate access to and from the project site will be provided through the entrance at the Goldenwest Street/Talbert Avenue intersection. Sufficient parking will be provided on site for the senior center use.

G. Recreation and Community Services Element

Policy RCS 1.1.1: Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children and elderly.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Policy RCS 3.1.7: Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the Americana with Disabilities Act (ADA) standards for accessibility.

The proposed project is a senior recreation facility proposed to be developed in accordance with ADA standards. The senior center and associated amenities will provide the City with expanded recreational resources for senior citizens to meet existing and future demand. The senior center will be accessible to all residents of the City of Huntington Beach.

## H. Utilities Element

Policy U 3.3.2: Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems.

Policy U 3.3.3: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmental sensitive areas.

The proposed project includes bioswales and vegetated buffer areas to treat runoff from the proposed project's impervious areas. Implementation of BMPs and the project's directing of stormwater flows through the park and Huntington Lake will ensure that project implementation would not adversely impact sensitive environments

### Zoning Compliance:

The project site is located in the OS-PR (Open Space – Parks & Recreation) zone and complies with the requirements of that zone. The OS-PR zone permits park and recreation facilities with approval of a conditional use permit. The project site is a 5-acre site situated within a 54-acre parcel in Central Park. The proposed project exceeds all minimum standards for lot area, lot width, setbacks and site coverage. The building will be setback approximately 300 feet from Goldenwest Street and is approximately 30 feet in height with architectural projections reaching up to 46 feet in height. The maximum height permitted in the OS-PR zone is 45 feet. However, HBZSO Section 230.72 – *Exceptions to Height Limits*, allows architectural features to exceed the maximum height limit permitted in the base zoning district by no more than 10 feet. The proposed project complies with this provision of the code.

### Parking

The HBZSO does not specify a parking ratio for a park and recreation facility. Rather, the parking ratio is determined to be specific to the requested use. In this case, staff relied on consultation with LPA, Inc., a consulting firm that was commissioned to prepare a feasibility study for a new senior center prior to the Measure T election last November. Based on LPA's experience in designing and constructing community buildings such as the proposed senior center, a recommendation of 4-5 parking spaces per 1,000 square feet of floor area was suggested. In addition, staff surveyed other senior centers and found that parking ratios for those centers ranged from 1 parking space per 100 square feet to 1 parking space per 300 square feet. It should be noted that the majority of the senior centers surveyed also indicated that parking was sufficient. The proposed senior center project is providing 233 parking spaces at a ratio of just over 5 parking spaces per 1,000 square feet (1 per 193 square feet). This is consistent with both the LPA recommendation and the senior centers that were surveyed.

The number of ADA parking spaces required is seven. However, because the proposed senior center may have a higher ratio of disabled drivers, the number of proposed ADA spaces has been increased to 14. Planning and Community Services staff agree that this may not be enough disabled spaces based on feedback that was received from other senior centers. Staff is recommending that the number of ADA parking spaces be increased to 20 with the possibility of further increasing the number of ADA spaces if determined necessary once the facility is operational.

### Landscaping

The project proposes substantial landscaping throughout the site. An approximately 20,000 square foot open space area including a 10,000 square foot lawn, is located to the rear of the building. In addition to the lawn, the open space area includes a trellis patio, an area designed for a demonstration or hummingbird garden, a walking path with benches and a barbecue pad. Landscaping is also proposed throughout the parking area, as required by the HBZSO. This landscaping will incorporate bioswales and serve as a natural treatment system for stormwater runoff.

The preliminary landscape plan shows a mix of native and non-native drought tolerant vegetation able to support a wide range of climate conditions and soils. As required by code, "smart irrigation controllers" or other technology to reduce runoff will be used for the project. Although the preliminary landscape plans show species that occur at adjacent uses, staff is recommending that the final landscape plans show a variety of tree, shrub and grass species that occur at adjacent uses, such as the Shipley Nature Center and the Sports Complex. An approximately 9,000 square foot natural meadow is also proposed for the northwest corner of the project site. With inclusion of the natural meadow area, the proposed project provides nearly an acre of landscaping on site. However, this area is also designated for future overflow or expansion of parking if deemed necessary. If this area does become an overflow parking area, staff is recommending that meadow grasses be planted elsewhere on the project site.

### Urban Design Guidelines Conformance:

The Huntington Beach Urban Design Guidelines do not include guidelines specific to park and recreation facilities in the OS-PR zoning district. Notwithstanding, the project generally conforms to the objectives and standards for non-residential projects contained in the Guidelines, including the following:

- Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas and high quality architectural and landscape design which provides for proper access, visibility and identity.
- The designer is expected to employ variations in form, building details and siting in order to create visual interest. In all cases, the selected architectural style should be employed on all building elevations.
- Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize building bulk.
- Vertical architectural elements such as towers should be used as focal points.
- Developments should incorporate plazas and courtyards into their design. Courtyards should be buffered from the street, parking areas and drive aisles.

### Environmental Status:

The project's potential environmental impacts are analyzed and discussed in a separate staff report. Prior to any action on Conditional Use Permit No. 07-039, it is necessary for the Planning Commission to review and act on Environmental Impact Report No. 07-002 (separate report). Staff, in its initial study of the project, is recommending that Environmental Impact Report No. 07-002 be certified as adequate and

complete with mitigation measures, Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Although the project results in adverse cumulative impacts to the environment that cannot be mitigated or avoided, the Planning Commission may still approve the project if a Statement of Overriding Considerations is adopted. CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the City may consider the adverse environmental effects acceptable. In this particular case, staff believes the benefits of the proposed project outweigh the adverse impact to Aesthetics. The cumulative adverse Aesthetic impact is a result of the overall loss of undeveloped open space in Central Park. That being said, approval of the project will provide a new state-of-the-art senior center designed for innovative programming to meet the needs of a multi-generational senior population. The project also provides a centrally located senior center that will be large enough to meet current and future demand of an increasing senior population in the City of Huntington Beach. Development of the project also results in a temporary increase in employment opportunities due to project construction.

Following approval of the conditional use permit, the Planning Commission must approve a CEQA Statement of Findings of Fact with a Statement of Overriding Considerations (Attachment No. 5).

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:**

The project was preliminarily reviewed by the Design Review Board (DRB) on August 9, 2007. The conditions of approval for the project will require that the final project design be approved by the Design Review Board.

**Subdivision Committee:** Not applicable.

**Community Services Commission:**

The Community Services Commission approved the proposed senior center project at their meeting on November 14, 2007.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Fire, Building and Safety and Police have reviewed the project and recommended standard code requirements. A summary of the applicable standard code requirements is included in a letter to the applicant and is provided for informational purposes only (Attachment No. 4).

As the project applicant, the Community Services Department has worked closely with Planning staff in coordinating with the Council on Aging (COA) as the voice for senior residents in providing input on the site plan and interior layout of the proposed senior center.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on November 29, 2007, and notices were sent to property owners of record and occupants within a 1,000 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), and other interested parties. As of December 3, 2007, two letters referencing the proposed project and EIR have been received. The letters are included as an attachment to the EIR report for this project.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

Draft EIR: April 5, 2007

Conditional Use Permit: November 5, 2007

**MANDATORY PROCESSING DATE(S):**

Within 1 year of complete application (April 5, 2008)

Within 180 days from EIR Certification (October 2, 2008)

Funding for the proposed project will be provided by park in-lieu fees from the Pacific City development project through an Owner-Participation Agreement (OPA) between the City of Huntington Beach and the Pacific City developer. The OPA specifies a timeline for the construction of the senior center including the timing for approval of the project. Per the OPA, approval of entitlements and project plans must occur by April 1, 2008.

**ANALYSIS:**

**Land Use Compatibility**

The proposed project, as modified by suggested conditions of approval and the mitigation measures contained in EIR No. 07-002, is consistent with the applicable General Plan Land Use and Zoning designations as noted in previous sections of this report. Although the proposed project will result in the development of a new senior center on existing open space, the project will be compatible with the established recreational land use pattern in the area, specifically existing community facilities such as the Central Library and Sports Complex adjacent to the proposed project site. Within this context, the proposed project is compatible with the surrounding parkland. The nearest adjacent residences are located approximately 800 feet west of the project site. Mitigation measures incorporated in EIR No. 07-002 ensure that residences in the vicinity will not be detrimentally impacted. In addition, the proposed project will add a senior recreation facility on land currently designated for recreational uses but at a greater intensity than what was previously intended for the site.

To integrate the project with the natural setting of the Shipley Nature Center and existing passive parkland west of the project site, substantial landscaping is proposed throughout the site, including surrounding the entire perimeter of the project site. The proposed landscaping includes species that are currently found at Shipley Nature Center, the Sports Complex and the passive parkland to the west. As discussed in the EIR for the project, the integrity of environmental resources on and surrounding the site will be maintained.

### Central Park Master Plan

Because the intensity of development is increasing on the project site, the Central Park Master Plan will require an amendment from a low intensity area to a high intensity area. It is worth mentioning, however, that the project site is part of a larger 14-acre undeveloped area that is identified in the Central Park Master Plan as a low intensity recreation area. An amendment to the Central Park Master Plan will only change the designation of the 5-acre project site leaving the remaining nine acres as a low intensity area. Furthermore, the development footprint of the building is approximately one acre which constitutes less than 10 percent of the total undeveloped area.

### Grade Differential

The 5-acre project site is situated in a relatively low-lying area bordered by ascending slopes on the north, east and south sides. An earthen berm is located north of the project site and will be used for construction of the access driveway to the site from Goldenwest Street. The site is bordered on the east by a slope ascending up to Goldenwest Street and on the south by a slope ascending up to the disc golf course facility. These slopes are at an elevation of approximately 39 feet above mean sea level (MSL). Meanwhile, the project site gradually slopes to the west from an elevation of approximately 26 feet above MSL near the southeast corner of the site to approximately 14 feet above MSL near the southwest corner of the site. Therefore, the adjacent slopes are elevated anywhere from 13 to 25 feet above the project site. According to the conceptual grading plan, at finished grade, the facility will be at an elevation of approximately 22 ½ feet above MSL. The project is designed with minimal cut and fill such that the surrounding slopes and drainage patterns will not be negatively impacted and are generally maintained as they currently exist.

### Green Building

The proposed project emphasizes compatibility and sensitivity to the existing uses surrounding the site and will include a variety of sustainable features, such as bioswales, drought-tolerant landscaping, waterless urinals, roofing materials, and installation of low-flush water devices. The City is actively pursuing the feasibility of including additional features that would bring the building closer to LEED certification. As such, a standard condition of approval has been incorporated to ensure the consideration of green building elements into the design of the project.

### Project Design and Architecture

The proposed project features an architectural design that will blend, to the extent possible, with the park setting of the surrounding area. Materials include an abundance of wood, glass, stone and stucco. The design also incorporates a variety of forms, wall planes, roof lines, offsets, exterior finish materials and decorative architectural elements such as a wood trellis patio and an outdoor fireplace. The proposed standing seam metal roofing material reduces cooling requirements and is energy efficient. Overall, the proposed architectural design provides visual interest and minimizes massing.

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The proposed building is a one-story building with an average height of 30 feet. Parapets, towers and other architectural features reach up to 46 feet in height. However, because the project site is in a low-lying area relative to the adjacent slopes, the average roofline of the proposed senior center will only project up to 13 ½ feet higher than the slopes to the south and east. Architectural features could extend an additional 16 feet above the average roofline. Being that the project site is situated at a lower elevation, the mass and bulk of the building, as viewed from Goldenwest Street, are further reduced and distant views of the park beyond the project site can still be captured to some degree.

**SUMMARY:**

Staff is recommending approval of the project based on the suggested findings and subject to the suggested conditions of approval. The proposed project furthers General Plan goals, objectives, and policies that encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with and sensitive to adjacent uses. In addition, the project complies with all applicable zoning regulations of the OS-PR zoning designation. Finally, the project provides a centrally located senior recreation facility large enough to meet current and future demand of an increasing senior population in the City of Huntington Beach.

**ATTACHMENTS:**

1. ~~Suggested Findings and Conditions of Approval – Conditional Use Permit No. 07-039~~
2. ~~Project Plans received and dated October 17, 2007~~
3. Project Narrative received and dated October 17, 2007
4. Code Requirements Letter dated November 20, 2007 (for informational purposes only)
5. ~~CEQA Statement of Findings of Fact with Statement of Overriding Considerations – EIR No. 07-002~~
6. ~~Mitigation Monitoring Program – EIR No. 07-002.~~
7. ~~Environmental Impact Report No. 07-002 – Not Attached – See Staff Report No. B-1a.~~

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Project Narrative: Proposed Senior Center – Huntington Central Park

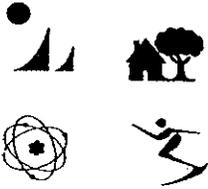
The City of Huntington Beach City Council has, as part of its strategic plan, set a goal of building a new senior center to accommodate the growing senior population. This Conditional Use Permit is being initiated to begin the development of this new facility, which will be able to accommodate a growing number of seniors in the Huntington Beach community.

Huntington Beach is anticipating a 64 percent increase in the senior population by the year 2020, bringing the number of Huntington Beach seniors to over 50,000. The City of Huntington Beach Senior Center will provide high-quality, community-based programs for social support, health promotion, volunteer development, information and referral, advocacy, education, outreach, nutritional assistance, and physical activity for the city's senior adults. Approximately 9 permanent and 20 part-time staff members deliver this service to the community.

The proposed project site is centrally located and would be contained on an undeveloped five-acre area, immediately north of the existing disc golf course; east of the group picnic shelter and open group activity area. Further north is the Shipley Nature Center. The site is southwest of the intersection at Goldenwest Street and Talbert Avenue. Goldenwest, is a major arterial within the city which has access to public transportation. There are compatible activities in the park that could be enjoyed by seniors, including Shipley Nature Center and Central Library. The site would provide one acre for an approximately 45,000 square foot building, nearly two acres for 227 parking spaces, and an additional two acres for courtyards and landscaping.

The normal facility hours of operation will be Monday through Friday, 8:00 A.M. until 4:30 P.M. with classes and activities potentially scheduled until 10:00 P.M. Classes and activities may be scheduled on Saturday and Sunday from 8:00 A.M. until 10:00 P.M., with the possibility of special events being offered on Friday and Saturday nights until midnight through a permit process.

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# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

Phone 536-5271

Fax 374-1540

November 20, 2007

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648  
Attn: David Dominguez, Community Services Dept.

**SUBJECT: CONDITIONAL USE PERMIT NO. 07-039 (HUNTINGTON BEACH SENIOR CENTER)**  
**18041 GOLDENWEST STREET, HUNTINGTON BEACH (SOUTHWEST OF THE INTERSECTION OF GOLDENWEST STREET/TALBERT AVENUE IN CENTRAL PARK)**

Dear Mr. Dominguez:

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

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement within 10 calendar days of the project approval pursuant to the HBZSO Sec. 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1661 or at [jvillasenor@surfcity-hb.org](mailto:jvillasenor@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

JENNIFER VILLASENOR  
Associate Planner

Enclosure

cc: Ken Small, Police Chief  
Eric Haghani, Building & Safety Dept.  
Lee Caldwell, Fire Dept.

Debbie DeBow, Public Works Dept.

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ATTACHMENT NO. 4.1



## CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 20, 2007

**PROJECT NAME:** HUNTINGTON BEACH SENIOR CENTER

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 07-039

**PROJECT LOCATION:** 18041 GOLDENWEST STREET, HUNTINGTON BEACH  
(SOUTHWEST OF THE INTERSECTION OF GOLDENWEST STREET/TALBERT AVENUE IN CENTRAL PARK)

**PLAN REVIEWER:** JENNIFER VILLASENOR, ASSOCIATE PLANNER

**TELEPHONE/ E-MAIL:** (714) 374-1661/ jvillasenor@surfcity-hb.org

**PROJECT DESCRIPTION:** CONSTRUCTION AND OPERATION OF A 45,000 SQUARE FOOT SENIOR RECREATION FACILITY ON A 5-ACRE SITE WITH GREATER THAN A 3-FOOT GRADE DIFFERENTIAL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 17, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
  - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
  - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

- e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a photo-sensor system. (HBZSO 231.18(C))
  - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
  - g. Loading space shall be provided in accordance with the provisions of HBZSO section 231.04 A.
2. Prior to issuance of grading permits, the following shall be completed:
- a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street/alley from the project site. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
  - b. If any walls are proposed, blockwall/ fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
3. Prior to submittal for building permits Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
4. Prior to issuance of building permits, the following shall be completed:
- a. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for contractors and construction workers during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Public Works Department.
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.

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- f. Clearly visible signs shall be posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday – Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. Such activities are prohibited Sundays and Federal holidays.
6. New structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
    - a. All improvements shall be completed in accordance with approved plans, except as provided for by conditions of approval.
    - b. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
    - c. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
  7. Only the uses described in the project narrative received and dated October 17, 2007 shall be permitted, except as modified pursuant to Conditional Use Permit No. 07-039.
  8. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
  9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
  10. Conditional Use Permit No. 07-039 shall not become effective until the ten calendar day appeal period from the final approval of the entitlements has elapsed.
  11. Conditional Use Permit No. 07-039 shall become null and void unless exercised (by commencement of construction) within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
  12. The Planning Commission reserves the right to revoke Conditional Use Permit No. 07-039 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
  13. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.

14. Construction shall be limited to Monday – Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. Construction shall be prohibited Sundays and Federal holidays.
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO and approved plans. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for applicable Code requirements. Substantial changes may require approval by the Planning Commission.
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

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## HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** REVISED NOVEMBER 8, 2007  
**PROJECT NAME:** HUNTINGTON BEACH SENIOR CENTER  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT 07-039  
**PLNG APPLICATION NO:** 2007-039  
**DATE OF PLANS:** OCTOBER 17, 2007  
**PROJECT LOCATION:** GOLDENWEST ST. (HUNTINGTON CENTRAL PARK)  
**PLANNER:** JENNIFER VILLASENOR, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** 714-374-1661 / JVILLASENOR@SURFCITY-HB.ORG  
**PLAN REVIEWER:** DEBORAH DE BOW, SENIOR CIVIL ENGINEER  
**TELEPHONE/E-MAIL:** 714-536-5528 / DDEBOW@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** The proposed Senior Center is located on a 5-acre site within a 14-acre undeveloped area in Central Park, southwest of the intersection of Goldenwest Street and Talbert Avenue. The proposed one-story building is 45,000 square feet and has approximately 227 parking spaces on site.

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

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

1. The site plan received and dated August 6, 2007 and the Conceptual Grading & Utility Plan (by Fuscoe Engineering) revised date Sept. 4, 2007; shall be the conditionally approved layouts, with the exception of the following:

- a. The cul-de-sac design at the westerly terminus of the main driveway to the Senior Center shall be re-designed to a "T" intersection configuration, to allow for future access to the north.
  - b. A new public water main shall be constructed on-site, and shall have two points of connection to the 12-inch public water main in Goldenwest St. (ZSO 225.04E).
2. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
- a. Appropriate sections of curb, gutter and sidewalk along Goldenwest St. shall be removed per Public Works standards to allow for the construction of a new access driveway. (ZSO 230.84)
  - b. A new ADA compliant driveway approach shall be constructed on the west side of Goldenwest St. per Public Works Standard Plan No. 211. The design of this driveway shall allow for a curb-to-curb width of 50-ft, allowing for one left turn (egress) lane, and one shared through/right turn (egress) lane (ZSO 230.84)
  - c. ADA compliant access ramps shall be constructed north and south of this driveway approach per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
  - d. A new sewer lateral shall be installed connecting to the existing main. (ZSO 230.84)
  - e. A separate new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size, and shall connect to the new public water main. (MC 14.08.020)
  - f. A separate new irrigation water service and meter shall be installed per Water Division Standards. The water service, meter (and backflow protection device) shall be a minimum of 2-inches in size, and shall connect to the new public water main. (ZSO 232)
  - g. A separate new fire sprinkler service line shall be installed, as required by the Fire Dept., and shall connect to the new public water main and be constructed per Water Division Standards. As required by the Fire Dept., on-site fire hydrants shall be installed, connected to the new public water main and constructed to Water Division Standards. (ZSO 230.84)
  - h. A separate backflow protection device shall be installed per Water Division Standards for domestic, irrigation, and fire sprinkler services. (Resolution 5921 and Title 17)
  - i. An ADA compliant pedestrian walkway from Goldenwest St. to the Senior Center.
  - j. Lighting for the Senior Center parking lot and pedestrian walkway.
3. A Street Improvement Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) This plan shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
- a. The landscape median located in the south leg of Goldenwest shall be modified to allow for a northbound left turn lane into the Senior Center. (ZSO 230.84)
4. A signing and striping plan shall be submitted for the intersection of Goldenwest St. and Talbert Avenue/Central Library. (ZSO 230.64)

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5. A signing and striping plan shall be submitted for Goldenwest St. from 1000 feet south of Slater Avenue to 1000 feet north of Slater Avenue showing the new third through lane. Any traffic signal/detector or loop modifications shall be completed so the intersection operates as intended. (ZSO 230.64)
6. The horizontal/vertical curves at the intersection of Goldenwest at Talbert Avenue/Central Library shall be analyzed for stopping sight distance, and shall be formally presented during the design phase. Additional traffic signal equipment, signing and striping or red curb may be required as a result of this analysis. (ZSO 230.64)
7. Any monument signage, hardscape and landscaping at street intersections shall conform to the sight distance requirements per the City of Huntington Beach Zoning Code. (ZSO 230.88).
8. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analyses to ensure that fire service connection from the point of connection at the City water main, to the backflow protection device (or fire hydrant) satisfies Water Division standard requirements; and also to verify that pipeline diameter is adequately sized to satisfy fire flow requirements. (ZSO 230)
9. A site lighting plan for pedestrian walkway and parking lot lighting shall be prepared by a licensed electrical engineer and shall be submitted to the Public Works Department for review and approval. (ZSO 230)
10. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232)
  - a. Plan shall include the entry median islands in the main driveway from the Goldenwest St. signalized intersection to the Senior Center Parking lot.
  - b. Plans shall include the modification of the landscaping and irrigation system in the median in Goldenwest St. Plans shall include relocating existing palms, removal of and replacements of existing trees, shrubs, and ground coverings, modifications to the existing irrigation system including modifying sleeving, valves, head relocations, and moisture sensing devices, and modifications to the existing stamped concrete.
  - c. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
  - d. Irrigation plans shall provide main line and control wire stub outs for future connection to water future slope plantings on the project perimeter and entry driveway.
  - e. All landscape planting, irrigation design and installations shall comply with the City Arboricultural and Landscape Standards and Specifications. City Standard landscape code requirements apply. (ZSO 232)
11. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
12. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)

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13. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification Number. As required by the permit, a SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. (DAMP)
14. A Project WQMP shall be submitted to the Public Works Department for review and acceptance and shall include the following:
- a. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
  - c. Incorporates Treatment Control BMPs as defined in the DAMP
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
  - g. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
  - h. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
    - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
    - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
  - i. The applicant shall return one CD media to Public Works for the project record file.
15. Indicate the type and location of Water Quality Treatment Control BMPs on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
16. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash.

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ATTACHMENT NO. 49

The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)

17. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, overexcavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
18. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)

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

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

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ATTACHMENT NO. 4.10

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

1. A Precise Grading Permit shall be issued. (MC 17.05)

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

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. For all work within or affecting the public street right-of-way. (Construction Traffic Control Plan Preparation Guidelines)

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

1. Complete all improvements as shown on the approved grading, street improvement and landscape plans. (MC 17.05)
2. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
3. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
4. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
5. All new utilities shall be undergrounded. (MC 17.64.060)
6. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
7. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council Resolutions 2007-58 and 2007-59. (ZSO 240.06/ZSO 250.16)

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ATTACHMENT NO. 4.11



## CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION RECOMMENDATIONS

**DATE:** October 30, 2007

**PROJECT LOCATION:** Huntington Central Park

**PROJECT PLANNER:** Jennifer Villasenor

**PLAN REVIEWER:** JAN THOMAS, HUNTINGTON BEACH POLICE DEPARTMENT

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

**PROJECT DESCRIPTION:** PROPOSED 45,000 SQUARE FOOT HUNTINGTON BEACH SENIOR CENTER

The following is a list of recommendations deemed applicable to the proposed project based on plans received and dated 10-17-07. The comments are based on the discipline Crime Prevention Through Environmental Design (CPTED), which identifies aspects of the development that could benefit through application of crime prevention concepts. Comments are categorized under "Recommendations to enhance the quality of the project" or "Suggested conditions." Comments are intended to assist the applicant by identifying areas that would benefit the users of the property as well as the Huntington Beach Police Department through implementation of the following suggestions. If you have any questions regarding these requirements, please contact the Plan Reviewer.

Statistically, seniors have the highest fear of crime compared to other age groups. Lighting, visibility to and from the building, as well as clear definition of the property helps to reduce crime and the fear of crime in its users.

#### Suggested conditions

The drive aisle on the east side of the building will be used consistently by pedestrians who park their cars then cross that drive aisle to reach the entrance to the building.

Recommendation: Use enhanced pavement or striping in the drive aisle between the east parking lot and the building. This tells motorists to watch for pedestrians crossing from the parking lot to the building entrance.

There is little if no visibility looking out to employee parking on south side of building (kitchen and storage/workshop windows appear to be too high to look out).

Recommendation: Switch the employee parking spaces with the shuttle parking spaces. The employees should be in a more visible location than the shuttles.

Recommendation: This employee parking/shuttle area should be well lighted to attempt to compensate for the lack of visibility in that area.

Good lighting in all areas of the property during all hours of darkness is imperative.

Recommendation: Since the center will be used by other users until 10:00 p.m. on some nights, the highest lighting levels should remain in place until midnight. After that, security level lighting shall take effect.

Clear signage allows motorists on Goldenwest to find the drive aisle and turn in quickly without impeding traffic.

Recommendation: Ensure that signage at entrance of the driveway off Goldenwest should be clear and large, allowing motorists to see it quickly and easily.

**Recommendations to enhance the quality of the project:**

The senior center windows are vulnerable to burglary.

Recommend security glazing on windows. It forms a strong shield that holds broken glass and forms a strong but virtually invisible shield that holds broken glass in place—delaying and deterring perpetrators whose goal is quick entry through shattered windows.

For the safety of the people using the facility, all exterior doors should be locked and people enter only through main entrance. This provides more control over activity on the property.

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ATTACHMENT NO. 4.13



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

**DATE:** OCTOBER 23, 2007  
**PROJECT NAME:** HUNTINGTON BEACH SENIOR CENTER PROJECT  
**ENTITLEMENTS:** EIR No. 07-002/CUP No. 07-039  
**DATE OF PLANS:** OCTOBER 17, 2007  
**PROJECT LOCATION:** HUNTINGTON CENTRAL PARK  
**PLAN REVIEWER:** ERIC HAGHANI, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 374-1589 / EHAGHANI@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** NEW ONE-STORY 45,000 SF BUILDING

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

*Note:* The submitted plans are conceptual and a complete review is not possible at this stage. However, the following general information is provided to help facilitate the development by giving upfront information on building code issues, City policies, and other codes or laws as they apply to the project. If you have any questions regarding these requirements, please contact the Plan Reviewer.

**I. SPECIAL CONDITIONS:**

- 1. None

**II. CODE ISSUES:**

- 1. The codes in effect are the: 2001 California Building Code ('01 CBC), 2001 California Plumbing Code ('01 CPC), 2001 California Mechanical Code ('01 CMC), 2004 California Electrical Code ('04 CEC) and 2005 California Energy Efficiency Standards as adopted by the City.
- 2. Plans submitted in January 2008 and thereafter shall comply with the 2007 CBC, which is based on the 2006 IBC as amended by the State of California.
- 3. Plan submittal documents must include "Conditions of Approval".
- 4. A Certificate of Occupancy application is required for this project.

5. Plans must be prepared and stamped and wet signed by a California licensed Architect and/or Engineer.
6. A copy of the approved "Grading Plan" by Planning and Public Works Departments must be attached to the approved sets of construction plans prior to issuance of building permits.
7. The grading plan shall be reviewed and approved by the architect for all site accessibilities. A statement, by the architect, shall be put on the grading plans stating that the plans have been reviewed and approved for all site accessibilities.
8. On the Site Plan show the location of the "collecting and loading of recyclable material". Check with Public Works, Planning, and Fire Departments for any specific requirements.
9. Plans and details shall show full compliance with all applicable accessibility provisions of the CBC Chapter 11B.
10. Soils report required for this site and must include:
  - a. Liquefaction analysis and recommendations
  - b. Show distance to fault(s) and classify fault type and soil type used by the California Building Code © for seismic design
  - c. Report for protection of buried pipe due to corrosion. Recommendations must provide specific method to install protective materials or devices

D1.76

ATTACHMENT NO. 4.15



## HUNTINGTON BEACH FIRE DEPT.

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 4, 2007  
**PROJECT NAME:** SENIOR CENTER – PRELIMINARY PLAN REVIEW  
**ENTITLEMENTS:**  
**PROJECT LOCATION:** TALBERT AND GOLDENWEST, HUNTINGTON BEACH, CA  
**PLANNER:** JENNIFER VILLASENOR  
**TELEPHONE/E-MAIL:** (714) 374-1661 / jvillasenor@surfcity-hb.org  
**PLAN REVIEWER-FIRE:** LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST  
**TELEPHONE/E-MAIL:** (714) 536-5531/ lcaldwell@surfcity-hb.org  
**PROJECT DESCRIPTION:** REVIEW OF PRELIMINARY PLANS FOR A NEW SENIOR CENTER.

The following is a list of requirements deemed applicable to the proposed project based on a CONCEPTUAL DRAWING received and dated October 18, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

#### THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. (FD)
- b. Soil methane gas test required. Review of existing documentation of soil gas test at the Sports Center site may meet requirement. (FD)
- c. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards. (FD)
- d. Fire Sprinklers are required. An automatic fire sprinkler system is required for buildings over 5000 square feet. Roughly 45,000 square feet is proposed. Separate plans (three sets) shall be submitted to the Fire Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring. For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with City Specification # 420 - Automatic Fire Sprinkler Systems in the building plan notes. (FD)

- e. Commercial fire sprinkler systems shall be supplied from a dedicated fire water service installed per Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. (FD)
- f. Fire Department Connection (FDC) to the automatic fire sprinkler system shall be located to the front of the building within 150 feet of a properly rated fire hydrant. Portray FDC location on the site plan. NOTE: Current plans appear to meet this requirement. NOTE: Current plans appear to meet this requirement. (FD)
- g. New Fire Hydrants (2) must be portrayed on the site plan, and be installed/ in service before combustible construction begins (See attached sketch for locations). Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department when additional hydrants are required. Indicate Fire Department sprinkler connections. Reference compliance in the plan notes. NOTE: Current plans appear to meet this requirement. (FD)
- h. Class III standpipe connection is required ( two locations-see attachments). (2 ½" hose connection). Shop drawings shall be submitted and approved by the Fire Department prior to system installation. (FD)
- i. Dumpsters or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 NOTE: Current plans appear to meet this requirement. (FD)
- j. Food Preparation Fire Protection System may be required for this project, dependant on the type of kitchen equipment installed. Plans (three sets) shall be submitted to the Building Department as separate plans for permits and Fire Department approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)
- k. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. (FD)

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1. Commercial Fire Alarm System in compliance with Huntington Beach Fire Code is required. For Fire Department approval, shop drawings shall be submitted to the Building Department as separate plans for permits. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, voice communication, and 24-hour central station monitoring.
- m. Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. A minimum of 24 foot wide fire access lanes are required for this project. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. NOTE: Current plans appear to meet this requirement. (FD)
- n. Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. NOTE: Current plans appear to meet this requirement. (FD)
- o. Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. NOTE: Current plans appear to meet this requirement. (FD)
- p. Main secured building entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the plan notes. (FD)
- q. Fire sprinkler system controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)
- r. Secured vehicle entries shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance in the plan notes. (FD)

- s. Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)
- t. Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. (FD)
- u. Posting of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. (FD)
- v. Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)
- w. Gates and barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. (FD)
- x. Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 1/2") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. (FD)
- y. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
- Site plot plan showing the building footprint.
  - Specify the type of use for the building
  - Location of electrical, gas, water, sprinkler system shut-offs.
  - Fire Sprinkler Connections (FDC) if any.
  - Knox Access locations for doors, gates, and vehicle access.
  - Street name and address.

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

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release ) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.

- Separate drawing file for each individual sheet.
- In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention, and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.
- Reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

z. All Fire Department requirements shall be noted on the Building Department plans. (FD)

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

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

**OTHER:**

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

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Fire Department City Specifications may be obtained at:  
 Huntington Beach Fire Department Administrative Office  
 City Hall 2000 Main Street, 5<sup>th</sup> floor  
 Huntington Beach, CA 92648  
 or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

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# ATTACHMENT #7

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City of Huntington Beach Planning Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Jennifer Villasenor, Associate Planner  
**DATE:** December 11, 2007

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 07-002 (HUNTINGTON BEACH SENIOR CENTER)**

**APPLICANT:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**LOCATION:** 18041 Goldenwest Street (Southwest of intersection of Goldenwest Street/Talbert Avenue in Central Park)

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**STATEMENT OF ISSUE:**

- ◆ Environmental Impact Report No. 07-002 (EIR No. 07-002):
  - Analyzes the proposed construction and operation of an approximately 45,000 square foot one-story senior recreation facility on a 5-acre undeveloped site in Central Park.
  - Documents potential impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation/traffic and utilities and service systems.
  - Evaluates three alternatives to the proposed project.
  - Concludes that the No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan is the environmentally superior alternative.
  - Concludes that all potential project impacts can be mitigated to less than significant levels.
  - Concludes that there will be cumulative significant and unavoidable impacts to aesthetics.
  
- ◆ Staff's Recommendation:
  - Certify EIR No. 07-002 because it adequately analyzes the potential environmental impacts associated with the project, identifies project alternatives and mitigation measures to lessen the project's impacts consistent with General Plan policies and has been prepared in accordance with the California Environmental Quality Act (CEQA).

**RECOMMENDATION:**

Motion to: "Certify EIR No. 07-002 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1618 (Attachment No. 1)."

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Deny certification of EIR No. 07-002 with findings for denial."
- B. "Continue certification of EIR No. 07-002 and direct staff accordingly."

**PROJECT PROPOSAL:**

Environmental Impact Report No. 07-002 represents an analysis of potential environmental impacts associated with the construction and operation of a 45,000 square foot senior recreation facility on a 5-acre site within Huntington Central Park. The 5-acre project site will comprise the senior center building, parking lot and open space area. The approximately 45,000 square foot building consists of a community hall/dining room, group exercise, fitness and dance rooms, multi-use classrooms, a kitchen, a social lounge and administrative offices. The outdoor open area includes a patio with a decorative trellis, an expansive lawn, a garden, a fountain, a barbecue area, benches and a natural meadow.

Ingress and egress to and from the site is proposed via a new access driveway with entry gate at the existing Goldenwest Street/ Talbert Avenue intersection. An existing traffic signal at this location will be modified for traffic to enter and exit the project site.

The EIR provides a discussion of impacts by issue area and provides mitigation measures, where appropriate. Specific issue areas discussed in the EIR include: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, public services, recreation, transportation/traffic and utilities and service systems. An analysis of alternatives to the proposed project and long-term implications resulting from project implementation are also provided.

The EIR consists of two volumes. Volume 1 is the Draft EIR and Technical Appendices that were circulated for a minimum 45-day public review period. Volume 2 is titled the Final EIR and includes the comments received during the public review period, responses to those comments and text changes to the Draft EIR (Volume 1) to clarify or correct information in response to comments or as identified as necessary by staff. These volumes are referenced as Attachment No. 2 to this staff report.

An analysis of the proposed development of the site is presented in a companion report that will be considered by the Planning Commission after action on the EIR. The companion report reviews the application for Conditional Use Permit No. 07-039.

**Background and Site History:**

The project site was developed with a farm house as early as the 1930s. Sometime in the 1960s, the house was demolished and the land was excavated so that dirt from the site could be used for construction of the 405 freeway. In 1974, the City acquired the land for Central Park and it has remained in its current undeveloped state. Although there are no developed structures or programmed uses of the site, area schools occasionally use the site as part of a larger cross country route through Central Park. In addition, one temporary disc golf hole is located on the project site. Community Services staff has indicated that they have already made provisions with the disc golf operator to relocate the hole.

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Site:	OS-P (Open Space – Parks)	OS-PR (Open Space – Parks & Recreation)	Undeveloped, vacant
North of Subject Site (across earthen berm)	OS-P	OS-PR	Undeveloped area; Shipley Nature center
East of Subject Site: (across Goldenwest St.)	OS-P	OS-PR	Sports Complex; Central Library
South of Subject Site:	OS-P	OS-PR	Disc golf course; equestrian center
West of Subject Site:	OS-P	OS-PR	Passive parkland

**General Plan Conformance:**

The current General Plan Land Use Map designation on the subject site is OS-P (Open Space – Parks). The EIR is consistent with the Open Space – Parks designation and the goals and objectives of the City’s General Plan as follows:

A. Air Quality Element

Policy AQ 1.8.1: Continue to enforce construction site guidelines that require truck operators to minimize particulate emission.

Policy AQ 1.8.2: Require installation of temporary construction facilities (such as wheel washers) and implementation of construction practices that minimize dirt and soil transfer onto public roadways.

Standard Code Requirements (CR) and Mitigation Measures MM-4.2-2 (a) through (e) address means by which air emission impacts will be minimized, primarily by complying with the SCAQMD Rule 403 regarding fugitive dust.

B. Circulation Element

Policy CE 2.3.1: Require development projects to mitigate off-site traffic impacts and pedestrian, bicycle, and vehicular conflicts to the maximum extent feasible.

Policy CE 2.3.2: Limit driveway access points and require adequate driveway widths onto arterial roadways and require driveways be located to ensure the smooth and efficient flow of vehicles, bicycles, and pedestrians.

Policy CE 2.3.4: Require that new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service.

The EIR includes a detailed traffic analysis to document potential impacts associated with the project. Mitigation Measure 4.12-2 requires that the project mitigate impacts to levels of service at the intersection of Goldenwest Street and Slater Avenue by providing an additional northbound through lane on Goldenwest Street. Additionally, impacts to the existing capacity of the street system during construction of the project are considered less than significant.

Policy CE 6.1.7: Require new development to provide accessible facilities to the elderly and disabled.

MM 4.12-4 requires that design features be incorporated into the project that take into account the special needs of seniors such as slower pedestrian walk speeds and larger roadway signs.

C. Environmental Hazards Element

Policy EH 1.2.1: Require appropriate engineering and building practices for all new structures to withstand groundshaking and liquefaction such as stated in the Uniform Building Code (UBC).

Mitigation Measures 4.5-1 requires that detailed design measures identified in the Geotechnical Evaluation for the project be implemented, including those related to: earthwork, seismic design consideration, and foundations, etc.

Objective EH 3.2: Minimize methane hazards in the identified Methane Overlay District, and other areas outside the Methane Overlay Districts as may later be defined, through the regulation of construction and adherence to the City's Methane Hazard Mitigation Plan.

MM 4.6-1(c) is required to address the potential hazards of the accumulation of methane and hydrogen sulfide gas at the project site by ensuring appropriate testing and methods of gas reduction, as required by the Huntington Beach Fire Department.

D. Environmental Resources/Conservation Element

Policy ERC 2.1.10: Conduct construction activities to minimize adverse impacts on existing wildlife resources.

MM 4.3-1(a) and (b) will mitigate for the potential loss of wildlife habitat as a result of construction of the proposed project. In addition, MM 4.3-2 requires that five acres of parkland be conserved and/or enhanced for raptor foraging to mitigate the loss of five acres due to the proposed project.

E. Historic and Cultural Resources Element

Objective HCR 1.1: Ensure that all the City's historically and archaeologically significant resources are identified and protected.

The EIR documents all known archaeological sites in the vicinity of the project and recommends Mitigation Measures 4.4-1 (a) through (b) to reduce impacts to a less than significant level. These mitigation measures will ensure that, in the unlikely event that intact cultural materials are encountered during construction, these materials will be identified and scientifically removed and preserved, as appropriate.

F. Noise Element

Policy N 1.6.1: Ensure that construction activities be regulated to establish hours of operation, to prevent and/or mitigate the generation of excessive or adverse noise impacts through the implementation of the existing Noise Ordinance and/or any future revisions to the Noise Ordinance.

The EIR provides acoustical analysis to define noise levels on site. The analysis includes City code requirements and mitigation measures to ensure that noise levels in the exterior activity environments meet City standards, including limiting the hours of construction in accordance with the Huntington Beach Municipal Code.

G. Public Facilities and Services Element

Objective PF 1.3: Ensure that new developments in Huntington Beach are designed to encourage safety.

Policy PF 2.3.3: Ensure that new construction is designed with fire and emergency access and safety in mind.

The EIR documents that the proposed project does not impact safety or fire and emergency access.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

In accordance with the California Environmental Quality Act (CEQA), EIR No. 07-002 was prepared by PBS&J, an environmental consulting firm, to analyze the potential environmental impacts associated with

implementation of the proposed project as well as identify appropriate mitigation measures. The Draft EIR was distributed to the Planning Commission for review at the start of the 45-day public comment period on September 17, 2007. The Final EIR, including the Response to Comments and all text changes as a result of the public comment period, was distributed to the Planning Commission and posted on the City's website on November 27, 2007.

The document must be adopted and certified by the Planning Commission prior to any action on Conditional Use Permit No. 07-039. The procedure that was followed during the preparation of EIR No. 07-002 is outlined below:

<u>DATE</u>	<u>ACTIVITY</u>
<u>March, 2007</u>	Staff conducted an initial study and determined that an EIR would be required.
<u>April 2, 2007</u>	A Notice of Preparation was filed with the State Clearinghouse to notify public of intent to prepare an EIR.
<u>April 5, 2007 to May 4, 2007</u>	Initial Study/Notice of Preparation available for 30 day public review and comment period.
<u>April 19, 2007</u>	A Public Scoping Meeting was held to solicit comments and issue areas to be studied in the EIR.
<u>September 13, 2007</u>	Notice of Completion filed with the State Clearinghouse.
<u>September 17, 2007 to October 31, 2007</u>	Draft EIR available for public review and comment for forty-five days.
<u>October 11, 2007</u>	A Public Comment Meeting was held to solicit comments on the adequacy of the Draft EIR.
<u>November 13, 2007</u>	Planning Commission Study Session on proposed project.
<u>November 27, 2007</u>	Planning Commission Study Session on EIR.
<u>November 28, 2007</u>	Final EIR (including Response to Comments on Draft EIR, Text Changes to Draft EIR, Technical Appendix and Comments) made available for public information and sent to Responsible Agencies. (CEQA requires Response to Comments be sent to Responsible Agencies 10 days prior to certification hearing.)
<u>December 11, 2007</u>	Public hearing before Planning Commission to Certify EIR No. 07-002.

Through the use of appropriate mitigation measures identified in the EIR, all of the potentially adverse impacts associated with the project can be mitigated to a level of insignificance. There is, however, one significant cumulative environmental impact anticipated that cannot be completely eliminated through mitigation measures. The EIR concludes that due to the increase in development intensity of the project site, when compared with current uses, the project contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space in Central Park. This results in significant cumulative impacts to aesthetics.

Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. However, removal of any of the recommended mitigation measures requires findings and justification. The analysis section of this report contains further discussion regarding the EIR.

**Environmental Board:**

The City's Environmental Board reviewed the EIR and provided a comment letter during the public review period. The letter has been responded to in the Response to Comments. In summary, the Board commented on the following: project alternatives, the loss of open space, and green building design.

**Coastal Status:** Not applicable

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The EIR was circulated to other Departments for review and comment. All Department comments and recommendations are incorporated into the EIR and its mitigation measures. No conditions of approval apply to the EIR. As development of the proposed project occurs, compliance with mitigation measures will be enforced through the Mitigation Monitoring and Reporting Program.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on November 29, 2007, and notices were sent to property owners of record and occupants within a 1,000 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), and other interested parties. As of December 3, 2007, two letters commenting on the EIR have been received and are incorporated with this report (Attachment No. 4).

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

Draft EIR: April 5, 2007

Conditional Use Permit: November 5, 2007

**MANDATORY PROCESSING DATE(S):**

Within 1 year of complete application (April 5, 2008)

Within 180 days from EIR Certification (October 2, 2008)

Funding for the proposed project will be provided by park in-lieu fees from the Pacific City development project through an Owner-Participation Agreement (OPA) between the City of Huntington Beach and the Pacific City developer. The OPA specifies a timeline for the construction of the senior center including the timing for approval of the project. Per the OPA, approval of entitlements and project plans must occur by April 1, 2008.

**ANALYSIS:**

The analysis section provides an overview of the EIR and its conclusions, a review of the project alternatives and a summary of the response to comments.

**EIR Overview**

The EIR provides a detailed analysis of potential impacts associated with the proposed project. It is intended to serve as an informational document for decisions to be made by the City and responsible agencies regarding the project. The issues discussed in the EIR are those that have been identified in the course of extensive review of all potentially significant environmental impacts associated with the project. The EIR discusses potential adverse impacts in 13 issue areas. The direct, indirect and cumulative impacts of the project are addressed, as are the impacts of project alternatives. A summary of key issues and mitigation measures as a result of the environmental impact report process is provided below. A complete listing of the recommended mitigation measures is provided in the Mitigation Monitoring Program provided as Attachment No. 3.

◆ Aesthetics

Implementation of the project will alter views of the area and introduce new sources of light and glare. The EIR analyzes the potential impacts associated with these changes, including an analysis of impacts to and from the existing parkland west of the project site.

The EIR concludes that impacts associated with light and glare could be potentially significant and recommends Mitigation Measure (MM) 4.1-3 (a – e), which reduces impacts associated with onsite lighting and restricts the use of reflective materials on façade treatments. The EIR documents that potential impacts related to scenic resources and views will be less than significant and do not warrant mitigation. However, the project contributes to the overall loss of open space and the cumulative impact is considered significant.

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#### ◆ Air Quality

Air quality modeling was completed by PBS&J to assess potential impacts related to construction and operation of the project. Consistent with the South Coast Air Quality Management District's (SCAQMD) recommendations, the EIR analyzed the following emissions: Carbon Monoxide (CO), Volatile Organic Compounds (VOC), Nitrogen Oxides (NO<sub>x</sub>), Sulfur Oxides (SO<sub>x</sub>) and Fine Suspended Particulate Matter (PM<sub>10</sub>) and (PM<sub>2.5</sub>). In addition, the EIR examined if localized CO concentrations at nearby intersections would be increased beyond state and national standards as a result of increased vehicle traffic.

The EIR concludes that the project results in less than significant impacts for all emissions. The project will have to comply with standard requirements such as SCAQMD's Rule 403 related to fugitive dust during construction. The EIR discusses six standard City code requirements to improve air quality emissions and recommends five mitigation measures to further reduce air quality impacts during construction.

#### ◆ Biological Resources

PBS&J conducted a general botanical survey and a focused blooming season survey in addition to a general wildlife survey at the project site for the EIR. A total of twelve plant species and fourteen wildlife species were recorded within the project site during the survey. Other sensitive plant and wildlife species have the potential to occur on the project site. Through incorporation of MM 4.3-1 (a) & (b) impacts to the burrowing owl, a sensitive wildlife species with moderate potential to occur on the site, and protected or sensitive avian species can be mitigated to less than significant levels. These mitigation measures require focused surveys and avoidance measures prior to any ground disturbance activities. To mitigate the loss of five acres of raptor foraging habitat as a result of project implementation, MM 4.3-2 requires that five acres of suitable area be conserved and/or enhanced for raptor foraging.

#### ◆ Cultural Resources

The northern half of the project site lies within the recorded southern portion of prehistoric site CA-ORA-142. As such, a records search, Native American consultation, pedestrian survey of the site and subsequent test trenching was performed to assess the presence of cultural resources within the project site. The records search confirmed destruction of the site and test trench excavations were negative for evidence of CA-ORA-142. Nonetheless, it is possible that intact portions of CA-ORA-142 remain outside the project site but in the vicinity. The EIR recommends MM 4.4-1 (a – c) which would reduce impacts to archaeological resources to less than significant levels by requiring monitoring of construction activities by a qualified professional archaeologist and requiring the scientific recovery and evaluation of any resources that are encountered during construction.

#### ◆ Geology and Soils

The EIR includes an analysis of existing geology, seismicity and soil conditions that would be conducive to geological constraints such as liquefaction or expansive soils. The analysis is based on the preliminary geotechnical study completed for the project, which determined that the project is feasible from a geotechnical perspective. The EIR concludes that implementation of the project will require MM 4.5-1 to minimize potential impacts to less than significant levels. MM 4.5-1 requires that detailed design

measures contained within the Geotechnical Evaluation prepared for the project be implemented, including those related to: earthwork, seismic design consideration, foundations etc. MM 4.5-2 requires that the near surface soils of the northern slope, or earthen berm, adjacent to the project site, be compacted and covered with an appropriate erosion protection device to reduce the likelihood of impacts from landslides.

◆ Hazards and Hazardous Materials

The EIR analyzes the potential for impacts associated with hazardous materials on existing uses, construction workers and proposed uses. The proposed project, as a senior recreation facility, will not result in the increased likelihood of hazardous materials incidents. Implementation of the proposed project does not pose any constraints to the city's existing Emergency Management Plan. Mitigation measures are proposed to reduce all potentially significant effects associated with the potential exposure of unknown hazardous materials through construction activities to less than significant levels by ensuring remediation of contaminated soils containing hazardous materials prior to development and by providing supplemental procedures in the event of unanticipated discoveries of contaminants.

◆ Hydrology and Water Quality

The EIR concludes that impacts to hydrology and water quality are potentially significant but can be mitigated to less than significant levels through MM 4.7-1 which requires a Water Quality Management Plan (WQMP) for the project and shall include specific stormwater BMPs for reducing potential pollutants in stormwater runoff. In addition, MM 4.7-2 reduces impacts to erosion and flooding by requiring a Hydrology and Hydraulic Report and Drainage Plan that incorporates stormwater conveyance facilities to provide adequate site drainage and minimize erosive forces.

◆ Land Use

Implementation of the proposed project will not require any General Plan or zoning map amendments. A Conditional Use Permit is required to allow development of a senior recreation facility on the site. The development and its conformance to the Huntington Beach Zoning and Subdivision Ordinance are analyzed in the companion report for this project. Although the project is consistent with the General Planning land use and zoning designations, the Central Park Master Plan EIR previously identified the site as a Low Intensity Recreation Area. Implementation of the proposed project will require an amendment to the Central Park Master Plan to change the project site from a Low Intensity Recreation Area to a High Intensity Recreation Area to accommodate the proposed development. The EIR concludes that the proposed project is consistent with adjacent developments directly across Goldenwest Street, specifically the Sports Complex and Central Library. Overall, impacts to land use are considered less than significant and no mitigation is proposed.

◆ Noise

Potential noise impacts relate to short-term construction activities and long-term changes in ambient conditions related to an increase in traffic. Ambient noise levels were measured at five locations around the project site and roadway noise levels were calculated using data from the traffic study. In terms of the short-term noise impacts from construction, the City's noise ordinance exempts noise associated with construction provided the construction takes place between the hours of 7:00 A.M. and 8:00 P.M. Monday

through Saturday. Despite this exemption, to further reduce less-than-significant impacts the EIR recommends MM 4.9-1(a) to limit the hours and days during which grading and construction can occur to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday and 8:00 A.M. and 5:00 P.M. Saturdays. The EIR also indicates that noise associated with operation of the senior center, including amplified noise from special events, will be required to comply with the City of Huntington Beach noise Ordinance and impacts are considered less than significant.

◆ Public Services

Potential impacts to fire, police, schools and libraries are analyzed in the EIR. The proposed project will not result in the need for any new public services or facilities and therefore, all impacts to public services are considered less than significant.

◆ Recreation

The EIR indicates that construction and operation of the proposed senior center would increase the overall level of recreational opportunities in the City. Because development of the project site represents the loss of only 2% of all passive parkland in Central Park, impacts to existing passive recreational opportunities are less than significant. One mitigation measure has been incorporated to require that construction signs be posted in Central Park near the project site at least thirty days prior to construction commencement to give notice to informal users of the site. The mitigation measure also requires that the temporary disc golf hole that is currently on the site be permanently relocated prior to any construction activities.

◆ Transportation/Traffic

The EIR examines the potential impacts related to traffic generation, parking demand and access. The analysis takes into consideration the access improvements that will be constructed with the project and the special issues, such as pedestrian needs, that arise with senior drivers. A project specific traffic study was completed that includes an analysis of traffic conditions in Year 2012 and Year 2030 to assess potential impacts at project buildout and the long-term effect of the project in conjunction with other growth within the City.

The EIR indicates that the proposed project has the potential to contribute to deficient traffic operation at the intersection of Goldenwest Street and Slater Avenue. To mitigate this potentially significant impact, MM 4.12-2 requires that an additional northbound through lane be provided at the intersection of Goldenwest Street and Slater Avenue. Implementation of this mitigation measure will not require any physical roadway widening but will require the removal of 12 on-street parking spaces on Goldenwest Street from Ford Drive to Betty Drive. The removal of the on-street parking is considered less than significant because each of the affected residences has access to alternate parking on adjacent streets.

Roadway hazards are mitigated through mitigation measures and code requirements that also consider the needs of the seniors using the facility. The EIR shows that the project will not result in any other significant transportation/traffic related impacts.

#### ◆ Utilities and Service Systems

This section of the EIR analyzes potential impacts to water, wastewater, solid waste services and electricity and natural gas utilities. The EIR concludes that implementation of the project could increase the demand for electricity resulting in potentially significant impacts. MM 4.13-8 requires that additional electrical load analyses be undertaken to determine the need for additional electrical transformers. The EIR also concludes that implementation of new stormwater treatment control BMPs could result in potentially significant impacts. CR 4.13-5(a) and CR 4.13-5(b) require that the project prepare and implement a SWPPP (Stormwater Pollution Prevention Plan) and that all BMPs described in the Water Quality Management Plan (WQMP) are properly installed and implemented. With implementation of the proposed mitigation measures and city code requirements, both of these potentially significant impacts, can be reduced to a less than significant levels.

#### Alternatives to the Proposed Project

CEQA requires that an EIR describe a range of reasonable alternatives to the project or its location that could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant impacts of the project. An EIR need not consider every conceivable alternative to a project; rather, it must consider a range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR should also evaluate the comparative merits of the alternatives.

Three alternatives were selected for detailed analysis in the Draft EIR:

- No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan – Analyzes development on the site as a “low intensity recreation area” with the access driveway, parking lot, restrooms, tot lot and open space.
- Reduced Project/Alternative Configuration – Analyzes a reduction in the size of the development with a 30,000 square foot building re-oriented to the southeast corner of the site.
- Alternative Site – Analyzes the alternative site location of the northwest corner of Ellis Avenue and Goldenwest Street.

The No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan Alternative and the Reduced Project Alternative would primarily result in impacts similar to the proposed project, but would also result in some impacts that would be less than the proposed project. The Alternative Site Alternative would result in potentially greater impacts to noise and recreation, and it is possible that these impacts could be significant and unavoidable.

Although two of the alternatives would result in some impacts that would be less than the proposed project, they would not necessarily reduce the level of significance of the impacts. In addition, these alternatives would not achieve the project objectives to the extent that the proposed project would. Nonetheless, because of its reduced intensity, the No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan Alternative would be the environmentally superior alternative.

#### Statement of Overriding Considerations

Environmental impacts associated with implementation of a project may not always be mitigated to a level considered less than significant. In such cases, a Statement of Overriding Considerations must be

prepared prior to approval of the project, and in accordance with CEQA Guidelines Sections 15091 and 15093. Although the project would not result in significant project-specific impacts, implementation of the proposed project could result in significant cumulative impacts to aesthetics. Therefore, a Statement of Overriding Considerations (SOC) is required to describe the specific reasons for approving the project, based on information contained within the Final EIR, as well as any other information in the public record. The SOC is part of the companion report for this project, which analyzes the conditional use permit request.

### Public Comments on the Draft EIR

During the public review period, the City of Huntington Beach received a total of 12 comment letters from two state agencies, one City board and nine individuals, as well as some verbal and written comments at the public meeting held during the comment period. Staff has responded to all comments received in the Response to Comments. The Final EIR includes revised text sections as a result of the comments or as a result of staff requests to clarify information. Any written communication received subsequent to the preparation of this staff report will be forwarded to the Planning Commission under separate cover.

### SUMMARY:

Environmental Impact Report No. 07-002 serves as an informational document with the sole purpose of identifying potential environmental impacts associated with the Huntington Beach Senior Center project, alternatives that minimize those impacts, and appropriate mitigation measures.

Staff recommends that the Planning Commission certify EIR No. 07-002 because:

- The EIR has been prepared in accordance with the California Environmental Quality Act;
- The EIR adequately addresses the environmental impacts associated with the proposed project; and
- The EIR identifies project alternatives and mitigation measures to lessen the project's impacts consistent with General Plan policies.

### ATTACHMENTS:

1. Resolution No. 1618
2. Final EIR No. 07-002, includes EIR, EIR Appendices, Response To Comments and Text Changes  
(previously provided under separate cover **not attached**)
3. Mitigation Monitoring Program
4. Letters received regarding the proposed EIR

SH:MBB:JV

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**Villasenor, Jennifer**

**From:** Murphyeile@aol.com  
**Sent:** Sunday, December 02, 2007 1:14 PM  
**To:** Villasenor, Jennifer  
**Subject:** RE:EIR #07-002/CUP #07-039 Senior Center

City of Huntington Beach

DEC 03 2007

Jennifer Villasenor-Project Planner

The EIR is inadequate as I said in the Public hearing.

1. There should be no building on park land. The developer Makar mitigated not having any Parks in his Pacific City development and gave the City of HB 26 million to improve the parks in the City now. They are woefully in need of upgrading. The City gave him a contract to build a Community Center/Senior Center in Central Park. This fails in any mitigation for improving the passive Park which is what Central Park is.

2. EIR for liquefaction is inadequate.

"Groundwater depth is 10 feet they think"

Site is included in Zone NO. 4 " which is 400 feet southwest of Huntington Lake which has a potential for landslides and permanent ground displacements."

3 EIR is inadequate for mitigating raptor foraging

Chapter 2 "pg 2-8 Impact 4.3-2

"development of the proposed project would have substantial adverse impact to raptor foraging habitat"

The mitigation is" through dedication as open space, conservation and/or enhancing raptor foraging on a 1:1 for acres. Mitigation will be accomplished within suitable areas that are City owned and preferably near-by such as Sully Miller Lake, facility" (not feasible), "Low intensity Recreation Area ,Semi-active Recreation Area, and /or Midden Area, Urban Forest /Trailhead, Low intensity."( Sites not appropriate)" Enhancement would include the planting of native trees within and adjacent to conserved area of raptor foraging habitat."

The inadequacy of this is what size trees and how long does the development wait to begin until the trees are habitable for the raptors?

Raptors need large area of non-human activity. The raptors can not be moved to other areas which already have their own raptors.

Eileen Murphy  
201 21st Street  
HB CA 92648

Check out AOL Money & Finance's list of the hottest products and top money wasters of 2007.

D1 . 96

December 2, 2007  
City of Huntington Beach

DEC 03 2007

To: Jennifer Villasenor – Assoc. Planner  
City of Huntington Beach – Planning Dept.  
2000 Main St., Huntington Beach, Ca.

Re: Huntington Beach Senior Center Project – Mitigation Factor MM 4.12 – 2  
Removal of on-street parking on Goldenwest St.

Ms. Villasenor,

First of all, I would like to express my appreciation for the chance to at least partially state my concerns about the above-mentioned Mitigation Measure 4.12 – 2, as well as meet you at the EIR study session held on Nov. 27. Unfortunately the allotted 4 minutes was insufficient to communicate even half of my concern. As I mentioned at that time, I believe you can probably imagine the inconvenience of having all parking removed in front of our houses (visitors, guests, delivery, service vehicles and personnel, etc.), but I will leave further discussion of this to my neighbors as well as the safety factors that would be compromised with the implementation of this measure (especially those households with small children). This letter shall deal primarily with the current and projected noise pollution that all of these residences are and would be subjected to.

Prior to this occasion, I can remember at least two other instances where the removal of the on-street parking between Betty and Ford Sts. was proposed. During the first time, an EIR report showed that the noise pollution already exceeded Federal guidelines for exterior noise. At the Nov. 27 meeting, I also referred to an HB Staff Report from the Community Development Dept. to the Planning Commission dated Dec. 13, 1988 (please find copy of report cover page enclosed – report much too bulky to copy). Among the many aspects and recommendations contained in this report were the following:

- ✦ Currently (1988) vehicles using Goldenwest St. numbered 30,000/day; projected to be 36,000/day by year 2006, if no widening project. – pg. 3
- ✦ Recommendation on pg. 4 states “On-site parking will continue to be allowed only along the east side of the street, between Warner Ave. and Slater Ave.”. This statement is reaffirmed in a later section in the report virtually verbatim.
- ✦ Under NOISE, Sensitive Receptor Analysis, pg. 28, paragraph 1, it is stated “A field review of the sensitive noise receptors located adjacent to the Goldenwest St. within the project area **indicates exceedances of Federal exterior noise criteria** for: 1) 13 residences...” among which our residences are included.
- ✦ Table 18 on page 30 of this section shows that our properties are represented by receptor #4, and the subsequent analysis of the findings and possible mitigation action to correct can be found on pg. 31, and is as follows:  
“The noise level measured at site #4 is typical of dwellings with front yard noise impacts shown on Fig. 13 on the east side of Goldenwest St. (between Warner and Slater Aves.). The noise measurement was taken in front of the house (east of

Goldenwest St. and north of Ford Dr.) at the edge of the driveway, 26 feet from the Goldenwest St. right-of-way. The noise measurements show exceedances of the Federal exterior noise criteria under existing and future no-mitigation conditions. Effective noise barriers can be constructed along the right-of-way of these corner lots (north and south of Betty Dr. and Ford Dr.) without creating access or aesthetic problems. Although the four lots facing Goldenwest St. between Betty Dr. and Ford Dr. have rear alley access for vehicles, a 6-foot block wall across the front yard may be undesirable in view of access restrictions and aesthetic considerations."

- Same Section; pg. 33, #3 - "A noise barrier is feasible in the case of the four houses fronting Goldenwest St. between Warner Ave. and Talbert because the driveways would not interfere with the integrity of the barrier, but it may be undesirable in view of access restrictions and aesthetic considerations."

The first point above shows how many cars were using Goldenwest back in 1988 and projections if not widened. Goldenwest St. was widened, of course, and current estimate of vehicle usage is around 50,000/day.

The report on "noise analysis" using receptor #4 for our properties showed a noise impact of 70 dba (Leq) back in 1988. Projected noise level for 2006 was 72 dba (Leq), without considering what the impact of the, as then unplanned, Home Depot center at Goldenwest and Warner; or the subsequent construction of HB Central Park Sports Complex!! I am willing to bet that if noise analysis receptors were placed in front of our residences today, the result would be at least 72 dba(Leq) or probably higher. According to an EIR report for the current Senior Center Project, the nearest noise analysis monitor was several hundred feet south of Slater Ave. Our homes are several hundred feet north of Slater; the traffic in front of our houses is slightly more concentrated; and our locations is such that vehicles are winding up their rpms and shifting in front of us, after stopping at or turning onto Goldenwest from Slater. Naturally, the noise levels would be greater where our properties are, then where recent monitor was employed.

Again referring to the same recent EIR report re: pg.8; figure 4.9 - 2 entitled "Land Use Compatibility with Community Noise Environments" -- Using the guidelines in this table in your own report, noting our properties would fall into the first category, a noise level of 72 dba (Leq) or more would put us right on the border of "**normally unacceptable**" and "**clearly unacceptable**". This is the level we are subjected to currently; think about how much worse it would be by moving this **traffic noise even 6 or 7 feet closer** to our bedroom windows. The layout of our homes puts a bedroom (in my case, master bedroom) in the front of the house facing the street. To move the traffic closer to us is like saying "his open wound is so painful already, he will barely notice if we rub salt in it".

As indicated in the 1988 report, there were several mitigation ideas that were brought up, such as the 6 foot block wall. I ask you to think about that one...not only would we lose the parking, but we would essentially wind up with two backyards, a back/back yard and a front/backyard. Except the front/back yard would have a public sidewalk running through it!! How would anyone (new guest, delivery and service personnel, etc.) find us if never been here before!! How much should I tip the Pizza guy when he has to deliver us from 1/2 a block away?? How much would such a lovely visage devalue the market price of our

properties (not to mention loss of parking and/or increased noise)?? Please find enclosed, a copy of another mitigation option that was proposed to us by the city. See the official letter dated November 16, 1990. To save you time, the city was offering to discuss installing/retrofitting all front and side windows of our homes with double-pane sound abating windows, in order to cut down on the noise pollution from Goldenwest St.

Lastly, I ask you to consider what removing the parking, increasing the traffic noise, compromising safety factors, etc. would do to the fair market value of our properties. We all knew when we bought our homes where they were located. Based on purchase price and subsequent appraisals (we have lived here since 1978), I believe the "discount" of our properties is 5 - 6% of the fair market price, as things are currently. If we lose the parking, etc. or have a wall put up, then what would the "Goldenwest discount" be?...10%? 12%?? For many homeowners, their property (or equity therein) represents a form of savings plan, whether to use the future equity to move up housewise, collateral for the kids college expenses, as a safety net for approaching retirement, etc. We do not believe that it would be fair for the city to devalue our properties in this manner, especially without offering due compensation.

We thank you for your consideration regarding the above concerns. We look forward to seeing you at the December 11<sup>th</sup> meeting.

Michael & Geri Ames  
17332 Goldenwest St.  
Huntington Beach Ca.  
714.336.1832 cell  
[ajmames@verizon.net](mailto:ajmames@verizon.net)

CC: John Scandura  
Tom Livengood  
Blair Farley  
Fred Speaker  
Joe Shaw  
Devin Dwyer  
Elizabeth Shier-Burnett  
Scott Hess  
Leonie Mulvihill  
Herb Fauland

PLS  
SIA  
↓

# STAFF

# REPORT

TO: Planning Commission  
FROM: Community Development  
DATE: December 13, 1988

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 88-29 IN CONJUNCTION WITH NEGATIVE DECLARATION NO. 88-34

APPLICANT: City of Huntington Beach

DATE ACCEPTED: November 10, 1988

REQUEST: To permit the Goldenwest Street improvement and widening project.

MANDATORY PROCESSING DATE: January 9, 1988

LOCATION: The 3.5 mile segment of Goldenwest Street from Warner Avenue to Pacific Coast Highway (Route 1).

GENERAL PLAN: Various General Plan land use designations occur along the 3.5 mile segment of Goldenwest Street from Warner Avenue to Pacific Coast Highway (Route 1).

ZONE: Various zoning designations occur along the 3.5 mile segment of Goldenwest Street from Warner Avenue to Pacific Coast Highway (Route 1).

EXISTING USE: Goldenwest Street is a fully or partially improved, four-lane roadway except for the segment between Warner Avenue and Rio Vista Drive where it exists as a six-lane roadway.

1.0 SUGGESTED ACTION:

Approve Coastal Development Permit No. 88-29 and Negative Declaration No. 88-34 with findings and conditions of approval.

2.0 GENERAL INFORMATION:

Coastal Development Permit No. 88-29 in conjunction with Negative Declaration No. 88-34 is a request to permit the proposed Goldenwest Street improvement and widening project. The proposed project is to make various improvements to the 3.5 mile segment of Goldenwest Street to achieve a fully improved, six lane traffic corridor with striped bike lanes in both directions, painted and raised center medians, left-turn pockets, and concrete curbs and gutters as



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A-FM-23C



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

REAL ESTATE SERVICES

November 16, 1990

Michael A. Ames  
17332 Golden West Street  
Huntington Beach, California 92647

Reference: Golden West Street Right-of-Way Widening CC-575  
AP #165-203-14 Sound Attenuation

Dear Michael A. Ames:

The City of Huntington Beach is in the process of improving the Golden West Street right-of-way from Pacific Coast Highway to Warner Avenue with three lanes each way, including curbs, gutters, raised center dividers, turn lanes and bike paths. A study was made as to sound impact of the added third lane to certain residences within the project. Conclusions were that the increased traffic over the next few years and the traffic being closer to the residences may cause a slight sound increase for certain properties. Your property was found to be in this area.

We should note that there will be no widening acquisition or construction effecting your property other than restriping the existing street to create the three lanes each way and increased traffic flow.

We would like to set up a meeting, at your convenience, to discuss a mitigation approach to a possible increase in traffic sound where the windows have street frontage. Enclosed is a plat map showing the location of the homes where remediation is suggested.

For an appointment to discuss this issue please call Paul Larkin at 714/536-5445.

Respectfully,

DAN M. BRENNAN  
Director Real Estate Services

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ATTACHMENT NO. 4.6

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# ATTACHMENT #8

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# HUNTINGTON BEACH SENIOR CENTER

Final Environmental Impact Report  
SCH No. 2007041027

*Volume II:  
Text Changes and Response to Comments on the Draft EIR*

*Prepared for*  
**City of Huntington Beach**  
Planning Department  
2000 Main Street, Third Floor  
Huntington Beach, California 92648

*Prepared by*  
**PBS&J**  
12301 Wilshire Boulevard, Suite 430  
Los Angeles, California 90025

December 10, 2007

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## CHAPTER 8 Introduction to Final EIR

### 8.1 CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (Final EIR). The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that:

The Final EIR shall consist of

- (a) The Draft EIR or a revision of the Draft
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process
- (e) Any other information added by the Lead Agency

The Lead Agency (the City of Huntington Beach) must also provide each public agency that commented on the Draft EIR with a copy of the City's response to those comments at least ten days before certifying the Final EIR. In addition, the City may also provide an opportunity for members of the public to review the Final EIR prior to certification, though this is not a requirement of CEQA.

### 8.2 PUBLIC REVIEW PROCESS

The Draft EIR for the proposed Huntington Beach Senior Center project was circulated for review and comment by the public, agencies, and organizations for a 45-day public review period that began on September 17, 2007 and concluded on October 31, 2007. A public information meeting was held on October 11, 2007 to receive comments on the adequacy of the Draft EIR, in which 28 verbal comments were received. In addition, 12 written letters were received during the review period.

### 8.3 CONTENTS AND ORGANIZATION OF THE FINAL EIR

This Final EIR is composed of three volumes. They are as follows:

**Volume I Draft EIR and Technical Appendices**—This volume describes the existing environmental conditions on the project site and in the vicinity of the project site, and analyzes potential impacts on those conditions due to the proposed project; identifies mitigation measures that could avoid or reduce the magnitude of significant impacts; evaluates cumulative impacts that would be caused by the project in combination with other future projects or growth that could occur in the region; analyzes growth-inducing impacts; and provides a full evaluation of the alternatives to the proposed project that could eliminate, reduce, or avoid project-related impacts. Text revisions to the Draft EIR

resulting from corrections of minor errors are identified in Volume II, as described below. Volume I also contains Technical Appendices 1 through 11. No text changes were made to the Technical Appendices in preparation of the Final EIR.

**Volume II Final EIR (Text Changes and Responses to Comments)**—This volume contains an explanation of the format and content of the Final EIR; all text changes to the Draft EIR; a complete list of all persons, organizations, and public agencies that commented on the Draft EIR; copies of the comment letters received by the City of Huntington Beach on the proposed project; and the Lead Agency’s responses to these comments. The Draft EIR is incorporated by reference into the Final EIR.

## 8.4 USE OF THE FINAL EIR

Pursuant to Sections 15088(a) and 15088(b) of the CEQA Guidelines, the lead agency must evaluate comments on environmental issues received from persons who reviewed the Draft EIR and must prepare written responses. The Final EIR allows the public and the City of Huntington Beach an opportunity to review the response to comments, revisions to the Draft EIR, and other components of the EIR, such as the Mitigation Monitoring Program (MMP), prior to the City’s decision on the project. The Final EIR serves as the environmental document to support approval of the proposed project, either in whole or in part.

After completing the Final EIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

- That the Final EIR has been completed in compliance with CEQA
- That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the project
- That the Final EIR reflects the Lead Agency’s independent judgment and analysis

Pursuant to Section 15091(a) of the CEQA Guidelines, if an EIR that has been certified for a project identifies one or more significant environmental effects, the lead agency must adopt “Findings of Fact.” For each significant impact, the lead agency must make one of the following findings:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

Each finding must be accompanied by a brief explanation of the rationale for the finding. In addition, pursuant to Section 15091(d) of the CEQA Guidelines, the agency must adopt, in conjunction with the

findings, a program for reporting on or monitoring the changes that it has either required in the project or made a condition of approval to avoid or substantially lessen environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures. This program is referred to as the Mitigation Monitoring Program.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant, unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes this Final EIR. Although the project would not result in significant project-specific impacts, implementation of the proposed project could result in significant cumulative impacts. Therefore, the City of Huntington Beach would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

The certifications, Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. The Final EIR will be considered, and, in conjunction with making Findings, the City of Huntington Beach may decide whether or how to approve the proposed project.

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## CHAPTER 9 Summary of Additional Air Quality and Traffic Analyses

Since circulation of the Draft EIR, additional air quality and traffic analyses were performed for the project. No new significant impacts were found for either issue area, and this section summarizes the additional findings.

### 9.1 AIR QUALITY ANALYSIS

The City of Huntington Beach requested that PBS&J perform dispersion modeling for Localized Significance Thresholds (LSTs) for construction emissions. Although the additional air quality analysis does not substantively affect any conclusions of the Draft EIR, the revisions are summarized below.

In the Draft EIR, PBS&J originally relied upon SCAQMD's mass-rate lookup tables for an LST screening-level analysis because the project site is approximately five acres in size, and a detailed ISCST3 dispersion modeling analysis is only recommended for project sites larger than five acres. However, because the access driveway leading to the project site is proposed to be constructed with the new senior center, the ISCST3 dispersion modeling analysis is appropriate to include in the Final EIR in order to identify any potentially significant impacts that may not have been included in the Draft EIR.

The LST dispersion model is directly dependent on the output of the mass daily construction emissions for the project. Further, subsequent to the mass daily emissions that were calculated for the project utilizing URBEMIS 2007 (version 9.2.0), a new version of URBEMIS 2007 (version 9.2.2) was released in order to update the emissions factors and correct known errors that were present in the previous version. Thus, because the ISCST3 dispersion modeling is dependent upon the mass daily emissions factors, PBS&J also re-ran the daily construction emissions factors to ensure that data from the latest version of URBEMIS (version 9.2.2) would be input into the dispersion model. The revised maximum daily emissions varied slightly from those included in Table 4.2-4 in the Draft EIR; however, the overall conclusions remained the same because none of the emissions exceeded SCAQMD thresholds using either version of URBEMIS.

The revised maximum daily construction emissions data were then input into the ISCST3 dispersion model. With the inclusion of the revised data, including the project access driveway, the ISCST3 dispersion model confirmed that the emissions resulting from construction activities would still not exceed SCAQMD Localized Significance Thresholds. The revised data for both maximum daily construction emissions (URBEMIS 2007 version 9.2.2) and LSTs (Tables 4.2-4 and 4.2-9 in the Draft EIR, respectively) have been updated and are included as text changes within the Final EIR. Additionally, the revised air quality construction emissions data is also included as Revised Appendix 3. Air quality impacts associated with emissions from peak construction activities (Impacts 4.2-2 and 4.2-5) would

remain less than significant. The identified updates to the air quality analysis do not result in any modifications to the original impact statements or levels of significance to the Draft EIR.

## 9.2 TRAFFIC ANALYSIS

Subsequent to the Planning Commission Study Session that was held on November 27, 2007, Urban Crossroads (EIR Traffic Consultant) and City staff have worked diligently to determine whether any other solution exists in place of the suggested parking removal along Goldenwest Street, between Ford Drive and Betty Drive, as stated in Mitigation Measure MM 4.12-2 of the Draft EIR. As discussed in the Draft EIR, MM 4.12-2 was required to reduce the potentially significant project impact during the AM peak hour at the intersection of Goldenwest Street and Slater Avenue. Based upon discussions with City staff, trip generation in the Draft EIR was found to warrant further evaluation.

### 9.2.1 Trip Generation Estimates

As discussed throughout the Draft EIR and this Final EIR, trip generation rates for the proposed project were based upon traffic counts at an existing, similar senior center in Newport Beach (the Oasis Senior Center). The Newport Beach Oasis Senior Center was found to be the best possible match available because the facility operates in much the same manner as that proposed for the project. Typical senior center classes and activities are held during primary operating hours and the facility can also be used for special events during nighttime hours.

The trip generation data collected from this facility are still thought to represent the best match possible; however, it was determined that the AM peak hour data collected from this facility deserved further review. The Oasis Senior Center is available for use prior to 8 A.M., whereas the proposed hours of operation of the project would not begin until 8 A.M. Thus, the traffic counts that were collected for the AM peak hour may not reflect trip generation estimates suitable for the project site. For example, the AM peak hour trips that were collected actually caught a large outbound meeting attendance (a total of 274 trips) with only a comparatively small inbound number (60) of trips. Thus, additional research was performed to determine the appropriate AM peak hour trip generation estimates for the proposed project.

Revised trip generation estimates were performed utilizing the baseline data for the existing Rodgers Senior Center to extrapolate trip generation rates for the proposed project. Based on information provided by the Huntington Beach Community Services Department, the maximum average attendance in the AM peak hour is approximately 84 persons. This attendance does not account for the number of "drop-ins" and potential fitness/weight room use but also doesn't reflect how many people may have used buses, carpools, or other means of transportation to get to the site. As such, this represents a fairly accurate estimate for trip generation to the existing site. Because the project site is approximately three times larger than the existing facility, for purposes of trip generation estimates, it is assumed that the proposed project would result in an estimate that is three times as large as the existing senior center. As a result, the projected use in the morning is approximately 252 persons. Though each individual is not expected to arrive via single occupant vehicle, a conservative analysis includes trip generation of 252

entering vehicles. It is expected that the majority of entering vehicles will remain on-site at least one hour (i.e., attending a morning class or social event), by which time the morning peak commute period will be over. This analysis makes the conservative assumption that 25 percent of arriving vehicles will depart during the peak hour of adjacent street traffic. This scenario would represent approximately 252 vehicles inbound during the AM peak hour and 63 vehicles outbound during the AM peak hour.

The traffic analysis was re-run with the revised estimate (252 trips inbound and 63 trips outbound) during the AM peak hour. This revised analysis results in a less-than-significant impact and no mitigation is required. The revised traffic data are included as Revised Appendix 10 to this Final EIR. Therefore, through this additional traffic analysis, it was concluded that MM 4.12-2 was not necessary and the associated parking on Goldenwest Street will therefore, not be removed as a result of this project.

The revised traffic generation data have been updated and are included as text changes within the Final EIR.

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# CHAPTER 10 Text Changes

## 10.1 FORMAT OF TEXT CHANGES

Text changes are intended to clarify or correct information in the Draft EIR in response to comments received on the document, or as initiated by Lead Agency staff. Revisions are shown in Section 10.2 (Text Changes) below as excerpts from the Draft EIR text, with a ~~line through~~ deleted text and a double underline beneath inserted text. In order to indicate the location in the Draft EIR where text has been changed, the reader is referred to the page number of the Draft EIR.

## 10.2 TEXT CHANGES

This section includes revisions to text, by Draft EIR Section, that were initiated either by Lead Agency staff or in response to public comments. The changes appear in order of their location in the Draft EIR.

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### Page vi, Contents

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### Volume II: Environmental Impact Report Appendices

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#### Page 2-3, Section 2.5 (Significant and Unavoidable Impacts)

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There were no project-specific significant and unavoidable impacts identified in this EIR. All of the potentially significant impacts identified in the various issue areas were reduced to less-than-significant levels with the incorporation of mitigation measures and CRs. However, a significant cumulative impact associated with aesthetics could occur. As a result, to approve the proposed project, the City of Huntington Beach must adopt a Statement of Overriding Considerations pursuant to CEQA Guidelines Sections 15043 and 15093. Detailed discussions of project impacts, including cumulative impacts, can be found in Section 4 (Environmental Impact Analysis) of this document.

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#### Page 2-4, Section 2.7 (Summary of Impacts and Mitigation Measures)

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**MM 4.1-3(a)** All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used ~~where feasible~~ to further prevent spillover off site.

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**Page 2-4, Section 2.7 (Summary of Impacts and Mitigation Measures)**

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MM 4.1-3(e) Trees and barrier-type vegetation should be placed ~~on~~ throughout the site, including along the entire perimeter, to help shield vehicle headlights ~~in the parking areas and access roads~~ from adjacent uses ~~to the north and south~~.

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**Page 2-8, Section 2.7 (Summary of Impacts and Mitigation Measures)**

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MM 4.3-2 (This MM is Measure Biological Resources-4 from the Central Park Master Plan EIR)

The City shall mitigate for impacts to raptor foraging habitat through dedication as open space, conservation and/or enhancing areas of raptor foraging habitat at a ratio of 1:1 for acres of impact on raptor foraging habitat to provide suitable habitat values and functions for raptors. Mitigation for impacts on raptor foraging habitat will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Area/Urban Forest/Trailhead. Enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Prior to ground disturbance, the City shall identify the particular site or area to be enhanced and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. This plan shall be reviewed for approval by a qualified biologist.

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**Page 2-10, Section 2.7 (Summary of Impacts and Mitigation Measures)**

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MM 4.5-2 In order to mitigate the erosion potential of the slopes adjacent to the site, the near surface soils shall be compacted along the northern slope face (earthen berm) where the site improvements encroach upon the existing slopes ~~(i.e., the northern slope or earthen berm)~~. The slope shall then be covered with an appropriate erosion protection device and drought tolerant plants. Surface water runoff must be diverted away from the top of the slope to reduce the likelihood of surficial sliding and erosion.

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**Page 2-12, Section 2.7 (Summary of Impacts and Mitigation Measures)**

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MM 4.6-1(c) (This MM is Measure Hazards-9 from the Central Park Master Plan EIR)

Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and Division of Oil, Gas and Geothermal Resources (DOGGR). In addition, should any known and unexpected landfills be excavated and discovered during the construction phase of the proposed project, construction work will be immediately halted and the Local Enforcement Agency (LEA) will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.

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**Page 2-14, Section 2.7 (Summary of Impacts and Mitigation Measures)**


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**MM 4.7-1 and MM 4.7-2**

~~MM 4.7-5, MM 4.7-1, and MM 4.7-2~~ The project proponent shall prepare and implement a Nutrient and Pesticide Management Program.

A Nutrient and Pesticide Management Program (NPMP) shall be prepared and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in runoff waters. This NPMP shall include guidelines, application regulations, and applicator training, and shall encourage minimization of chemical use.

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**Page 2-17, Section 2.3 (Summary of Proposed Project)**


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**MM 4.12-4** The intersection of Goldenwest Street at Talbert Avenue shall be modified to include the project driveway as the west leg, with appropriate corresponding signal modifications and intersection lane improvements. The City ~~Traffic Engineer~~ Transportation Manager shall determine the ultimate signal modifications that are most appropriate for the project site. Design recommendations include, but are not limited to, the following:

- Split phase operations for east-west movements
- Adequate pedestrian green to accommodate a slower walk speed (e.g., 2.8 feet per second)
- Address design site distance
- Increased letter sizes on roadway signs
- Increased signal clearance intervals

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**Page 4.1-15, Section 4.1.3 (Project Impacts and Mitigation)**


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A qualitative assessment of visual impacts was prepared by evaluating the existing visual setting and comparing it to visual conditions assumed to occur under the proposed project. It is important to note that an assessment of visual impacts is not a quantitative analysis, but rather qualitative and can be largely subjective.

The project site and surrounding uses were observed, and photographs were taken to determine the short- and long-term visual effects of the proposed project. Policies from the City's General Plan and applicable zoning ordinances were identified to determine if the project design was consistent with these adopted plans.

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**Page 4.1-17, Section 4.1.3 (Project Impacts and Mitigation)**


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Views of the project site from the Shipley Nature Center located to the north of the site are presently obstructed by the large earthen berm at north of ~~the northern boundary of the site.~~ ...

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**Page 4.1-25, Section 4.1.3 (Project Impacts and Mitigation)**

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MM 4.1-3(a) *All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used where feasible to further prevent spillover off site.*

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**Page 4.1-25, Section 4.1.3 (Project Impacts and Mitigation)**

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MM 4.1-3(e) *Trees and barrier-type vegetation should be placed ~~on~~ throughout the site, including along the entire perimeter, to help shield vehicle headlights in the parking areas and access road from adjacent uses to the north and south.*

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**Page 4.2-16, Section 4.2.3 (Project Impacts and Mitigation)**

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### **Localized Significance Thresholds for Construction**

In addition to the daily air emission thresholds established by SCAQMD, potential localized impacts for certain criteria pollutants with regard to project-related emissions are calculated using a separate method. For smaller projects (up to and including 5 acres, such as the proposed project), localized significance thresholds (LSTs) were developed in response to the SCAQMD Governing Board's Environmental Justice Enhancement Initiative I-4. The LST methodology was provisionally adopted by the SCAQMD Governing Board in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. As mentioned previously, a LST screening analysis using the SCAQMD provided mass rate lookup tables only applies to projects that are 5 acres or less in size and are only applicable to CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. For project sites larger than 5 acres, the SCAQMD recommends that ISCST3 dispersion modeling be performed for CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Dispersion modeling can be done on a voluntary basis by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts. As the proposed project is approximately 5 acres in size, a screening analysis was performed using the mass rate lookup tables provided by SCAQMD.

In addition to the daily air emission thresholds established by SCAQMD, potential localized impacts for certain criteria pollutants with regard to project-related emissions are calculated using a separate method. Localized Significance Thresholds (LSTs) were developed in response to the SCAQMD Governing Board's Environmental Justice Enhancement Initiative (I-4). The LST methodology was provisionally adopted by the SCAQMD Governing Board in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LSTs, which are voluntary, only apply to CO, NO<sub>2</sub>, and PM<sub>10</sub> emissions during construction at the discretion of the lead agency. Screening-level analysis of LSTs is only recommended for project sites that are 5 acres or less. The SCAQMD recommends that projects over 5 acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The total size of the proposed project site is approximately 5 acres. However, because the access driveway leading to the project site is proposed to be constructed with the new senior center, the ISCST3 dispersion modeling is an appropriate method of analysis. ISCST3 dispersion modeling was performed to identify CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions during construction of the proposed project using the BEEST dispersion model. Dispersion modeling can be done on a voluntary basis by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts at the nearest sensitive receptors. LSTs have been established by the SCAQMD only for construction of projects and do not apply to emissions during operation as localized concentration cannot be properly quantified during operation due to the variable locations of mobile sources, which make up the largest source of criteria air pollutants under operation of the proposed project.

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#### **Page 4.2-19, Section 4.2.3 (Project Impacts and Mitigation)**

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Because of the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table 4.2-4 identifies daily emissions that are estimated to occur on peak construction days. These calculations assume that appropriate dust control measures would be implemented during each phase of development as required by SCAQMD Rule 403—Fugitive Dust, and that all other appropriate mitigation (MM 4.2-2(a) through MM 4.2-2(e)), such as routine equipment maintenance, has been used. Cut and fill activities would occur to a depth of approximately 10 feet during site grading. However, based on this relatively small amount of cut and fill and the size of the project site, all soil is assumed to be kept on site and will not be hauled on or off site. As shown in Table 4.2-4, construction related daily emissions would not exceed SCAQMD significance thresholds.

~~As shown, construction related daily emissions would exceed SCAQMD significance thresholds for VOC during the peak construction phase, which is considered a potentially significant impact. These emissions are primarily due to the application of architectural coatings to the senior center structure during the architectural coatings subphase of building construction. Implementation of mitigation measure MM 4.2-2(e) will reduce this impact to a less than significant level.~~

## Page 4.2-20, Section 4.2.3 (Project Impacts and Mitigation)

**Table 4.2-4 Estimated Peak Daily Construction Emissions  
in Pounds per Day**

Emissions Source	Peak Day Emissions in Pounds per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub> <sup>a</sup>
<b>Site Excavation, Grading, and Utility Installation</b>						
Construction Equipment	4.47	38.17	17.65	—	1.97	1.81
On-Road Vehicles	0.00	0.00	0.00	0.00	0.00	0.00
Fugitive Dust <sup>a</sup>	—	—	—	—	51.81	10.82
Worker Trips	0.05	0.10	1.70	0.00	0.04	0.04
<b>Maximum Daily Emissions</b>	<b>4.52</b>	<b>38.27</b>	<b>19.35</b>	<b>0.00</b>	<b>53.79</b>	<b>12.64</b>
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
<b>Construction Phase</b>						
Construction Equipment	3.12	26.76	14.64	0.01	1.47	1.34
Asphalt Paving	2.48	14.22	9.47	0.00	1.17	1.07
Architectural Coatings	43.83	0.03	0.54	0.00	0.00	0.00
<b>Maximum Daily Emissions</b>	<b>49.43</b>	<b>41.01</b>	<b>24.65</b>	<b>0.01</b>	<b>2.64</b>	<b>2.41</b>
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

SOURCE: EIP Associates, a division of PBS&J, 2007. Calculation sheets are provided in Appendix 3.

<sup>a</sup> Assumes watering of the proposed project site would occur three times per day.

**Table 4.2-4 Estimated Peak Daily Construction Emissions  
in Pounds per Day**

Emissions Source	Peak Day Emissions in Pounds per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub> <sup>a</sup>
<b>Site Excavation, Grading, and Utility Installation</b>						
Construction Equipment	<u>3.31</u>	<u>28.00</u>	<u>13.56</u>	<u>—</u>	<u>1.41</u>	<u>1.30</u>
On-Road Vehicles	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fugitive Dust <sup>a</sup>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>25.91</u>	<u>5.41</u>
Worker Trips	<u>0.04</u>	<u>0.07</u>	<u>1.13</u>	<u>0.00</u>	<u>0.01</u>	<u>0.00</u>
<b>Maximum Daily Emissions</b>	<b><u>3.35</u></b>	<b><u>28.07</u></b>	<b><u>14.69</u></b>	<b><u>0.00</u></b>	<b><u>27.33</u></b>	<b><u>6.71</u></b>
SCAQMD Thresholds	<u>75.0</u>	<u>100.0</u>	<u>550.0</u>	<u>150.0</u>	<u>150.0</u>	<u>55.0</u>
Significant Impact?	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<b>Construction Phase</b>						
Construction Equipment	<u>4.01</u>	<u>18.05</u>	<u>14.95</u>	<u>0.02</u>	<u>1.33</u>	<u>1.21</u>
Asphalt Paving	<u>3.12</u>	<u>17.81</u>	<u>11.70</u>	<u>0.00</u>	<u>1.51</u>	<u>1.38</u>
Architectural Coatings	<u>43.83</u>	<u>0.03</u>	<u>0.54</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Maximum Daily Emissions</b>	<b><u>50.96</u></b>	<b><u>35.89</u></b>	<b><u>27.19</u></b>	<b><u>0.02</u></b>	<b><u>2.84</u></b>	<b><u>2.59</u></b>
SCAQMD Thresholds	<u>75.0</u>	<u>100.0</u>	<u>550.0</u>	<u>150.0</u>	<u>150.0</u>	<u>55.0</u>

**Table 4.2-4 Estimated Peak Daily Construction Emissions  
in Pounds per Day**

Emissions Source	Peak Day Emissions in Pounds per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub> <sup>a</sup>
Significant Impact?	No	No	No	No	No	No

SOURCE: EIP Associates, a division of PBS&J, 2007. Calculation sheets are provided in Appendix 3.

<sup>a</sup> Assumes watering of the proposed project site would occur three times per day.

#### Page 4.2-21, Section 4.2.3 (Project Impacts and Mitigation)

In addition to the standard City requirements listed above, mitigation measures (MM) are recommended by SCAQMD to ensure reduce NO<sub>x</sub> emissions during construction activities would remain below SCAQMD thresholds and to reduce VOC emissions from application of architectural coatings. Mitigation measures MM 4.2-2(a) through MM 4.2-2(c) also satisfy certain measures identified in the Central Park Master Plan EIR. The language in these measures has been modified to reflect project-specific components of the proposed senior center where necessary, or for compliance with SCAQMD, although their intent remains the same. The original measures from the Central Park Master Plan EIR appear in Table 4-1 of this EIR.

#### Page 4.2-25, Section 4.2.3 (Project Impacts and Mitigation)

To determine potential criteria pollutant concentrations during construction activities, the SCAQMD has developed LSTs to determine maximum allowable concentrations of CO, NO<sub>2</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub> construction emissions for projects. LSTs do not apply to emissions during operation. For projects greater than 5 acres in total area, dispersion modeling is recommended to determine worst-case pollutant concentration at sensitive receptors associated with construction of the project. Therefore, dispersion modeling was conducted for the proposed project to assess potential impacts to nearby sensitive receptors. for projects 5 acres or less in total area for CO, NO<sub>2</sub>, PM<sub>405</sub>, and PM<sub>2.5</sub>. The project site is approximately 5 acres in size, and construction emissions are therefore comparable to these LSTs. Total worst-case construction emissions for the proposed project are included in Table 4.2-4. These emissions were entered into the dispersion model to identify the maximum daily construction emissions at nearby sensitive receptors. Table 4.2-9 compares the total worst-case construction emissions to the LSTs for SRA 18, where the proposed project is located. As shown in Table 4.2-9, the proposed project would not result in substantial pollution concentration at sensitive receptors during construction activities. Since construction of the proposed project would not expose sensitive receptors to substantial concentrations of criteria pollutants, this impact would be *less than significant*. CR 4.2-2 and mitigation measure MM 4.2-2 would apply to this impact and ensure that criteria pollutants would not exceed SCAQMD established thresholds.

**Table 4.2-9 Total Construction Emissions and Localized Significance Thresholds**

Air Pollutant	Maximum Daily Construction Emissions	Thresholds of Significance	Quantity of Pollutant Exceeding Threshold	Significant Impact?
CO	24.66 lbs/day	2,039 lbs/day	0	No
NO <sub>2</sub>	41.01 lbs/day	354 lbs/day	0	No
PM <sub>10</sub>	53.79 lbs/day	57 lbs/day	0	No
PM <sub>2.5</sub>	12.64 lbs/day	18 lbs/day	0	No

SOURCE: EIP Associates, a division of PBS&J, 2007; SCAQMD, Localized Significance Threshold Methodology, June 2003.

**Table 4.2-9 Total Construction Emissions and Localized Significance Thresholds**

Air Pollutant	Maximum Daily Construction Emissions	Thresholds of Significance	Quantity of Pollutant Exceeding Threshold	Significant Impact?
CO 1-Hour	0.10 ppm	15.0 ppm	0	No
CO 8-Hour	0.01 ppm	4.93 ppm	0	No
NO <sub>2</sub>	0.009 ppm	0.149 ppm	0	No
PM <sub>10</sub>	9.45 µg/m <sup>3</sup>	10.4 µg/m <sup>3</sup>	0	No
PM <sub>2.5</sub>	2.31 µg/m <sup>3</sup>	10.4 µg/m <sup>3</sup>	0	No

SOURCE: EIP Associates, a division of PBS&J, 2007; ISCST3 Version 020351; SCAQMD, 2003, Localized Significance Threshold Methodology. Summarized result calculations are provided in Appendix 3.

#### Page 4.3-21, Section 4.3.7 (Project Impacts and Mitigation)

MM 4.3-2 (This MM is Measure Biological Resources-4 from the Central Park Master Plan EIR)

*The City shall mitigate for impacts to raptor foraging habitat through dedication as open space, conservation and/or enhancing areas of raptor foraging habitat at a ratio of 1:1 for acres of impact on raptor foraging habitat to provide suitable habitat values and functions for raptors. Mitigation for impacts on raptor foraging habitat will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Area/Urban Forest/Trailhead. Enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Prior to ground disturbance, the City shall identify the particular site or area to be enhanced and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. This plan shall be reviewed for approval by a qualified biologist.*

#### Page 4.3-22-23, Section 4.3.8 (Cumulative Impacts)

This cumulative impact analysis considers development of the proposed project, in conjunction with other development within the vicinity of the proposed project in the City of Huntington Beach. The primary effects of the proposed project, when considered with the past, present, and probable future projects in the vicinity of the project site, would be the cumulative direct loss of undeveloped land and the potential removal of sensitive wildlife and habitat. Loss of sensitive habitat within this geographic

context the localized areas would further decrease the amount of this habitat within the immediate area and add to the cumulative loss of sensitive species in the region. This cumulative issue is addressed below and the project's overall contribution to this cumulative impact is analyzed.

If the burrowing owl, nesting raptors, or MBTA-protected species' nests are found to be present within the project site avoidance measures identified in mitigation measures MM 4.3-1(a) and (b) would establish setbacks and permitted activities to ensure active nests are not lost. Although these should be sufficient to avoid substantial impacts, should they be needed, mitigation measures MM 4.3-1 (a) and (b) also identify mechanisms to develop as-needed mitigation measures should the CDFG or USWFS establish the need for them. As such, the proposed project would not contribute to a cumulative loss of the burrowing owl or its habitat or nesting raptors, or MBTA-protected species. The project's cumulative impacts would be less than significant.

The proposed project would represent an incremental loss of raptor foraging habitat; however, per mitigation measure MM 4.3-2, development of the proposed project would require off-site mitigation through dedication, conservation, and/or enhancement of raptor foraging habitat elsewhere within Central Park. While the ruderal vegetative community that would be removed through implementation of the proposed project is not considered sensitive, the raptor foraging habitat and associated avian species that it sustains are considered sensitive. Mitigation measure 4.3-2 would ensure that though raptor foraging habitat would be removed, the local population that is dependent upon it is not displaced and can be maintained at other suitable, localized habitat. As such, the proposed project would not contribute to a cumulative loss of local raptor species. The project's cumulative impacts would be less than significant.

As noted above, the project site is currently almost completely bare, and does not provide a locally or regionally important wildlife corridor. As such, the proposed project would not contribute to a cumulative loss of a locally or regionally important wildlife corridor. The project's cumulative impacts would be less than significant.

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#### **Page 4.5-15, Section 4.5.3 (Project Impacts and Mitigation)**

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*MM 4.5-2            In order to mitigate the erosion potential of the slopes adjacent to the site, the near surface soils shall be compacted along the northern slope face (earthen berm) where the site improvements encroach upon the existing slopes (i.e., the northern slope or earthen berm). The slope shall then be covered with an appropriate erosion protection device and drought tolerant plants. Surface water runoff must be diverted away from the top of the slope to reduce the likelihood of surficial sliding and erosion.*

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#### **Page 4.5-19, Section 4.5.3 (Project Impacts and Mitigation)**

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Groundwater was recently encountered at a depth of 18 or more feet below the ground surface at the site. Based on historical data provided by CDMG, groundwater may be as high as 10 feet below the ground surface. Cut and fill activities are anticipated to occur to a depth of approximately 10 feet during site grading. Since groundwater may be shallower or deeper at the time of construction than the depth encountered at the time of subsurface evaluation at the project site, actual depths will be evaluated in the

field during construction to ensure that excavations would not encroach the groundwater table. Provided no deep excavations are made (at a depth below the groundwater table), groundwater is not anticipated to impact the grading and proposed improvements.

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**Page 4.6-12, Section 4.6.3 (Project Impacts and Mitigation)**

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MM 4.6-1(c) *(This MM is Measure Hazards-9 from the Central Park Master Plan EIR)*

*Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and Division of Oil, Gas and Geothermal Resources (DOGGR). In addition, should any known and unexpected landfills be excavated and discovered during the construction phase of the proposed project, construction work will be immediately halted and Local Enforcement Agency (LEA) will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.*

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**Page 4.7-33, Section 4.7.3 (Project Impacts and Mitigation)**

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Implementation of mitigation measure MM 4.7-2 would assure that on-site drainage is adequate to prevent on-site flooding and that peak stormwater runoff rates are reduced to the maximum extent practicable to prevent contributions to off-site flooding. The potential proposed project drainage towards the Shipley Nature Center is speculative; however, mitigation measure MM 4.7-2 would reduce potential impacts of increased runoff and potential effects on the Shipley Nature Center would not be substantial. As required by MM 4.7-2, the Drainage Plan will include measures to reduce post-construction peak runoff rates and timing to existing levels, as ensured by the City's Public Works Department. As a result, the proposed project would not contribute to future runoff rates on site or to off site areas (including the Shipley Nature Center) above those that currently exist. Therefore, potential on-site or off-site flooding impacts would be *less than significant* with mitigation incorporated.

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**Page 4.9-18, Section 4.9.3 (Project Impacts and Mitigation)**

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The closest sensitive receptor is located approximately 800 feet to the west of the proposed project site. As such the noise associated with human conversation from special events such as wedding receptions would attenuate at a rate of 6 dBA per doubling of distance to levels of approximately 43 dBA, which would be below the City of Huntington Beach Noise Ordinance Exterior Noise Standards. In addition, special events held at the project site during operation could include the use of loudspeakers, amplified music, and other sources of amplified noise. These amplified noise sources would be required to comply with the City of Huntington Beach Noise Ordinance exterior noise standards, shown in Table 4.9-6. In compliance with this regulation and to prevent noise impacts to nearby residences, the noise level of senior center operations as heard from nearby residences would be no greater than 55 dBA from 7:00 A.M. to 10:00 P.M. and 50 dBA from 10 P.M. to 7 A.M. Therefore, increased noise associated with operation of the senior center, including those associated with special events, would be below adhere to the established standards and would be considered *less than significant*.

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**Page 4.12-12, Section 4.12.2 (Regulatory Framework)**


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### Consistency Analysis

...As discussed in Section 4.12.3 (Project Impacts and Mitigation), the project would not result in any significant impacts that cannot be mitigated to less-than-significant levels. ~~While the intersection of Goldenwest Street/Slater Avenue is projected to operate at LOS E during the AM peak hour with the proposed project, implementation of an additional northbound through lane at Goldenwest Street/Slater Avenue would return intersection operations to LOS C.~~

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**Page 4.12-14, Section 4.12.3 (Project Impacts and Mitigation)**


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### Project Trip Generation

Trip generation represents the amount of traffic attracted to and produced by a development. Because of the unique nature of a senior center, count data were collected at a similar facility in a nearby community (the Oasis Senior Center in Newport Beach) and at the existing Rodgers Senior Center in Huntington Beach. ~~Daily trip rates have been factored from the community center trip rate from the Institute of Transportation Engineers (ITE) informational report *Trip Generation* (7<sup>th</sup> Edition, 2003).~~ Peak hour trip rates have been calculated from the count data and the size of the center studied. The resulting trip generation rates are included in Table 4.12-4.

**Table 4.12-4 Project Trip Generation Rates**

#### Weekday Trip Generation Rates<sup>a</sup>

Land Use	Units <sup>b</sup>	Peak Hour						Daily <sup>c</sup>
		AM			PM			
		In	Out	Total	In	Out	Total	
Senior Center	TSF	4.33	6.09	7.42	0.89	2.44	3.33	75.45
		5.60	1.40	7.00				

#### Saturday Trip Generation Rates<sup>a</sup>

Land Use	Units <sup>b</sup>	Mid-day Peak Hour			Daily <sup>c</sup>
		In	Out	Total	
Senior Center—Saturday	TSF	0.4	4.53	4.93	35.05

<sup>a</sup> SOURCE: Oasis Senior Center Count Data and Rodgers Senior Center Data

<sup>b</sup> TSF = thousand square feet

<sup>c</sup> Daily rates based on Institute of Transportation Engineers (ITE) peak to daily relationships for Community Centers

As shown in Table 4.12-5, the proposed senior center is projected to generate a total of approximately 3,395 trip-ends per day on a typical weekday. On a typical weekend, the project is projected to generate a total of 1,577 trip-ends per day.

Table 4.12-5 Project Trip Generation

Weekday Trip Generation Summary <sup>a</sup>									
Land Use	Quantity	Units <sup>b</sup>	Peak Hour						Daily <sup>c</sup>
			AM			PM			
			In	Out	Total	In	Out	Total	
Senior Center	45.0	TSF	60 252	274 63	334 315	40	110	150	3,395

Saturday Trip Generation Summary <sup>a</sup>									
Land Use	Quantity	Units <sup>b</sup>	Mid-day Peak Hour			Daily <sup>c</sup>			
			In	Out	Total				
Senior Center—Saturday	45.0	TSF	18	204	222	1,577			

<sup>a</sup> SOURCE: Oasis Senior Center Count Data

<sup>b</sup> TSF = thousand square feet

<sup>c</sup> Daily rates based on Institute of Transportation Engineers (ITE) peak to daily relationships for Community Centers

#### Page 4.12-32, Section 4.12.3 (Project Impacts and Mitigation)

### Intersection Level of Service

Near term (2012) intersection levels of service for with and without project weekday conditions are shown in Table 4.12-6 (Intersection Analysis for Interim Year [2012], With and Without Project Weekday Conditions). All study area intersections except Goldenwest Street at Slater Avenue will experience acceptable levels of service with existing lanes. Although the intersection of Goldenwest Street at Slater Avenue will operate at LOS E conditions during the PM peak hour, this condition will occur even without the proposed project. Therefore, because the project does not contribute to the deficient traffic operations with a change of ICU of 0.01 or greater, the project would not be required to implement any traffic improvements at this intersection. With improvements consisting of converting the northbound right turn lane to a third northbound through lane, acceptable LOS can be achieved at all study intersections. This improvement can be implemented within the existing curb-to-curb cross-section.

**Table 4.12-6 Intersection Analysis for Interim Year (2012), With and Without Project Weekday Conditions**

Intersection Goldenwest St. (NS) at:	Traffic Control	Intersection Approach Lanes <sup>a</sup>								Critical Vol./Capacity <sup>b</sup>		Level of Service						
		Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM			
		L	T	R	L	T	R	L	T	R	L	T	R					
<b>With Project Conditions</b>																		
Slater Avenue (EW)	TS	1	2	1	1	3	1	1	2	1	1	2	1	0.908 0.903	0.920	E	D	E
—with Improvements	TS	1	3	0	1	3	1	1	2	1	1	2	1	0.815	0.809	C	C	C
Talbert Avenue (EW)	TS	1	3	1	1	3	0	1	1	0	1	1	1	0.486	0.580	A	A	A
Ellis Avenue (EW)	TS	1	3	1	1	3	1	1	2	1	1	1	1	0.482	0.607	A	A	B
<b>Without Project Conditions</b>																		
Slater Avenue (EW)	TS	1	2	1	1	3	1	1	2	1	1	2	1	0.882	0.912	D	E	E
—with improvements	TS	1	3	0	1	3	1	1	2	1	1	2	1	0.791	0.804	C	C	C
Talbert Avenue (EW)	TS	0	3	1	1	3	0	0	0	0	2	0	1	0.350	0.495	A	A	A
Ellis Avenue (EW)	TS	1	3	1	1	3	1	1	2	1	1	1	1	0.433	0.590	A	A	A

<sup>a</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside through lanes.

L = Left, T = Through, R = Right, 1 = Improvement, > = Right Turn Overlap Phase, >> = Free Right Turn

<sup>b</sup> Critical volume/capacity ratio and level of service are calculated using the following analysis software: Traffix, Version 7.8 R5 (2007). Per the City of Huntington Beach standard, critical volume/capacity ratio and level of service are determined using the Intersection Capacity Utilization method for intersections with traffic signal control

<sup>c</sup> TS = Traffic Signal

Near term (2012) intersection levels of service for with and without project weekend conditions are shown in Table 4.12-7 (Intersection Analysis for Interim Year [2012], With and Without Project Weekend Conditions). Although all intersections operate acceptably for weekend conditions (for both with and without project conditions), an analysis with improvements required for weekday conditions (as shown above in Table 4.12-6) has been performed and summarized on Table 4.12-7.

**Table 4.12-7 Intersection Analysis for Interim Year (2012), With and Without Project Weekend Conditions**

Intersection Goldenwest St. (NS) at:	Traffic Control	Intersection Approach Lanes <sup>a</sup>								Critical Vol/Capacity <sup>b</sup> Saturday	Level of Service Saturday				
		Northbound			Southbound			Eastbound				Westbound			
		L	T	R	L	T	R	L	T			R	L	T	R
<b>With Project Conditions</b>															
Slater Avenue (EW)	TS	1	2	1	1	3	1	1	2	1	1	2	1	0.630	B
—with improvements	TS	1	3	0	1	3	1	1	2	1	1	2	1	0.564	A
Talbert Avenue (EW)	TS	1	3	1	1	3	0	1	1	0	1	1	1	0.497	A
Ellis Avenue (EW)	TS	1	3	1	1	3	1	1	2	1	1	1	1	0.448	A
<b>Without Project Conditions</b>															
Slater Avenue (EW)	TS	1	2	1	1	3	1	1	2	1	1	2	1	0.614	B
—with improvements	TS	1	3	0	1	3	1	1	2	1	1	2	1	0.549	A
Talbert Avenue (EW)	TS	0	3	1	1	3	0	0	0	0	2	0	1	0.384	A
Ellis Avenue (EW)	TS	1	3	1	1	3	1	1	2	1	1	2	1	0.421	A

<sup>a</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside through lanes.

L = Left, T = Through, R = Right, 1 = Improvement, > = Right Turn Overlap Phase, >> = Free Right Turn

<sup>b</sup> Critical volume/capacity ratio and level of service are calculated using the following analysis software: Traffix, Version 7.8 R5 (2007). Per the City of Huntington Beach standard, critical volume/capacity ratio and level of service are determined using the Intersection Capacity Utilization method for intersections with traffic signal control

<sup>c</sup> TS = Traffic Signal

A project impact is defined as a change in ICU of 0.01 or greater, where deficient traffic operations are projected to occur. The project causes an increase of ~~0.026~~0.021 (0.882 to ~~0.908~~ 0.903) during the weekday AM peak hour, and an increase of 0.008 (0.912 to 0.920) during the weekday PM peak hour. The project therefore does not results in any potentially significant impacts ~~during the weekday AM peak hour only at the intersection of Goldenwest Street (NS) at Slater Avenue (EW).~~

**Page 4.12-35, Section 4.12.3 (Project Impacts and Mitigation)**

**Impact 4.12-2 Under Year 2012 conditions, the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.**

As shown in Table 4.12-5, the proposed senior center is projected to generate a total of approximately 3,395 trip-ends per day on a typical weekday. In the AM peak hour the project is projected to generate approximately ~~334~~ 315 vehicles per hour, while PM peak hour trip generation is estimated at approximately 150 vehicles per hour. On a typical Saturday, the project is projected to generate a total of 1,577 trip-ends per day, with 222 vehicles per hour during the peak hour.

A project impact is defined as a change in ICU of 0.01 or greater, where deficient traffic operations are projected to occur (i.e., LOS E or F). As illustrated in Tables 4.12-6 and 4.12-7, the project would not result in a change in ICU of 0.01 or greater at any of the project intersections where deficient traffic operations are projected to occur, in either the AM or PM peak hour or during weekend conditions. The

~~project causes an increase of 0.026 during the AM peak hour, causing the level of service to change from LOS D to LOS E at the intersection of Goldenwest Street/Slater Avenue. The project therefore results in a potentially significant impact during the AM peak hour only at the intersection of Goldenwest Street (NS) at Slater Avenue (EW). However, as As shown in Table 4.12-6 (Intersection Analysis for Interim Year (2012), With and Without Project Weekday Conditions), this the intersection of Goldenwest Street (NS) and Slater Avenue (EW) is anticipated to operate at LOS E conditions during the PM peak hour; however, this condition would occur (without improvements) even without the proposed project. Nonetheless Thus, because the project would not contribute to the deficient traffic operations with a change in ICU of 0.01 or greater, this is considered a less-than-significant impact. No mitigation would be required. implementation of mitigation measure MM 4.12-2 would be required to reduce this impact.~~

~~Typically, projects would be required to pay fair share contributions to such ambient growth impacts (those that are not solely caused by the project). However, because the improvements are expected to have minimal cost, the following improvements shall be constructed by the project.~~

~~MM 4.12-2 — *The project shall provide an additional northbound through lane at the intersection of Goldenwest Street and Slater Avenue. This can be provided by restriping the existing northbound right turn lane, without any physical roadway widening. In addition, approximately 300 feet of existing on-street parking from Ford Drive to Betty Drive will need to be removed in order to allow three through lanes northbound.*~~

~~The on-street parking that would be removed as part of mitigation measure MM 4.12-2 is the most convenient parking for the six homes that front Goldenwest Street. Primary resident parking is provided for five of the six homes off the alley that parallels Goldenwest Street. The remaining home has driveway access from Goldenwest, and on-site parking. On-street parking is typically used by guests. Alternate on-street parking within acceptable walking distance (less than 500 feet) is available on nearby local streets, including Ford Drive, Mill Circle, and Betty Drive. The loss of approximately 12 on-street parking spaces on Goldenwest therefore represents a less-than-significant impact. Consequently, implementation of mitigation measure MM 4.12-2 would reduce this impact to a *less than significant* level.~~

---

#### **Page 4.12-36, Section 4.12.3 (Project Impacts and Mitigation)**

---

**Impact 4.12-3            Implementation of the proposed project would not exceed standards established by the Orange County Transportation Authority.**

~~...The proposed project is anticipated to generate approximately 3,395 trips per weekday, and 1,577 trips per weekend, which would appear to trigger the requirement of a CMP TIA. However, the next step in the CMP analysis is to determine whether or not the project has the potential to impact any CMP facilities with an increase of three percent or more. Because the The project would not result in an increase in ICU of 0.01 or greater at any study area intersection, any increase in traffic volumes resulting from and the project impact resulting in an increase in ICU of .026 in the AM peak hour are expected to dissipate prior to interaction with CMP intersections. Consequently, this impact would be less than significant.~~

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**Page 4.12-38, Section 4.12.3 (Project Impacts and Mitigation)**

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*MM 4.12-4 The intersection of Goldenwest Street at Talbert Avenue shall be modified to include the project driveway as the west leg, with appropriate corresponding signal modifications and intersection lane improvements. The City Traffic Engineer ~~Transportation Manager~~ shall determine the ultimate signal modifications that are most appropriate for the project site. Design recommendations include, but are not limited to, the following:*

- *Split phase operations for east-west movements*
- *Adequate pedestrian green to accommodate a slower walk speed (e.g., 2.8 feet per second)*
- *Address design site distance*
- *Increased letter sizes on roadway signs*
- *Increased signal clearance intervals*

---

**Page 4.12-39, Section 4.12.3 (Project Impacts and Mitigation)**

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As discussed above, project implementation is anticipated to be consistent with local policies related to transportation, including the City of Huntington Beach General Plan Land Use and ~~Transportation~~ Circulation Elements.

---

**Page 4.13-33, Section 4.13.13 (Cumulative Impacts: Wafer Supply, Solid Waste, Wastewater, Energy)**

---

Cumulative growth in the service area could result in the need for additional conveyance infrastructure; ~~and due to the continually developing nature of the service area; however, due to the developed nature of the service area,~~ it is expected that such expansion of conveyance infrastructure would be minimal. As such, the project's contribution to new or expanded wastewater infrastructure facilities would not be cumulatively considerable. ~~could result in significant cumulative environmental effects.~~

---

**Page 5-1, Section 5.1 (Significant Environmental Effects That Cannot Be Avoided if the Proposed Project is Implemented)**

---

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. In such cases where an impact cannot be mitigated to a level considered less than significant, a Statement of Overriding Considerations must be prepared prior to approval of a project, and in accordance with CEQA Guidelines Section 15091 and 15093. The Proposed Project would result in no project-level impacts that are significant and unavoidable after implementation of available, feasible mitigation measures and with compliance with existing statutory requirements, as discussed in Chapter 4 of this EIR. However, a significant cumulative impact to aesthetics could occur. As a result, to approve the proposed project, the City of Huntington Beach must adopt a Statement of Overriding Considerations pursuant to CEQA Guidelines Sections 15043 and 15093. As such, a Statement of Overriding Considerations will not be prepared for the proposed project.

**Page 6-4, Section 6.2 (Alternatives Rejected as Infeasible)**

This alternative suggests development of multiple, smaller-scale senior centers throughout the City. Various locations were assumed to occur on at least two of the nine sites identified within the Huntington Beach Senior Center Feasibility Study, prepared by LPA, Inc. and TSMG, Inc. in 2006. Construction of small-scale centers could accommodate a limited number of facilities, available activities, and patrons at each site, and would also preclude a central focal point for seniors to meet within the City. Instead, most patrons would utilize the nearest facility; thereby reducing the important opportunities for larger social gatherings and networking. Each site location would have differing environmental constraints. Compared to the proposed project, multiple centers would not have the flexibility to provide for a wide variety of uses simply due to size constraints at each location. In addition, the construction and operation of multiple centers would have a greater potential for cumulative environmental impacts. Further, the City does not own all of the nine sites evaluated in the Feasibility Study, which could lead to acquisition costs that the City would not be able to fund. As stipulated in Section 15126.6 of the CEQA Guidelines, an EIR should identify any alternatives that were rejected as infeasible and briefly explain the reasons underlying the determination. The alternatives analyzed in an EIR must be potentially feasible. The term “feasible” is defined in the Public Resources Code Section 21061.1 as

capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

As alternatives that are infeasible do not need to be considered as potential alternatives, and acquisition costs provide an economic reason for infeasibility, Therefore, this alternative was rejected from further analysis.

**Page 6-26, Section 6.4 (Comparison of Alternatives)**

<b>Environmental Issue Area</b>	<b>No Project/ Reasonably Foreseeable Development Alternative/Continuation of Uses Allowed By Existing General Plan and Master Plan</b>	<b>Reduced Project Alternative</b>	<b>Alternative Site</b>
Aesthetics	-	-	=
Air Quality	-	-	=
Biological Resources	=	=	=
Cultural Resources	=	=	=
Geology and Soils	=	=	=
Hazards and Hazardous Materials	=	=	=
Hydrology and Water Quality	-	-	=
Land Use	-	=	-
Noise	-	-	+
Public Services	=	=	=
Recreation	-	-	+
Transportation	-	-	=
Utilities	-	-	=

(-) = Impacts considered to be less when compared with the proposed project.

(+) = Impacts considered to be greater when compared with the proposed project.

(=) = Impacts considered to be equal or similar to the proposed project.

---

**Page 6-26, Section 6.5 (Environmentally Superior Alternative)**

---

A comparison of the proposed project with the alternatives analyzed in this section provides the basis for determination of the environmentally superior alternative. Table 6-1 indicates that the ~~No Project/Reasonably Foreseeable Development Alternative~~ No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan and the Reduced Project Alternative would primarily result in impacts similar to the proposed project, but would also result in some impacts that would be less than the proposed project. The ~~No Project/Reasonably Foreseeable Development Alternative~~ No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan would be the environmentally superior alternative of the two. In terms of the Alternative Site Alternative, this alternative would result in potentially greater impacts to noise and recreation. It is possible that these impacts at the alternative site to noise and recreation could be significant and unavoidable, and as such, this alternative would not be considered the environmentally superior alternative.

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**Page 6-27, Section 6.5 (Environmentally Superior Alternative)**

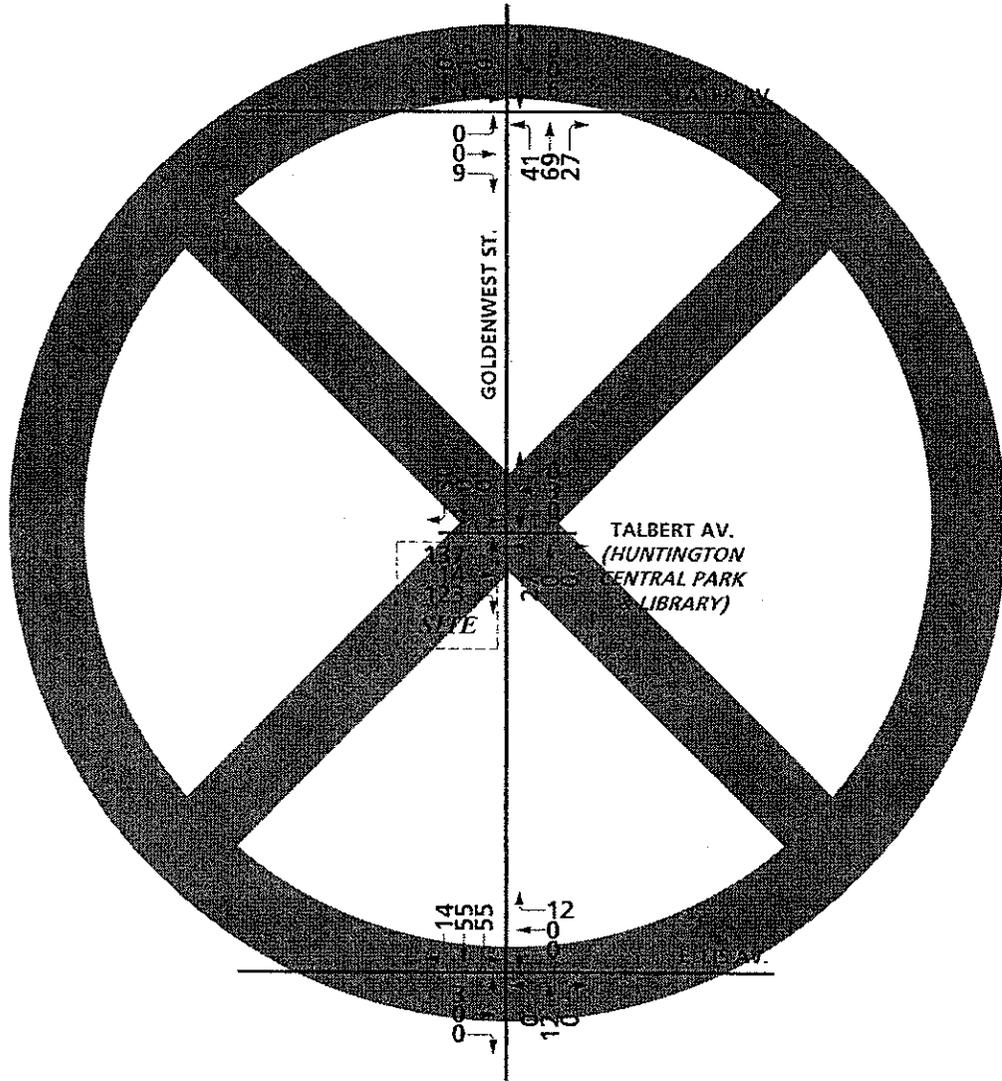
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Although the ~~No Project/Reasonably Foreseeable Development Alternative~~ No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan would reduce many of the impacts of the proposed project, it would not necessarily reduce the significance of the impacts, as detailed above. In addition, this alternative would not achieve many of the project objectives. Nevertheless, because of its reduced intensity, the ~~No Project/Reasonably Foreseeable Development Alternative~~ No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan is considered to be the environmentally superior alternative.

## 10.3 FIGURE CHANGES

The following figures changed as result of revised trip generation estimates, as discussed in Chapter 9 (Summary of Additional Air Quality and Traffic Analyses):

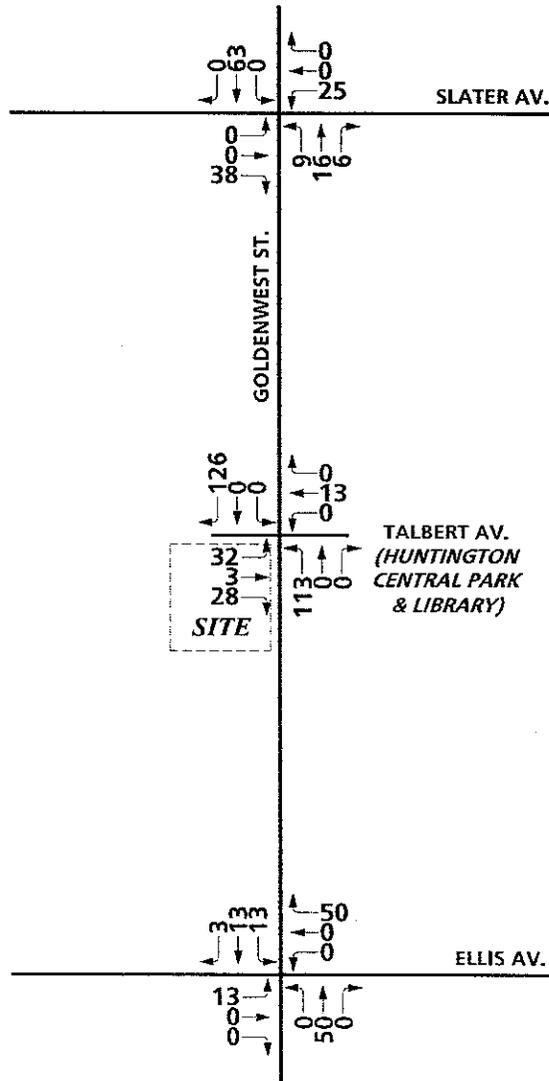
- Figure 4.12-10 (Weekday Project Only AM Peak Hour Intersection Volumes)
- Figure 4.12-20 (Weekday Near Term [2012] with Project AM Peak Hour Intersection Volumes)



Source: URBAN Crossroads, 2007.

	<p>FIGURE 4.12-10  <b>Weekday Project Only AM Peak Hour Intersection Volumes</b></p>
<p>A division of </p>	<p>D21314.00 <span style="float: right;">Huntington Beach Senior Center EIR</span></p>

06057 J, JES 107



Source: URBAN Crossroads, 2007.



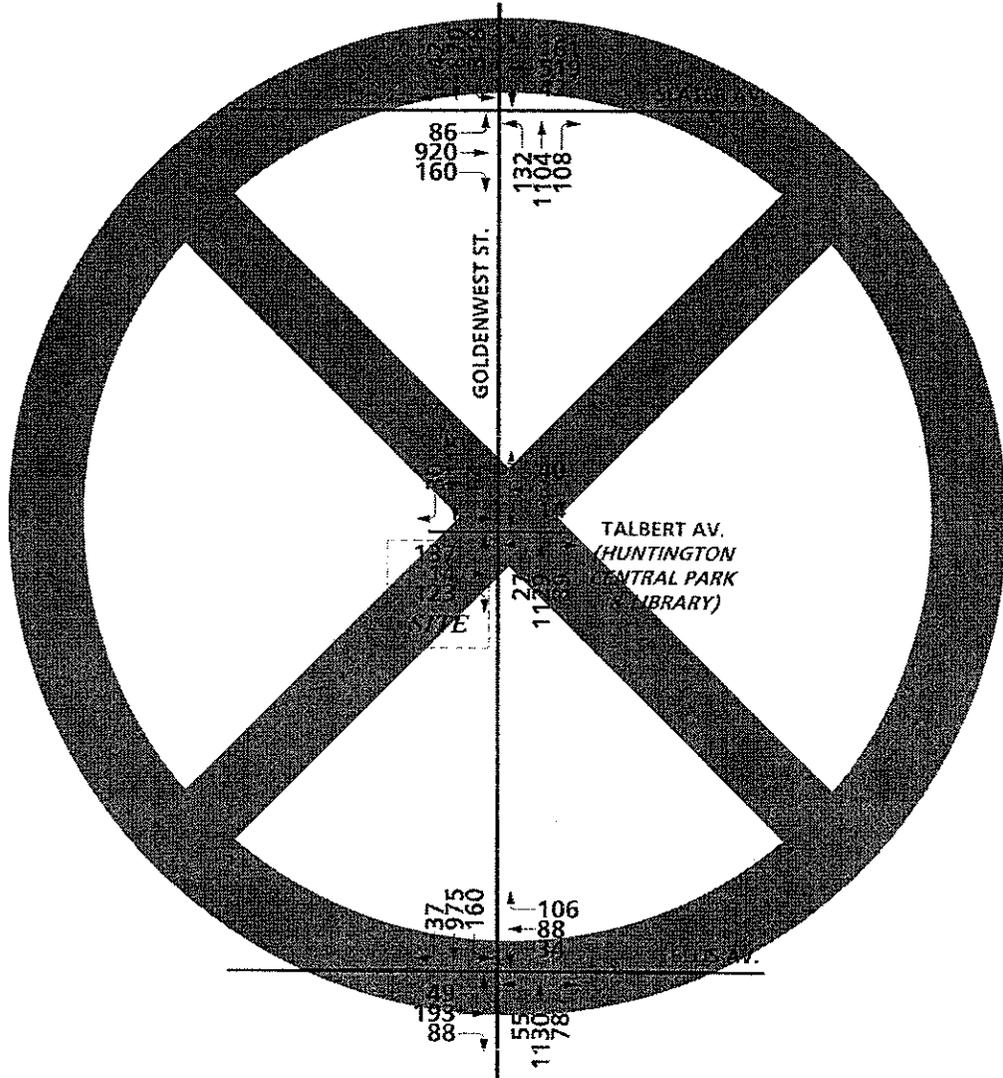
EIP

FIGURE 4.12-10  
Revised Weekday Project Only AM Peak Hour Intersection Volumes

A division of PBSJ

D21314.00

Huntington Beach Senior Center EIR



Source: URBAN Crossroads, 2007.



EIP

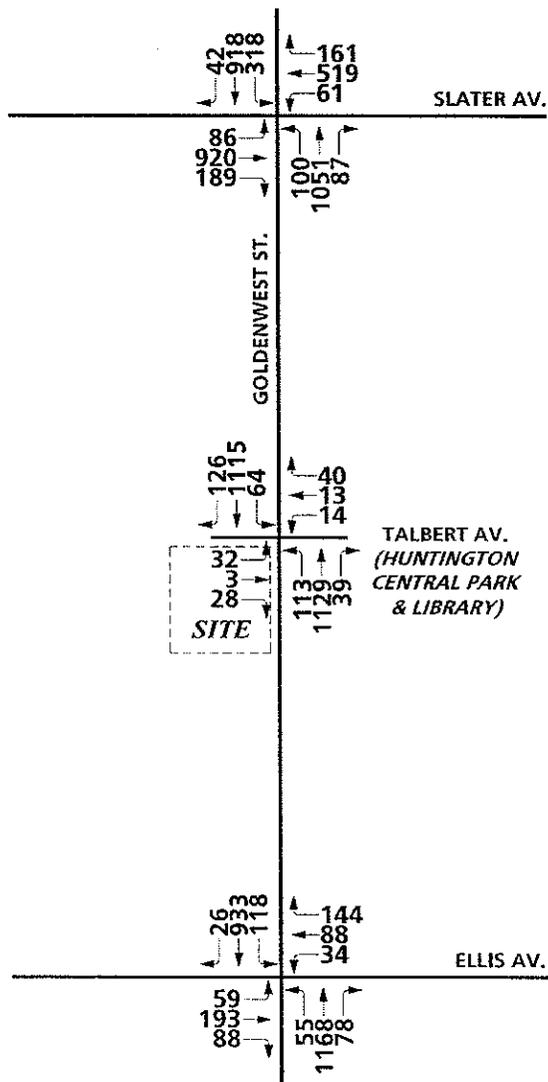
FIGURE 4.12-20

**Weekday Near Term (2012) with Project  
AM Peak Hour Intersection Volumes**

A division of **PBS**

D21314.00

Huntington Beach Senior Center EIR



Source: URBAN Crossroads, 2007.



EIP

FIGURE 4.12-20  
 Revised Weekday Near Term (2012) with Project  
 AM Peak Hour Intersection Volumes

A division of **FBS**

D21314.00

Huntington Beach Senior Center EIR

060571 JCS 107

# CHAPTER 11 Responses to Comments

## 11.1 ORGANIZATION OF THE RESPONSES TO COMMENTS

In total, twelve comment letters regarding the Draft EIR were received from two State departments, one regional and/or local agency, and nine individuals. In addition, verbal comments and associated speaker cards were received at the Huntington Beach Senior Center Draft EIR Public Information Meeting that was held on October 11, 2007. Table 11-1 provides a comprehensive list of commenters in the order that they are presented in this section.

<b>Table 11-1 Comment Letters Received During the Draft EIR Comment Period</b>		
<b>No.</b>	<b>Commenter/Organization</b>	<b>Page</b>
<b>STATE DEPARTMENTS</b>		
1	Department of Transportation, Ryan Chamberlain, October 24, 2007	11-35
2	Native American Heritage Commission, Dave Singleton, September 26, 2007	11-35
<b>REGIONAL/LOCAL AGENCIES</b>		
3	City of Huntington Beach, Environmental Board, November 1, 2007	11-36
<b>INDIVIDUALS</b>		
<b>Written Letters</b>		
4	Anthony Brine, October 30, 2007	11-41
5	Larry Geisse, September 22, 2007	11-46
6	Larry Geisse, October 12, 2007	11-46
7	Robert Haben, October 3, 2007	11-46
8	Patricia Kreamer, October 31, 2007	11-46
9	Margem@aol.com, September 24, 2007	11-48
10	Merle Moshiri, October 4, 2007	11-48
11	Eileen Murphy, September 26, 2007	11-49
12	Mindy White, October 31, 2007	11-52
<b>Verbal Comments</b>		
	Huntington Beach Senior Center Draft EIR Public Meeting, Verbal Comments, October 11, 2007	11-54
<b>Speaker Cards</b>		
	Tony Brine, October 11, 2007	11-57
	Bob Dettloff, October 11, 2007	11-57
	John McGregor, October 11, 2007	11-58
	Carol Settimo, October 11, 2007	11-58
	Mary Siegel, October 11, 2007	11-58
	Elmer Smith, October 11, 2007	11-58

This chapter of the Final EIR contains all comments received on the Draft EIR during the public review period, as well as the Lead Agency's responses to these comments. Reasoned, factual responses have been provided to all comments received, with a particular emphasis on significant environmental issues. Detailed responses have been provided where a comment raises a specific issue; however, a general response has been provided where the comment is relatively general. Although some letters may raise legal or planning issues, these issues do not always constitute significant environmental issues. Therefore, the comment has been noted, but no response has been provided. Generally, the responses to comments provide explanation or amplification of information contained in the Draft EIR.

## **11.2 COMMENTS ON THE DRAFT EIR**

This section contains the original comment letters, which have been bracketed to isolate the individual comments, followed by a section with the responses to the comments within the letter. As noted above, and stated in Sections 15088(a) and 15088(b) of the CEQA Guidelines, comments that raise significant environmental issues are provided with responses. Comments that are outside of the scope of CEQA review will be forwarded for consideration to the decision makers as part of the project approval process. In some cases, a response may refer the reader to a previous response, if that previous response substantively addressed the same issues.

**DEPARTMENT OF TRANSPORTATION**

District 12  
3337 Michelson Drive, Suite 380  
Irvine, CA 92612-8894  
Tel: (949) 724-2241  
Fax: (949) 724-2592



*Flex your power!  
Be energy efficient!*

*City of Huntington Beach  
OCT 31 2007*

**October 24, 2007**

Jennifer Villasenor  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, California 92648

File: IGR/CEQA  
SCH#: 2007041027  
Log #: 1851A  
SR-1, SR-39

**Subject: Huntington Beach Senior Center Project**

Dear Ms. Villasenor,

Thank you for the opportunity to review and comment on the **Draft Environmental Impact Report (DEIR) for the Huntington Beach Senior Center Project**. The proposed project involves the construction of a new one-story senior center on an undeveloped portion of Central Park. The project site is located west of the intersection of Goldenwest Street and Talbert Avenue in the City of Huntington Beach. The nearest State routes to the project site are SR-1 and SR-39.

*DOT 1*

**Caltrans District 12 is a commenting agency** on this project and has no comment at this time. However, in the event of any activity in Caltrans' right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

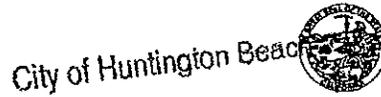
Ryan Chamberlain, Branch Chief  
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research

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LEFT  
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**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



SEP 27 2007

September 25, 2007

Ms. Jennifer Villaseñor, Associate Planner  
**CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING**  
2000 MAIN Street  
Huntington Beach, CA 92648

Re: SCH#2007041027 CEQA Notice of Completion: draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center, City of Huntington Beach, Orange County, California

Dear Ms. Villaseñor:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf> The record search will determine:
  - If a part of the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
  - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
  - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
  - CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave sites.

NAHC-1

NAHC-2

NAHC-3

NAHC-4

NAHC-5

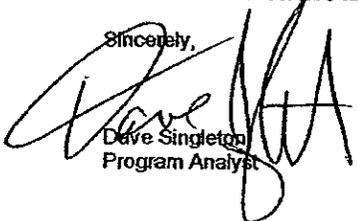
√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

↑ NAHC-5  
cont'd  
NAHC-6

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts

**Native American Contacts**  
Orange County  
September 25, 2007

**Ti'At Society**  
Cindi Alvitre  
6602 Zelzah Avenue  
Reseda , CA 91335  
calvitre@yahoo.com  
(714) 504-2468 Cell

Gabrielino

Gabrielino/Tongva Council / Gabrielino Tongva Nation  
**Sam Dunlap, Tribal Secretary**  
761 Terminal Street; Bldg 1, 2nd floor  
Los Angeles , CA 90021  
office @tongvatribes.net  
(213) 489-5001 - Officer  
(909) 262-9351 - cell  
(213) 489-5002 Fax

**Juaneno Band of Mission Indians Acjachemen Nation**  
David Belardes, Chairperson  
31742 Via Belardes  
San Juan Capistrano , CA 92675  
(949) 493-0959  
(949) 493-1601 Fax

Juaneno

**Juaneno Band of Mission Indians Acjachemen Nation**  
Anthony Rivera, Chairman  
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**Tongva Ancestral Territorial Tribal Nation**  
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Gabrielino Tongva

Gabrielino Tongva Indians of California Tribal Council  
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5450 Slauson, Ave, Suite 151 PMB  
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Anthony Morales, Chairperson  
PO Box 693  
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This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007041027; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center; City of Huntington Beach; Orange County, California.

**Native American Contacts**  
Orange County  
September 25, 2007

Juaneno Band of Mission Indians  
Alfred Cruz, Cultural Resources Coordinator  
P.O. Box 25628                      Juaneno  
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alfredgcruz@sbcglobal.net  
714-998-0721  
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Juaneno Band of Mission Indians  
Adolph "Bud" Sepulveda, Chairperson  
P.O. Box 25828                      Juaneno  
Santa Ana                      , CA 92799  
bssepul@yahoo.net  
714-838-3270  
714-914-1812 - CELL  
bsepul@yahoo.net

Sonia Johnston, Tribal Vice Chairperson  
Juaneño Band of Mission Indians  
P.O. Box 25628                      Juaneno  
Santa Ana                      , CA 92799  
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sonia.johnston@sbcglobal.net

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007041027; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center, City of Huntington Beach; Orange County, California.



# CITY OF HUNTINGTON BEACH

## ENVIRONMENTAL BOARD

November 1, 2007

Jennifer Villasenor, Planner  
City of Huntington Beach  
2000 Main St  
Huntington Beach, CA 92648

Subject: Senior Center – Draft EIR Report (No. 07-02)

At our November 1, 2007 meeting the Environmental Board reviewed the Draft EIR Report No. 07-02 for the proposed Senior Center. The following are our comments, concerns and observations. We understand few of the comments may be applicable to the project CUP and may not be appropriate to address in the draft EIR. Please include the applicable comments where they best fit, either the EIR, CUP.

HBEB 1

1. There is insufficient review of the alternatives to the proposed site. The relative environmental impact (positive and negative) of other locations is only briefly addressed. The proposed site at northwest corner of the Ellis Ave. and Golden West St. intersection appears to be a viable alternative. The report does not satisfactorily assess and evaluate the Ellis Ave and Golden West St. location for comparison. This information is essential for proper decision making to identify the most suitable location.

HBEB 2

2. The EIR report states that the development parcel is designated as Open Space-Parks & Recreation. The report mentions that the proposed Senior Center is an appropriate use as a recreational facility, thus is compatible with its land use designation.

However, the current land use is undeveloped open space. The development of this open space parcel is a change in its current land use. The result is a permanent loss of open space at an optimum Central Park location. This is significant and should be stated as such in the EIR. The Board recommends that the loss of this open space parcel be mitigated in an appropriate manner. Mitigation for the loss of open space was recommended in the Board's prior project comments.

HBEB 3

3. The document mentions an appropriate landscape plan. As was mentioned in the Board's original comments, the City project should be held to a high standard and native drought-tolerant plants should be used on this project along with a smart water efficient

HBEB 4

irrigation system. It is recommend a plant pallet and landscape design is consistent with the natural area, which includes the Shipley nature center.

HBEB 4

4. The document mentions the use of reclaimed (grey) water for irrigation. It also states that the city currently does not have a grey water system. The Board suggests that provisions be put into the base design for that system if and when one comes online so this project can be easily retrofitted to accommodate it.

HBEB 5

5. The document has proposed hours of operation for Friday and Saturday night until 12 midnight. The EIR report should discuss in more detail potential weekend operation on Saturday and/or Sunday and the impacts during the operation period.

HBEB 6

6. The document mentions Irreversible Environmental Effects and briefly discusses energy usage. In the Board's original comments, we recommended that this City project should be held to a high standard (possibly as mitigation for #2 above) than normal projects. The Board recommends the City take a leadership role and achieve a level of LEED certification with the project.

HBEB 7

Sincerely,

Craig Justice, Chair H.B. Environmental Board

# Huntington Beach Senior Center - Draft Environmental Impact Report

## **Comments to EIR - October 30, 2007**

*Submitted by Antony Brine, P.E., T.E.*

### **Chapter 2:**

Page 2-4:

MM 4.1-3(a) ; prismatic glass coverings and cutoff shields should be required, (not where feasible), to prevent lighting spillover off site.

BRIN 1

MM 4.1-3(e); trees should be placed around the entire parking lot that will shield all headlights to adjacent homes.

BRIN 2

Page 2-15:

MM 4.9-1(a); any construction hours prior to 8:00 a.m. and after 6:00 p.m. are not compatible with the surrounding residential neighborhood. Construction of this facility on Saturdays is certainly not compatible with the immediately adjacent park.

BRIN 3

### **Chapter 3:**

Figure 3-8;

Significant landscaping should be placed on the west side of the property to shield lighting from buildings and lessen the noise impacts to the adjacent residential neighborhood. Landscaping should be placed at the bottom of the driveway entrance, and at the end of the southerly drive aisle to shield headlights to adjacent homes.

BRIN 4

Section 3.3.3 and Table 3-3:

The late operating hours (normal hours until 10:00 p.m. on weekdays and weekends) are not appropriate for the surrounding park and residential neighborhood. The hours for special events are especially disturbing. (Until 10:00 p.m. on Sunday through Thursday, and specifically until 12:00 a.m. on Fridays and Saturdays) These hours are simply not compatible with the surroundings. If you add the operating hours for a one week period (Monday through Friday), the total hours of use clearly indicate that the center is to be used more often for Community Center type activities, classes etc., than as a Senior Center. This project is being discussed primarily as a "Senior Center", yet the general uses described would suggest otherwise.

BRIN 5

There needs to be more specific discussion in the EIR regarding the classes and activities that are planned for normal operation (daytime and evening). Are these classes available to all residents, such as art classes, exercise classes, etc.? Are these the types of classes

BRIN 6

presented in the SANDS ? If there are a significant number of community classes held at the center, then the traffic trip generation rates (which were established based on Senior Center uses only) are not appropriate. The uses and the trip generation rates for a community center are different from a senior center. Generally trip generation for a community center are generally higher than for a senior center. This needs to be addressed in the Transportation section of the EIR.

BRIN 7

The EIR should include descriptions of the types of special events that would be held in the multi-purpose room. I anticipate the multi-purpose room will be scheduled for large parties, wedding receptions, large corporate events, etc. Again, special events will generate a different trip generation than a senior center use. There should be more restrictive hours for special events than are shown. This is a new facility, and the uses should be planned based on the fact this is a new project. Any precedents, as far as community uses, should not be a factor in the design of this facility and the proposed uses. This project was voted by the community to be a "Senior Center", a "humanitarian" facility. In fairness to the community, based on the discussion of the project in the ballot Measure T, this project should be designed as a Senior Center, not as a Senior and Community Center.

BRIN 8

**Chapter 4:**

Page 4.8-5:

It should be clearly addressed in the EIR how the project will not impact the existing Shipley Nature Center, including the wildlife that exists within the center, and the migratory wildlife through Central Park.

BRIN 9

Page 4.9-14:

It is discussed that the proposed project "may have a significant impact" if "a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project". I believe that the construction activities specifically, and also potential noise from large events in the community hall, are a temporary and periodic increase in noise above existing noise levels.

BRIN 10

Page 4.9-18

In this section, it is stated that programs could be extended onto the outdoor patio which adjoins the multi-purpose rooms. What are the programs being considered? Any type of program that includes live or recorded music which is amplified should not be allowed on, or near, the patio. For example, if there is a wedding reception with live or recorded music, the project should be conditioned to require all amplified noises to be confined indoors and all doors to the patio be closed at all times.

BRIN 11

This section only discusses noise related to "normal human conversation". The EIR goes on to conclude that "As such the noise associated with special events such as wedding

BRIN 12

receptions” is less than significant. The information provided in this section would appear to indicate that the only noise studied in the EIR in relation to special events, such as wedding receptions, is human conversation. Clearly, other noises associated with all of the proposed facility uses, such as amplified music, etc. needs to be analyzed and discussed in more detail in the EIR.

BRIN12

Impact 4.9-2

This section discusses the potential for groundborne vibration. Will there be piles driven as a part of the foundation for the building? If there is this type of construction, then there will be significant noise and vibration impacts to the adjacent residential neighborhood.

BRIN13

Page 4.12-2 (Transportation/Traffic)

For a project that generates 3,395 daily trips, it is amazing to me that the traffic impact analysis for this project included only three (3) intersections. Based on the project trip distribution, there are other primary intersections in the city that should have been studied. With twenty-five (25) percent of the traffic headed north on Goldenwest, the intersection of Goldenwest/Warner should be studied. This is an intersection that probably has a Level of Service E or F today. Any addition of traffic to that intersection will probably cause a significant impact. With twenty (20) percent of the traffic headed south on Goldenwest, then the intersections of Goldenwest/Garfield and Goldenwest/Yorktown should be included. The Yorktown intersection is particularly congested in the AM peak hour with school traffic. This project includes 334 AM peak hour trips. There is a real chance that the project traffic will impact the LOS at this intersection.

BRIN14

Page 4.12-14

When the trip rates were developed for this project, the traffic engineer collected counts at the Oasis Senior Center in Newport Beach. Did the traffic engineer discuss with the City of Newport Beach the percentage of seniors that use buses to get to their facility? The Oasis facility is operationally different in a number of ways. Their facility has two separate parking lots that are separated by a secondary roadway. One lot has 97 spaces and the other has 90 spaces. In discussions with their Senior Services department, approximately ten (10) percent of their seniors arrive at the facility by bus or van. Another ten (10) percent arrive to the center by walking from their homes in the immediately adjacent Corona del Mar neighborhood. The facility may be similar in nature, but the socio-economic needs of their seniors are different. This effects the trip generation rates of the two facilities. These factors should be discussed and addressed in the EIR. As it relates to trip generation, this is not an “apples-to-apples” comparison.

BRIN15

INTENTIONALLY  
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**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Monday, September 24, 2007 7:36 AM  
**To:** Nathan, Tamarine J  
**Subject:** FW: Senior Center DEIR

---

**From:** lgeisse@aol.com [mailto:lgeisse@aol.com]  
**Sent:** Saturday, September 22, 2007 9:29 PM  
**To:** Villasenor, Jennifer  
**Subject:** Senior Center DEIR

Hi Jennifer -

I think the EIR should also consider the alternate site of the opposite corner of Goldenwest and Talbert. The center could be built at the end of the existing Sports Complex parking lot, which is never used. Since the fields are mostly used in the evenings, the parking lots could easily be shared. I think this would result in a significant savings to the city. The parking lot, and entrances already exist. Ground mitigation has already been done. The area sits empty now. Thanks. Larry Geisse

GEIS  
1

---

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

D1 . 145

**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Monday, October 15, 2007 9:21 AM  
**To:** Nathan, Tamarine J; Lau, May Ye  
**Subject:** FW: Senior Center

---

**From:** lgeisse@aol.com [mailto:lgeisse@aol.com]  
**Sent:** Friday, October 12, 2007 9:07 PM  
**To:** Villasenor, Jennifer  
**Subject:** Re: Senior Center

Thanks Jennifer, I appreciate the response. Can you send him the last email I sent you, as it contains some reasoning why the site would be better based on the DEIR? Thanks again. Larry

The EIR should look at alternative sites. The one most promising would be across the street in the parking lot of the Sports Complex. It is not used now, would offer parking already there, has the soil clean-up completed, has utilities in, and would not require elevation changes. It would save the city a lot of money to do it there.

-----Original Message-----

**From:** Villasenor, Jennifer <JVillasenor@surfcity-hb.org>  
**To:** lgeisse@aol.com  
**Sent:** Fri, 12 Oct 2007 9:23 am  
**Subject:** RE: Senior Center

Larry,

Thank you for your comment. I did receive your comment last week and forwarded it to our environmental consultant that prepared the draft EIR. Responses to comments will take place after the end of the comment period (October 31<sup>st</sup>). Thanks again.

---

**From:** lgeisse@aol.com [mailto:lgeisse@aol.com]  
**Sent:** Friday, October 12, 2007 7:52 AM  
**To:** Villasenor, Jennifer  
**Subject:** Senior Center

Jennifer -

I sent this comment a week or so ago and didn't hear back.

The EIR should look at alternative sites. The one most promising would be across the street in the parking lot of the Sports Complex. It is not used now, would offer parking already there, has the soil clean-up completed, has utilities in, and would not require elevation changes. It would save the city a lot of money to do it there.

GEIS  
2

Let me know if you are going to include this in suggestions.

Thanks. Larry Geisse

---

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Wednesday, October 03, 2007 1:09 PM  
**To:** Nathan, Tamarine J  
**Cc:** Dominguez, Dave  
**Subject:** FW: Comments on Senior Center Initial Study - Suggestion

---

**From:** Robert Haben [mailto:habenr1@earthlink.net]  
**Sent:** Wednesday, October 03, 2007 12:03 PM  
**To:** Villasenor, Jennifer  
**Subject:** Comments on Senior Center Initial Study - Suggestion

Robert Haben  
[habenr1@earthlink.net](mailto:habenr1@earthlink.net)  
EarthLink Revolves Around You.

Dear Jennifer, I'm writing to suggest that a pool needs to be added to the Senior Center plan. As one ages, swimming is the best way to keep the bones and muscles working. Huntington Beach needs to plan for the future and not be cheap about providing for seniors. Other cities where I have been have more that craft centers for the aged. Please convey this suggestion to the proper authority. Thank you. Bob and Sue Haben 714-8461042 16542 Charleyville Circle H.B. 92649

HABE  
1

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INTERNATIONAL  
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FW HB Senior Center EIR.txt  
From: Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
Sent: Wednesday, October 31, 2007 8:46 AM  
To: Lau, May Ye; Nathan, Tamarine J  
Cc: Dominguez, Dave  
Subject: FW: HB Senior Center EIR

-----Original Message-----

From: patricia kreamer [mailto:pat\_kreamer@verizon.net]  
Sent: Wednesday, October 31, 2007 12:41 AM  
To: Villasenor, Jennifer  
Subject: HB Senior Center EIR

Dear Ms. Villasenor,  
Thank you for the opportunity to comment on the EIR for the Senior Center.  
Pat Kreamer  
18111 Lakepoint Lane  
Huntington Beach, CA 92647  
714-625-6750

**Aesthetics**

Concerns: The architecture and placement of the designed center does not compliment a park setting.

The center appears to be able to take advantage of the beauty of the park, but the park is not looking at something designed to blend in with the park. It looks dropped in. Also, the footprint taken up for parking spaces takes up as much land as the building, and it pushes the actual Center farther into the park, which sets up other issues for EIS.

Suggestions: Use rarely-used parking spaces across the street bordering Goldenwest, and have handicapped parking on the west side near the Center. There are requirements for having a parking space ratio for a new building, however since this is all city property, extra parking spaces could be applied or shared across the street to meet the quota.

As for walking distance, I think of the distance people walk from the parking lot at HB City Hall to the different city buildings could be the same distance as walking across the street (Golden west) from the parking lot to a Center. Likewise walking from any parking lot to the Segerstrom concert hall.

Or parking in a mall. Possibly an electric cart could also patrol and shuttle people. Another factor is that if the parking is located west of Golden West, the non-senior public will use the spaces. It is too popular a park and would require parking monitoring.

Another thought is building the Center in the Park near Slater next to the Verizon parking lot. There are already buildings there, and parking lot, so another building and more parking does not look so out of place. The area is already used by many seniors who walk there. It would be easier to design a building, even two stories with a parking structure, that could architecturally blend in with the environment.

"Degrading visual character" seems subjective. The visual character I currently enjoy, in my subjective view, is to be able to look up towards Golden West from the park below and see a large swath of land connect with sky without large obstruction of buildings. I am allowed a sense of looking into the distance. Likewise, driving or walking at Golden West looking towards the park, I see into an uninterrupted distance, or look down into trees and grass and dirt.

**LIGHT**

I live near Edwards and Inlet, near the dog park. I can see the lights from the ball fields at night from my home. I'm concerned a Center protruding into the park will have a very negative impact. If I can see the ball park lights, surely the lights from the Center will be unavoidable.

There is the nocturnal life in the park to consider, too. I've seen the park serve

KREA  
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KREA  
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KREA  
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KREA  
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as a corridor for coyotes going back and forth from the meager open space they have on Seapoint to the Nature Center and the bushes along Golden west. The coyotes serve a purpose in controlling the rabbits and squirrels, which need to be controlled because of the damage and erosion they cause to the walls of the water canals and waterways. The added light would keep the coyotes away. Particularly motion detector lights. That would be a negative impact.

KREA  
4

Also, I've gone at midnight to watch large flocks of migrating birds land in the lake at night because its such an amazing sight would additional light impact their migrating patterns?

The existing pale light aimed down from pole lights into the park allows the darkness to dominate the night. Preserving space to walk at night that has an absence of light or minimal light is rare in a city, and should be preserved. If the Center were built where it is currently planned, would parking lot lights have to be on all night? would bright security lights have to be on all night? If I walk in the park, will I see the light spilling across the park casting shadows towards the homes fringing the park where once there was darkness?

KREA  
5

I see the lights from the ball fields from my home. When there are events at the proposed center, will I also see those lights? when cars drive in and out of the parking lot, will their lights beam out across the park? Again, the absence of light at night in a dense cityscape is rare and valuable. Once the darkness is lost, will we ever get it back?

SOUND

From my home I currently hear noise from events at the ball field, and bands from the summer concert series by the library. when events take place in the park below the proposed center, I can hear the music well enough to sing along. If the Center has events, the music and noise will come from a hill top, I can't imagine how the sound will carry. At night time this is not acceptable and would cause an auditory nightmare in a peaceful park. Using the Center for events that last into the evening are a source of noise pollution to the community. It would be another example of the Center benefiting from the park but the park not benefiting from the Center.

KREA  
6

Hydrology

Use the parking lot across the street. It is already designed to deal with stormwater runoff that carries contaminants from cars.

KREA  
7

Other:

No matter where the Center is built, is it a LEED building? where will it get its energy? Solar panals? How will it conserve its water? Is the landscaping indigenous and able to survive in a dry desert climate? How will it be heated? will the materials used inside produce off-gasses that may effect sensitive seniors' health?

KREA  
8

**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Monday, September 24, 2007 8:25 AM  
**To:** Nathan, Tamarine J  
**Subject:** FW: senior center

---

**From:** Margern@aol.com [mailto:Margern@aol.com]  
**Sent:** Monday, September 24, 2007 8:23 AM  
**To:** Villasenor, Jennifer  
**Subject:** senior center

Why is there not a pool for therapy? Most seniors have some arthritis or others types of joint problems that benefit from warm water exercises. It is an insult to our seniors not to offer this type of therapy, as most other cities offer in their senior centers.

Thank you for listening.

MARG-1

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See what's new at [AOL.com](http://AOL.com) and [Make AOL Your Homepage](#).

D1 . 150

**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Thursday, October 04, 2007 3:50 PM  
**To:** Nathan, Tamarine J  
**Cc:** Dominguez, Dave  
**Subject:** FW: Comments on Senior Center

---

**From:** PARS11@aol.com [mailto:PARS11@aol.com]  
**Sent:** Thursday, October 04, 2007 3:45 PM  
**To:** Villasenor, Jennifer  
**Subject:** Comments on Senior Center

The reasons for placing the proposed Senior Center near the Central Park Library do not make sense.

1. The largest concentration of seniors in Huntington Beach is actually in S. E. Huntington Beach. Landmark Senior Living not to mention three mobile home parks located in this section of Huntington Beach would seem to dictate that the new Center might better be placed at the proposed Kettler School site. This site has nearly \$3,000,000 in upgrades and remains vacant. Seniors from Landmark could use the stop light at MiraMar and Atlanta to WALK, yes walk, to the center. Improvements and additional structures and walkways could lead directly to Edison Park and the Edison Community Center. Additionally, the Kettler School site is near a well serviced shopping mall containing a Von's Super Market, dry cleaning, a dentist, Hallmark Shop, beauty shop and supply and a bank on the corner. The currently proposed site at the Library is very limited. In fact, the senior would be close to nothing at all.

MOSH  
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2. Statistics that are used in support of choosing the current Central Park site are woefully inadequate and prove nothing at all. Even tho 16% of Huntington Beach may be 60 or older, there are NO statistics that say how many senior actually USE the center now available to them. To surmise that a leap from the current Roger's Senior Center to 45,000 sq. feet is defensible is nonsense. Nothing supports that figure, not even your chart of Comparative Standards. Using these standards is sheer speculation on the part of a group of a few well placed people in Huntington Beach to want to build a monument to themselves. In my opinion this center has relatively little to do with numbers and use, it has to do with huge egos.

MOSH  
2

3. LPA, Inc., did a poor job not only in investigating other sites thoroughly, but in writing the report itself. For a fact, the Huntington Beach City School District was NOT notified that it was even the #3 site considered except by word of mouth. How many other sites got exactly this same "investigative" insight? They wrote what the Bauer/Detloff group wanted to see.

MOSH  
3

The ballot measure passed by such a small majority, the city does NOT have a mandate to build at this location. It is a clever ruse, or maybe not so clever after all.

MOSH  
4

The building of this site at Central Park will use all park funds available (Quimby funds) to other parks for much needed repairs and up-keep. This may be illegal.

MOSH  
5

I do not support building the senior center at Central park at such an astonishing cost.

MOSH  
6

Merte Moshiri  
8802 Dorsett Dr.  
Huntington Beach, CA 92646

---

See what's new at [AOL.com](http://AOL.com) and [Make AOL Your Homepage](#).

Sept.26,2007

City of HB Planning Dept.  
%Jennifer Villasenor  
2000 Main Street  
HB CA 92648

City of Huntington Beach

OCT - 1 2007

Re: Comments on the DEIR for Senior Center

2. 6 Alternatives

- 1. No project
- 2. Reduced project
- 3 Alternate site.

Any of these alternatives are preferable to the proposed project of a 45,000 square foot building on park land

MURP  
1

From the Summary

- 1. 2.3-Summary of proposed project table 2-1
- 2. Building height

"height of the bldg with architectural features will be for a one story building 46 ft." What is the City's standard for height of a one story building? Is there a variance for this height?

MURP  
2

3. Aesthetics

Impact 4-1-1

"implementation of the proposed building would not substantially effect the scenic vista" How could a 49 ft high building not ?

MURP  
3

4. Air quality

Impact 4.2-1 peak construction activities associated with the project (b could generate emissions that exceed SCAGMD thresholds"

Potentially significant. The public recourse is call the person in charge. I don't feel that's enough of a solution. This DEIR should demand it not exceed the thresholds

MURP  
4

Impact4.2-3" daily operation of the project would not generate emissions that exceed SCAQMD thresholds. What if it does?

MURP  
5

5. Biological

Impact 4.3-1 (2) "---If an active nest of a sensitive species is identified on site(per established thresholds) a 250-foot no work buffer shall be maintained between the nest and construction activity until the DFG and/or USFWL approves any other mitigation measures.

Project should stop. The birds will not nest and the babies will die

MM4.3-1 (b)Burrowing Owl 2. If unoccupied Burroughs are found during the non-breeding season the city may collapse the unoccupied Burroughs or otherwise obstruct their entrances to prevent owls from entering or nesting in Burroughs measure would prevent inadvertent impacts during construction. What kind of reason is that to obliterate burrowing owls from nesting so the construction can proceed?

MM 4-3-2 Development of the proposed project would have a substantial adverse impact to raptor foraging habitat. Check the reason for Bolsa Chica Lower Bench being saved. Raptors need large open areas for foraging I don't think"" city owned and preferably nearby "mitigates the needs

6. Impact4.12-2 Mm The project shall provide an additional northbound through lane at the intersection of Goldenwest and Slater. This can be provided by restriping the existing right turn lane, without any physical widening. This is impossible. The Shipley turn-in to their parking is not mentioned plus seniors driving Goldenwest slowly looking for the senior center which can't be seen from the street is going to cause innumerable accidents. This MM should not be considered mitigated.

7. MM 4.12-4None of these mitigating recommendations will satisfy. Example Slower pedestrian green to accommodate a slower walk. T This was the reason this senior center was recommended for seniors so they could walk over to the library. How long will the green be for a senior to get across Goldenwest. Try it anyone and time it? Traffic will be tied up all day

8. RecreationImpact4.11-2Implementation of the proposed project area would not effect existing passive recreational opportunities. Many

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schools in the area use the site and have for years for their cross country practice and meets. I have talked to many coaches who are against this site being developed.

MURP  
11

9. Transportation and traffic 4.12-1

10. Construction of the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity.

How can you think a 46,000 sq. foot Community center won't increase traffic when all that was there previously was open space?. Traffic should be a mitigation problem.

MURP  
12

11. Impact 4.4-2 and 4.4-3 Native American burials are a distinct possibility here. There are many indigenous people's artifacts and remains in the area. There should be a native American there at all times. This is not the answer

MURP  
13

12. I couldn't find the study for liquefaction which I feel is a high possibility. The water table is so high that Shipley's walking paths are flooded out in rainy season. It has to be a problem for digging basement and foundation for this 46,000 square foot building

MURP  
14

Respectfully submitted

*Eileen Murphy*

Eileen Murphy  
201 21<sup>st</sup> Street  
HB CA 92648

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Please submit this to the public record regarding the proposed senior center and the EIR done in support of this project. My comments regarding the draft EIR dated 9/17/2007.

The existing land is noted to be "unvegetated, bare landscape". That is due to a pattern of pesticides and mowing by the city landscape department.

WHIT 1

4.0 The implementation of the proposed project represents a departure from the land use identified for the site in the Central Park Master Plan." It is my belief that your proposed mitigation measures can not preserve intent of the master plan – the park should remain as passive recreation area as indicated in the Central Park Master Plan.

WHIT 2

4.1-3 Light and glare impact noted as potentially significant. The EIR notes the introduction of new sources of night lighting and glare to the project area. Currently no such conditions exist for lighting impacts this significant on Central Park West. Further study should be conducted as to the impact on the residences surrounding the proposed site.

WHIT 3

"The new sources of light could affect nighttime views of adjacent sensitive land uses and result in potential impacts."

"With respect to wildlife in the adjacent park and undeveloped open space areas, increased lighting from the project site could cause a substantial adverse change in habitat ( a non-lighted condition to a lighted condition and an unoccupied condition to an occupied condition) that could adversely affect various species>"

WHIT 4

How can you truly mitigate that?

The cumulative impacts of the proposed project on this parkland are not known at this time. "However, the increase in development intensity of the project site, when compared with current uses, contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central park. This would be considered a significant cumulative impact of the proposed project>" The EIR speaks for itself of the issue of park land impact. ,

WHIT 5

4.2 Air Quality – as the primary source of pollutants that would affect the site are motor vehicle emissions, that impact is also significant and as yet untested given that there will be a significant increase in traffic at that location.

WHIT 6

4.3-1 There are noted to be substantial adverse impacts on the sensitive plants, animals, and habitats. Please do all due diligence to be sure that these issues are addressed as mitigation doesn't cut it when you are losing habitat.

WHIT 7

4.3-2 Of significant importance is the substantial adverse impact to raptor foraging habitat. More specifically, how will the need for 1:1 acreage replacement of raptor foraging habitat be accomplished? The Central park Master EIR notes that the site is intended for low intensity development and the implementation of the

WHIT 8

proposed project is a departure from the the anticipated uses, which would result in a high intensity use of the site. The proposal must provide 5 acres of raptor foraging habitat in the area and Sully Miller lake does not represent the same topography necessary for raptor foraging. Flat open space bordered by tall trees does not exist at the mitigation site. The impact noted by the loss of foraging habitat is a significant piece of the master plan EIR noted for Central Park.

WHIT 8

4.3- There is significant adverse impact to wildlife and migration corridors as the impact from the newly restored Bolsa Chica wetlands and its role in the migration corridor for many types of birds and wildlife is not fully known. Central Park is known to be a stopping route for many migratory birds.

WHIT 9

In closing, the cumulative impacts regarding the environment in Central Park indicate and I quote, "the cumulative direct loss of undeveloped land and the potential removal of sensitive wildlife and habitat. Loss of sensitive habitat within the localized areas would further decrease the amount of this habitat within the immediate area and add to the cumulative loss of sensitive species in the region."

WHIT 10

Don not insult the public to think that you can mitigate away the impacts noted in the City's own report and in direct quotes. Loss of habitat is significant.

4.5-8 Please be sure that studies are addressed regarding the water table – likely reached prior to 10 feet as noted in the EIR, and also on the soil. The expansivity of the clay type natural soils is in question and could have costly implications.

WHIT 11

4.8-2 The existing site is zoned as a Low Intensity Recreation Area requiring a zoning change to the Central Park Master Plan. This should not be taken lightly and requires due diligence according to regulatory approvals.

WHIT 12

4.9 Noise. The residential neighbors surrounding the park and proposed site are already affected by noise levels on days when the park is at capacity, or a sporting event is taking place. The impact on noise levels once the center is used as a rental facility until 10 pm will have an affect on the neighborhood and current noise levels enforced by the city. It is requested that this impact be given more consideration regarding the impact to the residential areas.

WHIT 13

4.12 Traffic. This piece is also untested as there is no feasibility study pending as to participant numbers expected to utilize the new center. What numbers exist as to the use when all facilities are at capacity? (i.e. Library, Sports Complex, park, Shipley, Equestrian Center, Disc Golf). The impact to traffic on Goldenwest is significant and will impact emissions from motor vehicles. In addition, the turning of slower moving traffic into the fast moving 6 lanes of Goldenwest will be a safety hazard and was seen as a CON in the original study put forth by the city.

WHIT 14

In conclusion, the loss of open space in Central Park and its subsequent impact on the environment, as well as residents and park uses will be significant. Therefore, it is

WHIT 15

imperative that all attempts are made by the city and its planners to justify the need for this project as well to mitigate its impact on the park and its intended uses.

↑  
| WHIT 15

Thank you,  
Mindy White  
17762 Carranza Lane  
Huntington Beach, CA 92647

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## Senior Center Comment Meeting 10/11/-7 – Summary of comments

### John McGregor

- Posed a question regarding the allocation of park money for the senior center

] VERB-1

### Stan Cohen –

- Asked about likelihood of library and sports complex users using the senior center parking lot

] VERB-2

### Pat Kreamer

- Asked for a clarification of alternatives analysis

] VERB-3

### Bob Detloff

- Offered comment that an excellent job was done on Draft EIR

] VERB-4

### Carol Settimo

- Offered comment that she is treasurer of Council on Aging and applauded PBS&J/staff on a job well done on Draft EIR

] VERB-5

### Pat Kreamer

- Asked if building was going to be LEED certified;
- Asked about traffic impacts – wanted to know what's to keep people from parking in senior center lot to use picnic tables/park area?
- Asked if we need all of the parking spaces that are proposed for project;
- Brought up parking and run-off – is there too much impervious surface?

] VERB-6

] VERB-7

] VERB-8

] VERB-9

### Elmer Smith

- Are there going to be provisions for new/more restrooms for picnic areas/park area?
- Is there going to be a pool?
- Brought up use of Kettler School for possible senior center site

] VERB-10

] VERB-11

] VERB-12

### Tony Brine

- Wanted to make sure that project alternatives are thoroughly analyzed – specifically reduced use/project alternative;
- Recreation – concerned about after hours uses/functions – does not believe facility will be used solely for seniors; concerned about large community room;
- Concerned about project hours going until midnight – noise impacts from community room & amplified music from events – need to be addressed in EIR;
- 2 primary concerns: lighting and noise – impacts need to be conditioned on project, such as use of double paned windows, etc.

] VERB-13

] VERB-14

] VERB-15

] VERB-16

### John McGregor

- Kettler School site would be a better project site

VERB-17

**Stan Cohen**

- Is elevation of parking lot higher or lower than building? Will there need to be steps going up or down to get from parking lot to building?
- Have provisions been made in floor plan for ADA accessibility – i.e. – extra wide hallways, doorways, restrooms?

VERB-18

VERB-19

**Mary Siegel**

- Asked about project hours? Made a comment in support of after hours use of building so that seniors that work can take advantage of classes offered at senior center; glad to see fitness room included in floor plan – wants design and use of building to accommodate younger and more active seniors

VERB-20

**Ralph Bauer**

- Likes to go dancing on Fridays and Saturdays – would like to see senior center open late;
- Mentioned reasons why Kettler school would not be viable alternative site for senior center: site was not available at time Measure T was passed; site has contamination; part of site is not usable

VERB-21

VERB-22

**Pat Kreamer**

- Concerned about location of new senior center – it is going to be a big change from quiet, peaceful area that is there now; concerned about noise at night;
- Wanted to know about approval process – wanted to know if everything about project has already been decided or when everything will be decided – next steps

VERB-23

VERB-24

**John McGregor**

- Mentioned that City should look into how much maintenance/ work is required to operate facility at night – said City should look at facilities in other cities to see how much work is required

VERB-25

**Ralph Bauer**

- Brought up the fact that after Planning Commission public hearing, the project can be appealed to the City Council

VERB-26

**Elmer Smith**

- Mentioned that Kettler school is available now

VERB-27

**Charlene Bauer**

- Mentioned that any aspect of the proposed project can be modified by the City Council

VERB-28

**Huntington Beach Senior Center Project  
DRAFT EIR PUBLIC COMMENT FORM**

**Please check this box if you would like to publicly share your comment at tonight's meeting.**

If you would like to comment on the adequacy of the Draft Environmental Impact Report (EIR) for the Huntington Beach Senior Center Project, please fill out the information below. Your comments will be included and addressed in the Final EIR. Please leave this comment form at the sign-in table before you leave tonight, or otherwise mail it in by **Wednesday, October 31, 2007** to:

Jennifer Villasenor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

Name (optional) Tomy Brine  
Organization (optional) resident  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

] BRIN-1

Comments *(attach additional pages if needed)* \_\_\_\_\_  
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Note: All comments will become public information.

**Huntington Beach Senior Center Project  
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Jennifer Villasenor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

Name (optional) Bob DETTLER  
Organization (optional) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

] DETT-1

Comments *(attach additional pages if needed)* \_\_\_\_\_  
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Huntington Beach Senior Center Project  
DRAFT EIR PUBLIC COMMENT FORM

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Jennifer Villaseñor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

KETTLER SCHOOL

Name (optional) JOHN McGRUBER  
Organization (optional) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

Comments (attach additional pages if needed) PLEASE TRY AND ACQUIRE KETTLER SCHOOL FOR THE SENIOR CENTER, USE THE MONEY FOR IMPORTANT AND ESSENTIAL PROJECTS IN H.B.

McGR-1

Note: All comments will become public information.

Huntington Beach Senior Center Project  
DRAFT EIR PUBLIC COMMENT FORM

Please check this box if you would like to publicly share your comment at tonight's meeting.

If you would like to comment on the adequacy of the Draft Environmental Impact Report (EIR) for the Huntington Beach Senior Center Project, please fill out the information below. Your comments will be included and addressed in the Final EIR. Please leave this comment form at the sign-in table before you leave tonight, or otherwise mail it in by Wednesday, October 31, 2007 to:

Jennifer Villasenor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

Name (optional) Carol Lettino  
Organization (optional) H.B. Council on Aging  
Address 16542 Cooper  
City H B State CA Zip 92647  
Phone 8472029 (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

Comments (attach additional pages if needed) I am presently the volunteer treasurer for the non-profit organization H.B. Council on Aging. I work down at the old Senior Center. I would like to take this opportunity to applaud the planning & the EIR report work done so far for the new Senior Center. \*It was a struggle to persuade our local residents how badly we need a new, larger & more modern center. We must keep up with the growing local senior population. The time is now. I hope all residents & community members can join up together and get this center built ASAP without more opposition & delays. Let's keep marching forward with this project with hopes of benefiting us all.

SETT-1

Note: All comments will become public information.

Huntington Beach Senior Center Project  
DRAFT EIR PUBLIC COMMENT FORM

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If you would like to comment on the adequacy of the Draft Environmental Impact Report (EIR) for the Huntington Beach Senior Center Project, please fill out the information below. Your comments will be included and addressed in the Final EIR. Please leave this comment form at the sign-in table before you leave tonight, or otherwise mail it in by Wednesday, October 31, 2007 to:

Jennifer Villasenor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

Name (optional) Mary Saegle  
Organization (optional) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

Comments (attach additional pages if needed)

After hour usage classes are now  
being considered for center with  
evening hours Center

After hour classes are now being  
considered for current center with  
evening hours. I support after hour  
programs

SIEG  
1

Note: All comments will become public information.

**Huntington Beach Senior Center Project  
DRAFT EIR PUBLIC COMMENT FORM**

**Please check this box if you would like to publicly share your comment at tonight's meeting.**

If you would like to comment on the adequacy of the Draft Environmental Impact Report (EIR) for the Huntington Beach Senior Center Project, please fill out the information below. Your comments will be included and addressed in the Final EIR. Please leave this comment form at the sign-in table before you leave tonight, or otherwise mail it in by **Wednesday, October 31, 2007** to:

Jennifer Villasenor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648  
Phone: (714) 374-1661

Name (optional) ELMER SMITH  
Organization (optional) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ (optional) Fax \_\_\_\_\_ (optional)  
E-mail \_\_\_\_\_ (optional)

Comments (attach additional pages if needed)

<u>REST ROOM</u>	]	SMIT-1
<u>POOL</u>	]	SMIT-2
<u>KETLER</u>	]	SMIT-3
<u>LEVEL LAND</u>	]	SMIT-4
<u>PLENTY OF PARKING</u>	]	SMIT-5
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Note: All comments will become public information.

## 11.3 RESPONSES TO COMMENTS ON THE DRAFT EIR

### 11.3.1 Topical Responses

There were three issues raised in a number of the comment letters: (1) the use of the Kettler School as an alternative site, (2) funding for the proposed project, and (3) the suggestion of a pool. Therefore, topical responses have been prepared that consider the key points of the comments on each of these issue areas and present one consolidated response on each issue.

Topical Response-1 The school district board has not yet declared the Kettler School property surplus. Therefore, the City does not have the option to purchase the property under the Naylor Act. Consequently, the Draft EIR did not evaluate this property as an alternative site because the City's ability to purchase it is speculative. Instead, the Alternatives analysis focused on an alternative site located at the northwest corner of Goldenwest and Ellis. This property is already owned by the City, and thus, the known feasibility of developing the site is greater, which provides a more accurate analysis per CEQA standards.

Topical Response-2 Funding for the proposed project would be provided by park in-lieu fees, which became available due to an owner/participation agreement (OPA) for a particular downtown development. While the OPA calls for the developer to construct the senior center in-lieu of paying full Quimby fees, any park fee above and beyond that of the senior center's construction costs will be paid to the City. Total park fees have not yet been determined. All developments are required to comply with the City's park fee regulations. Thus, development of the proposed senior center would not result in the use of all available City park fees from project developments.

Topical Response-3 A swimming pool is not part of the proposed project, and is therefore not analyzed within this EIR. Additionally, the provision of such an amenity is not an environmental issue. However, the proposed Senior Center does include other recreational uses serving senior citizens (i.e., group exercise room and fitness room). In addition, the City Gym and Pool is located approximately two miles south of the project site along Palm Avenue. All comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.

## 11.3.2 State Departments

### ■ Department of Transportation (DOT), October 24, 2007

DOT-1 Comment noted. The Department of Transportation, Caltrans District 12 has no comment on the Draft EIR at this time.

### ■ Native American Heritage Commission (NAHC), September 25, 2007

NAHC-1 A Cultural Resources Survey and Testing Report and a Paleontological Resources Assessment were prepared for the project site. As part of the report preparation, SWCA Environmental Consultants contacted the South Central Coastal Information Center (SCCIC), which is the appropriate California Historic Resources Information Center (CHRIS).

NAHC-2 The northern half of the project area lies within the recorded southern portion of prehistoric site CA-ORA-142. Therefore, a records search, Native American consultation, pedestrian survey of the property, and subsequent test trenching was performed to assess the presence of cultural resources. The findings are detailed in the Cultural Resources Survey and Testing Report prepared for the proposed project and summarized in Section 4.4 (Cultural Resources) of the Draft EIR. Intact portions of CA-ORA-142 were not identified in the area that would be impacted by the proposed project. While not expected, in the event that an intact portion of CA-ORA-142 is identified, it should be evaluated for California Register of Historical Resources eligibility with further management recommendations based on the results of that evaluation. Implementation of mitigation measures MM 4.4-1(a) through (c) require monitoring of construction activities by a qualified professional archaeologist and require the scientific recovery and evaluation of any archaeological resources that could be encountered, which would ensure that important scientific information that could be provided by these resources regarding history or prehistory is not lost.

NAHC-3 According to the Cultural Resources Survey conducted for the proposed project, the California NAHC's Sacred Lands File search indicated the presence of sensitive Native American resources within the vicinity of the project. Representatives from three Native American bands declared that the project area is sensitive for Native American resources including human remains. Representatives from three Native American groups (Gabrielino Tongva Indians of California Tribal Council, Juaneño Acjachemen Band of Mission Indians, and Juaneño Band of Mission Indians) have recommended Native American monitoring of ground-disturbing construction activities. As a result, mitigation measure MM 4.4-1(c) requires that the City arrange for a qualified Native American monitor to be present at the project site during all project-related ground-disturbing construction activities, including the recompaction of soils on the adjacent berm.

- NAHC-4 Mitigation measures MM 4.4-1(a), MM 4.4-1(b), and MM 4.4-1(c) provide mitigation for impacts associated with archaeological resources. As previously discussed, these mitigation measures require monitoring of construction activities by a qualified professional archaeologist and require the scientific recovery and evaluation of any archaeological resources that could be encountered, thus ensuring that important scientific information that could be provided by these resources regarding history or prehistory is not lost.
- NAHC-5 Mitigation measure MM 4.4-3 ensures the appropriate examination, treatment, and protection of human remains, including Native American human remains, as required by law. The lead agency would be working with the NAHC to assure appropriate and dignified treatment of Native American human remains and any associated grave liens in the event of the discovery of a burial, human bone, or suspected human bone.
- NAHC-6 The lead agency has identified appropriate avoidance measures for the discovery of significant cultural resources during the course of project planning and implementation. Mitigation measures identified in Section 4.4 (Cultural Resources) provide mitigation for impacts associated with the discovery of cultural resources, including avoidance measures. Such mitigation includes, but is not limited to, the halt of construction activities within 50 feet of archaeological or paleontological resources discovered during ground-disturbing activities until the archaeologist/paleontologist evaluates the significance of the resource.

### 11.3.3 Regional/Local Agency

#### ■ Huntington Beach Environmental Board (HBEB), November 1, 2007

- HBEB-1 Comment noted. This comment contains introductory or general information, and it is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. Please refer to specific comments and recommendations below.
- HBEB-2 This comment states that there is insufficient review of the alternatives to the proposed site. According to Section 15126.6 (d) of the CEQA Guidelines:
- The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the proposed project.

The alternatives analysis presented in Chapter 6 of the Draft EIR presents a comparative evaluation of the environmental issue areas that were analyzed for the proposed project for all three alternatives that were considered, including Alternative 3 (Alternative Site-Northwest Corner of Ellis Avenue and Goldenwest Street).

As discussed on page 6-2 of the Draft EIR, Alternative 3 was evaluated “for the purpose of reducing construction-related and operational noise impacts within the park by shifting development from the core of the park to the periphery, adjacent to a more developed environment. It would also preserve open space within the core area of the park and allow for subsequent improvement of the originally proposed project site with low-scale, low-intensity, and primarily passive recreational uses. This location was selected because of the favorable characteristics cited in the Huntington Beach Senior Center Feasibility Study (LPA 2006), the relatively centralized location of the site, and the accessibility provided by Goldenwest Street and Ellis Avenue (two major roadways) and an existing transit stop immediately south of the intersection on Goldenwest Street.”

As is routinely practiced, due to the nature of such environmental documents, the alternatives discussion does not need to be presented in the same level of detail as the assessment of the proposed project. In Chapter 6 (Alternatives to the Proposed Project) of the Draft EIR, a brief description of the proposed Alternative was provided, which was followed by an analysis of each environmental issue area by threshold as it relates to the proposed Alternative site. In addition, the discussion provided a significance comparison for each potential impact in relation to that of the proposed project.

As mentioned on page 6-23 of the Draft EIR, it was determined that implementation of Alternative 3 would result in less significant impacts with respect to land use compared to the proposed project “due to the intended level of development prescribed in the Central Park Master Plan for the alternative site.” However, it may result in greater impacts to noise and recreation. As discussed on page 6-23 of the Draft EIR, “Due to the presence of residential structures across Goldenwest Street and Ellis Avenue, which are in closer proximity to the alternative site than the proposed project, certain construction activities could increase vibration levels at nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project.” In addition, as discussed on page 6-24 of the Draft EIR, “If the senior center were developed on this alternative site, they [the equestrian center], would no longer be able to use the area for that purpose [overflow parking during large horse shows]. Therefore, since existing uses would be displaced and certain intended recreational uses may not be constructed under this alternative [such as the aquatics complex], potential impacts to recreational resources would be greater than the proposed project.” All other potential impacts to environmental issue areas are largely similar to the proposed project, as discussed on pages 6-18 through 6-25 of the Draft EIR. A comparison of all three Alternatives was also provided in Table 6-1 to visually illustrate the potential significance of impacts compared to the proposed project (greater than, less than, or equal to).

Finally, the discussion of alternatives must focus on those capable of either avoiding or substantially lessening any significant environmental effects of the project, and Alternative 3 was not considered the environmentally superior alternative for purposes of the analysis.

**HBEB-3** The commenter is correct in noting that although there are no currently designed uses for the project site, the Central Park Master Plan EIR analyzed the project site for the future development of passive recreational uses. While this intended use has never been implemented and the site remains undeveloped, the project site's current primary use is its contribution to the low-intensity development character of the area. The potential land use and recreational impacts resulting from development on such an area are analyzed in Section 4.11-2 (Recreation) and summarized in Impact 4.8-1 (Land Use and Planning) of the Draft EIR. In addition, development of a recreational facility such as the proposed project, is a conditionally permitted use within the OS-PR (Open Space—Parks & Recreation) zoning designation according to the Huntington Beach Zoning and Subdivision Ordinance.

As stated in Impact 4.11-2 (Recreation), the existing use of the project site qualifies as an undeveloped passive use recreational area, and the site primarily provides access to the formal path located to the west. Informal use occurs as park users walk through the site for access to the developed parkland and pedestrian path just west of the project site. In addition, nearby schools occasionally use the area as part of a larger cross-country route through Central Park, and incidental remote control vehicle use occurs on the site. Development of the proposed project site would change from a vacant area where limited recreational opportunities exist, to a site with a developed senior center where uses would occur during regular weekday hours, as well as occasional nighttime and weekend operations. The site would have more development than other areas west of Goldenwest Street, including McCracken Meadow, the disc golf course, and the Shipley Nature Center. However, the proposed senior center is compatible with adjacent recreational facilities, as it would neither hinder these activities nor detract from their enjoyment.

The total acreage for Central Park is 356 acres, of which 125 acres have been developed or planned for active use. These active use areas include the Sports Complex, Central Library, equestrian center, dog park, and the Parks Trees and Landscape yard. Other active use areas included in the total are miscellaneous facilities within Central Park, including the bandstand, amphitheatre, restaurants, the youth shelter and Adventure Playground. The remaining 231 acres of Central Park have been developed or planned for passive uses. As such, Central Park is divided into approximately 65 percent passive use areas and 35 percent active use areas. The loss of 5 acres for the proposed senior center site would only constitute a 2 percent loss of passive use area within the park. Additionally, there are four neighborhood parks within 1 mile of Central Park that are passive in nature. These include Baca Park (10 acres), Terry Park (5.5 acres), Green Park (4 acres) and Discovery Well Park (8 acres).

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With respect to existing incidental uses that occur onsite, development of the proposed project would not preclude nearby schools from utilizing the existing trails throughout Central Park for cross country training, and the proposed project would include an accessible ramp along the new driveway (on the earthen berm) that could be used to access the formal path west of the site. Therefore, because implementation of the proposed project would not affect the existing recreational opportunities that surround the project site, and because development of the proposed project would not result in a substantial impact on passive recreation uses within Central Park, the loss of 5 acres of passive use is considered a less-than-significant impact.

HBEB-4 Comment noted. This comment is a project-related comment regarding the landscaping for the proposed project and not a direct comment on the content or adequacy of the Draft EIR. It does not raise any specific environmental issue. However, preliminary landscape plans do show a mix of drought tolerant and native planting materials. Several species that are found at Shipley Nature Center have been included in the plans. All comments will be forwarded to decision-makers prior to their consideration of whether to approve the proposed project.

HBEB-5 Comment noted. As discussed on page 4.13-7 of the Draft EIR, the Green Acres Project (GAP) is currently on hold and until such time that the GAP is operational, recycled water would not be available to serve the proposed project. However, a pipe is already located in Goldenwest Street for future use when recycled water does become available. This comment is project-related and suggests that provisions be put into the base design for the recycled water system if and when one comes online so that the project can be easily retrofitted to accommodate it. This is not a direct comment on the content or adequacy of the Draft EIR; nor does it raise any specific environmental issue. All comments will be forwarded to decision-makers prior to their consideration of whether to approve the proposed project.

HBEB-6 As discussed in Section 3.3.3 (Proposed Facility Uses) in Chapter 3 (Project Description) of the Draft EIR, the proposed Senior Center would be used for a variety of recreational programs and activities serving senior citizens. Primary uses include recreation and social services, and Seniors Outreach Program (transportation, meals, counseling/visitation). When recreational and social programs are not using the rooms in the center, they could be used for public meetings or receptions. The facility would primarily be used weekdays, from 8:00 A.M. through 4:30 P.M., but could be used until 10:00 P.M. on weekdays and until 12:00 A.M. on Friday and Saturday.

The analyses presented in Chapter 4 (Environmental Analysis) are based upon the potential environmental impacts that could result from construction and operation of the proposed project, as identified in Chapter 3, including the proposed hours of operation. Project-specific impacts that could be directly related to operational nighttime and/or weekend hours of operation are primarily based upon aesthetics (light and glare), noise, and traffic issues. Each of these Sections (4.1, 4.9, and 4.12, respectively), as well as all

other sections in the Draft EIR, provided the most conservative analysis (also referred to as the worst-case scenario).

Mitigation measures MM 4.1-3(a) through (e) were provided in Section 4.1 (Aesthetics) to ensure that the lowest levels of illumination would be required, lighting on site would not remain at all times during the nighttime hours, and trees and barrier-type vegetation would be placed onsite to shield vehicle headlights from adjacent uses. These mitigation measures would reduce nighttime light and glare impacts to less-than-significant levels (regardless of the hours of operation).

In addition, as reflected in Section 10.2 (Text Changes) of this Final EIR, the text on page 4.9-18 (Noise) has been clarified to reflect that any amplified sources of noise that could occur at the proposed Senior Center (such as special events on the weekend or at night) would be required to comply with the City's Noise Ordinance exterior noise standards. Compliance with this existing City regulation would prevent noise impacts to nearby residences, the closest of which are approximately 800 feet to the west of the project site. Noise levels of senior center operations as heard from nearby residences would be no greater than 55 dBA from 7:00 A.M. to 10:00 P.M. and 50 dBA from 10 P.M. to 7 A.M.

Further, the Traffic Report prepared for the proposed project (Appendix 10 of the Draft EIR and summarized in Section 4.12 [Traffic/Transportation]) provided a weekend trip analysis in addition to the typical weekday trip analysis. As discussed in Impact 4.2-2, "On a typical Saturday, the project is projected to generate a total of 1,577 trip-ends per day, with 222 vehicles per hour during the peak hour." As shown in Table 4.12-7 (Intersection Analysis for Interim Year [2012], With and Without Project Weekend Conditions), the Level of Service (LOS) at the study area intersections would remain acceptable (Los A and B at all intersections). Consequently, weekend operations of the proposed project would not result in any significant impacts.

Therefore, as shown in the discussion above, the Draft EIR analyzed the potential weekend operation on Saturday and/or Sunday as well as the potential impacts during the operation period, as requested by the comment.

HBEB-7

Comment noted. This comment suggests that the project be designed to achieve a level of Leadership in Energy and Environmental Design (LEED) certification. Presently, the proposed senior center is not anticipated to be LEED-certified due to limited funding sources. However, design elements similar to LEED standards will be integrated into the project (e.g., installation of low-flush water devices, waterless urinals, drought-tolerant landscaping, bioswales, and roofing materials), and the proposed project would be required to conform to the energy conservation standards specified in the California Code of Regulations (CCR) Title 24. Additionally, this comment suggests that LEED certification could potentially be used as mitigation for the loss of open space. Refer to HBEB-3 for a detailed discussion regarding the loss of open space. As discussed in HBEB-3, the project would not result in a significant impact with regard to the loss of

passive use areas; thus, no mitigation is necessary (CEQA Guidelines Section 15126.4(a)(3)). Further, per CEQA, there must be a nexus, or a rough proportionality, between the impact and the mitigation measure. The provision of a LEED-certified building would mitigate an impact that was found to be significant in regards to inefficient use of energy. As discussed in Impact 4.13-10 in Section 4.13 (Utilities and Service Systems), conformance with CCR Title 24 requires the enforcement of efficient energy use and would ensure that the proposed project would have a less-than-significant impact with respect to the wasteful or unnecessary use of energy.

### 11.3.4 Individuals

#### ■ Antony Brine (BRIN), October 30, 2007

BRIN-1 Mitigation measure MM 4.1-3(a) has been modified as suggested by the commenter. The revision is provided on pages 10-1 and 10-3 in the Text Changes section of the Final EIR (Chapter 10, Volume II) and is as follows:

*MM 4.1-3(a) All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used where feasible to further prevent spillover off site.*

BRIN-2 Perimeter landscaping along the west project boundary line, although not reflected in the preliminary landscaping plan (Figure 3-8 of the Draft EIR), will be required as part of the project requirements and conditions.

Mitigation measure MM 4.1-3(e) has been modified to clarify that the entire perimeter of the project site will be landscaped with trees. The revision is provided on pages 10-1 and 10-3 in the Text Changes section of the Final EIR (Chapter 10, Volume II) and is as follows:

*MM 4.1-3(e) Trees and barrier-type vegetation should be placed ~~on~~ throughout the site, including along the entire perimeter, to help shield vehicle headlights ~~in the parking areas and access road from adjacent uses to the north and south.~~*

BRIN-3 Mitigation measure MM 4.9-1(a) is Measure Noise-3 from the Central Park Master Plan EIR. The hours of construction, as set forth in this mitigation measure, are more restrictive than the City's Noise Ordinance, which exempts construction noise between 7 A.M. and 8 P.M. on weekdays, including Saturdays. Thus, the City (as set forth in the Central Park Master Plan and carried forward in this mitigation measure), has reduced the permitted construction hours of development within the park in consideration of park patrons and nearby residences. As a result, this mitigation measure ensures that construction hours are compatible with those set forth in the Central Park Master Plan EIR.

- BRIN-4 According to Figure 3-8, the preliminary landscaping plan indicates that a mix of trees and shrubs will landscape the west side of the project site. While the figure is only a conceptual landscaping plan and final landscaping will be determined by the City, a sufficient number of trees in the park's picnic area and along Crestview Drive (where the nearest residences are located) provide landscaping that would also serve as a buffer for potential noise or lighting impacts. In addition, as discussed above in BRIN-2, perimeter landscaping along the west project boundary line, although not reflected in the preliminary landscaping plan, will be required as part of the project requirements and conditions. The entire perimeter of the project site (including the parking lot) will be landscaped with trees, and mitigation measure MM 4.1-3(e) has been modified to reflect this change.
- BRIN-5 This comment is a project-related comment regarding the hours of operation for the proposed project and is not a direct comment on the content or adequacy of the Draft EIR. Please refer to HBEB-6 for a detailed discussion regarding the potential impacts with respect to operating hours of the proposed project.
- BRIN-6 Although the type of classes and activities that could be offered at the proposed senior center does not pertain to the environmental analysis in the Draft EIR, the classes offered at the current senior center (and planned for the new center) are specifically designed for older adults. They include dance classes, bridge, martial arts, art classes, etc. These classes are advertised in the quarterly Sands recreation guide. The current senior center offers both social services and recreational activities that are offered during daytime and nighttime hours. Most cities offer classes and activities in the same manner as Huntington Beach at their senior centers and, in fact, often refer to their facilities as "multi-generational." In regard to impacts on the surrounding park for evening activities, the City currently has community centers that operate within the hours mentioned by the commenter. Both centers are within parks and adjacent to residences. Please refer to HBEB-6 for a detailed discussion regarding the potential impacts with respect to operating hours of the proposed project.
- BRIN-7 Please refer to Chapter 9 (Summary of Additional Air Quality and Traffic Analyses) for a discussion regarding the adequacy of trip generation rate estimates, and Chapter 10 (Text Changes) for clarifications to Section 4.12 (Transportation/Traffic). Community center activities do occur at the Oasis Senior Center in Newport Beach, which was selected for use in collecting trip generation data for the proposed project. Through discussions with City staff, it was determined that the Newport Beach Oasis Senior Center is the best possible match available because the facility operates in much the same manner as that proposed for the project. Typical senior center classes and activities are held during primary operating hours and the facility can also be used for special events during nighttime hours. As discussed in Section 4.12-3 of the Draft EIR and reflected in Table 4.12-4 and Table 4.12-5, daily project trip generation rates are based on the Institute of Transportation Engineers' peak to daily relationships for community centers.

Therefore, appropriate trip generation data were utilized in the Traffic Report prepared for the proposed project.

- BRIN-8 As discussed above, although the type of special events that could be offered at the proposed senior center does not pertain to the environmental analysis in the Draft EIR, as discussed in Section 3.3-3 (Proposed Facility Uses) in Chapter 3 (Project Description) of the Draft EIR, the proposed Senior Center would be used for a variety of recreational programs and activities serving senior citizens. Primary uses include recreation and social services, and Seniors Outreach Program (transportation, meals, counseling/visitation). When recreational and social programs are not using the rooms in the center, they could be used for public meetings or receptions. Please refer to BRIN-7 for a discussion regarding the adequacy of the trip generation rates used for the proposed project. The commenter states that the project should provide more restrictive hours for special events. All comments will be forwarded to decision-makers prior to their consideration of whether to approve the proposed project.
- BRIN-9 The proposed project would have no direct impact on biological resources within the Shipley Nature Center since the project would not encroach the property. As discussed in Impact 4.3-1, mitigation measures MM 4.3-1(a) and (b) would require surveys for sensitive avian species, raptors and MBTA-protected species, and include impact-avoidance measures to ensure that the substantial loss of these species will not occur. Although implementation of the proposed project would remove approximately 5 acres of existing foraging habitat within the currently-designated Low Intensity Recreation Area, implementation of mitigation measure MM 4.3-2 would ensure impacts to raptor foraging habitat would be mitigated at a ratio of 1:1, as discussed in Impact 4.3-2. Further, as discussed in Impact 4.3-3, the proposed project would not have a substantial adverse impact to the movement of native resident or migratory fish or wildlife species since the project site is not a part of a major or local wildlife corridor/travel route. Consequently, project-specific impacts to biological resources were determined to be less-than-significant as a result of the required mitigation measures. As such, the proposed project would not result in any significant impacts to wildlife that exists within the existing Shipley Nature Center.
- BRIN-10 As discussed in Impact 4.9-1, noise from the project's construction activities would not exceed standards established in the Huntington Beach Municipal Code. As discussed in BRIN-3, noise sources associated with construction are exempt from the City's Noise Ordinance between 7 A.M. and 8 P.M. on weekdays, including Saturdays. Mitigation measure MM 4.9-1(a) would limit the hours that construction could occur to standards even more restrictive than the City's Noise Ordinance. Noise generated from the senior center's operations would be required to comply with the City's Noise Ordinance exterior noise standards to prevent potential noise impacts to park patrons and nearby residences. Additional mitigation measures initially identified in the Central Park Master Plan EIR and City requirements (both of which are identified under Impact 4.9-1) would minimize noise impacts associated with construction and operational activities.

BRIN-11 Please refer to BRIN-12.

BRIN-12 The EIR has been revised to clarify potential noise impacts associated with operations of the proposed project, specifically, special events. The revisions are provided on pages 10-3 and 10-4 in the Text Changes section of the Final EIR (Chapter 10, Volume II) and are as follows:

The closest sensitive receptor is located approximately 800 feet to the west of the proposed project site. As such the noise associated with human conversation from special events such as wedding receptions would attenuate at a rate of 6 dBA per doubling of distance to levels of approximately 43 dBA, which would be below the City of Huntington Beach Noise Ordinance Exterior Noise Standards. In addition, special events held at the project site during operation could include the use of loudspeakers, amplified music, and other sources of amplified noise. These amplified noise sources would be required to comply with the City of Huntington Beach Noise Ordinance exterior noise standards, shown in Table 4.9-6 above. In compliance with this regulation and to prevent noise impacts to nearby residences, the noise level of senior center operations as heard from nearby residences would be no greater than 55 dBA from 7:00 A.M. to 10:00 P.M. and 50 dBA from 10 P.M. to 7 A.M. Therefore, increased noise associated with operation of the senior center, including those associated with special events, would be below adhere to the established standards and would be considered less than significant.

All development within the City, including the proposed senior center, is required to comply with the City's Noise Ordinance. In order to ensure compliance with the Noise Ordinance, the City could elect to monitor overall noise levels during special events (e.g., loud speakers, live bands, etc.) as a condition of the conditional use permit. All recommendations and comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.

BRIN-13 Construction activities will not involve pile driving; rather, construction of the proposed senior center would include excavation and recompaction of soils. As discussed in Impact 4.9-2, construction activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration. While certain construction activities could potentially generate groundborne vibration, the residential neighborhood located approximately 800 feet west of the project site would not experience vibration levels that would exceed the Federal Transit Administration's threshold for human annoyance.

BRIN-14 Please refer to Chapter 9 (Summary of Additional Air Quality and Traffic Analyses) for a discussion regarding the adequacy of trip generation rate estimates, and Chapter 10 (Text Changes) for clarifications to Section 4.12 (Transportation/Traffic). The traffic study has been reviewed and is considered adequate for the following reasons. For project traffic to impact an intersection, the intersection must have LOS "E" or "F", and the project must change the ICU value by 0.01 or more. A change of 0.01 (or 1 percent) is possible when the volume per lane is 16 vehicles per hour or more. Goldenwest Street has three through lanes in each direction at each of the subject intersections mentioned in the comment.

Therefore a contribution of more than 48 new vehicle trips could potentially result in a significant impact. The trip distribution of traffic would disperse at the next available intersection in a manner similar to the patterns shown in the traffic study report, with approximately half of the traffic continuing straight and the remaining traffic fairly evenly distributed to available turning movements.

Using this information and the project trip generation data included in the traffic study report, it is possible to evaluate the possibility of a significant project impact for each time frame evaluated in the traffic study report (AM weekday peak hour conditions, PM, weekday peak hour conditions, and weekend mid-day conditions).

The project trip generation during the AM weekday peak hour is highest in the inbound direction and therefore has the greatest potential to cause a significant impact. The total inbound project trip generation during the AM weekday peak hour is 252 vehicles per hour. Assuming that the 25 percent of project traffic entering the intersection of Goldenwest Street at Slater Avenue is distributed as 15 percent through traffic and 5 percent turning traffic from the intersection of Goldenwest Street at Warner Avenue (a conservative assumption in that some project traffic would most likely turn between intersections), only thirty-eight vehicles would be expected to travel in the potentially critical southbound lanes at Warner Avenue. This is less than the 48 trips required to have any possibility of creating a potentially significant impact. The amount of project traffic distributed from the south is less than the quantity distributed from the north. Therefore, the same conclusion applies to the intersections referenced in the comment to the south.

The PM peak hour volume is less than the AM weekday peak hour volume. Again, there is no possibility of a potential project impact at the various more distant intersections during the PM peak hour of weekday traffic for the same reason cited for the AM peak hour of weekday traffic.

As shown in the traffic study report, weekend traffic operations are substantially better than weekday peak hour traffic operations. For this reason, no impact is anticipated at more distant locations than those that were evaluated in the traffic study report.

BRIN-15

As stated on Page 1-2 of the Traffic Study, "Trip generation based on an existing senior center inherently includes the special public transportation available to senior citizens interacting with the senior center. The traffic reducing potential of more extensive public transit has not been considered in this report. Essentially the traffic projections may be 'conservative' in that more intensive public transit might be able to reduce the traffic volumes."

The Newport Beach senior center is the best possible match available for the proposed Huntington Beach Senior Center. The location of parking does not effect trip generation. Socio-economic data indicate that residents in Newport Beach are generally wealthier

than residents in Huntington Beach. Higher income is known to result in higher trip-making; therefore, the socio-economic factors also indicate this analysis is conservative.

Pedestrian access from Goldenwest will be designed to comply with ADA regulations, and the nature of the senior center surrounded by the Huntington Beach Central Park will facilitate walk access. There are residential areas directly adjacent to the park on the north and west sides. Additionally, an OCTA bus stop is located within 100 feet of the intersection of Goldenwest at Talbert.

### ■ **Larry Geisse (GEIS), September 22, 2007**

GEIS-1 The parking lot area of the Sports Complex was constructed over a section of a former landfill. The subsurface materials would not achieve the level of compaction needed to support a large structure such as the senior center building. Moreover, the building and supporting amenities needed for the proposed project would reduce the number of parking spaces necessary to operate the Sports Complex at full capacity.

### ■ **Larry Geisse (GEIS), October 31, 2007**

GEIS-2 Please refer to GEIS-1. The Draft EIR analyzed an alternative site at the northwest corner of Goldenwest and Ellis. For a summary of the alternative site analysis, please refer to HBEB-2.

### ■ **Robert Haben (HABE), October 3, 2007**

HABE-1 Please refer to Topical Response-3.

### ■ **Patricia Kremer (KREA), October 12, 2007**

KREA-1 The commenter is concerned about the aesthetic impacts of the proposed senior center. Potential aesthetic impacts are discussed in Section 4.1 of the Draft EIR, and are identified as less than significant. A qualitative assessment of visual impacts was prepared by evaluating the existing visual setting and comparing it to visual conditions assumed to occur under the proposed project. It is important to note that an assessment of visual impacts is not a quantitative analysis, but rather qualitative and can be largely subjective. Although the proposed project would introduce a structure within an existing undeveloped area, landscaping would provide a visual transition from the developed site out towards the adjacent existing undeveloped area, and distant views of mature vegetation would remain visible beyond foreground views of the proposed development. Implementation of setbacks from Goldenwest Street and the passive recreation area would provide a spatial transition and buffer for adjacent uses. Architecture of the proposed development would be designed to complement and be compatible with existing proximate development (i.e., Central Library) and incorporate design guidelines

that would adhere to City standards. As such, the change in visual character from open space to development would not be considered an adverse significant impact.

The commenter suggests that the project could use the existing Sports Complex parking lot, and suggests an alternative site for both the senior center and the parking lot in the park next to the Verizon parking lot. While these are project-related comments and not direct comments on the content or adequacy of the Draft EIR, final project plans have not been prepared, and all comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project. In addition, the alternatives suggested by the commenter would not reduce the level of significance of environmental impacts since all impacts can be mitigated to less-than-significant levels.

- KREA-2 Comment noted. Please refer to KREA-1. The commenter is correct in stating that the phrase “degrading visual character” is subjective. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. However, as discussed under Impact 4.1-2, the Draft EIR acknowledges that an assessment of whether visual character of a particular site is appealing or not is largely subjective, and the change in visual character from open space to development would not be considered an adverse significant impact.
- KREA-3 Mitigation measures MM 4.1-3(a), MM 4.1-3(b), and MM 4.1-3(c) would reduce potential impacts associated with onsite lighting since the lowest levels of illumination will be required, exterior nighttime lighting would be angled downwards and away from adjacent open space areas, and lighting on site would not remain on at all times during the night. In addition, the project site is approximately 16.5 feet lower (at finish grade) in elevation than surrounding uses to the east and south, and much of the lighting from the senior center would not be directly visible to these adjacent uses. In relation to the commenter’s concern about the existing ball field lights, the intensity of lighting for a ball field is much different (and far greater) than that for a one-story building.
- KREA-4 As discussed under Impact 4.3-1, the potential exists for the proposed project, including increased lighting from the project site, to have a substantial adverse impact on wildlife and migratory species. However, implementation of mitigation measures MM 4.3-1(a) and 4.3-1(b) provide avoidance measures to ensure that substantial loss of avian species will not occur. In addition, as discussed under Impact 4.3-3, the project site is not considered a wildlife movement corridor as discussed in Section 4.3.5 of the Draft EIR.
- KREA-5 Please refer to KREA-3. The commenter is concerned about spillover nighttime lighting. In addition to the mitigation measures provided to reduce potential impacts associated with onsite lighting, landscaping along the perimeter of the entire project site (including the parking lot) will help minimize spillover lighting.
- KREA-6 The commenter is incorrect in stating that noise from the senior center operations would be coming from a hilltop, as the proposed project is not on a hilltop. As discussed under

Impact 4.9-1, noise associated with the operations of the proposed senior center, including special events (i.e., wedding receptions), would be required to adhere to the City's Noise Ordinance Exterior Noise Standards.

- KREA-7 Comment noted. The commenter suggests using the Sports Complex parking lot. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- KREA-8 Comment noted. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. Presently, the proposed senior center is not proposed to be Leadership in Energy and Environmental Design (LEED) certified due to limited funding. However, design elements similar to LEED standards would be integrated into the project (e.g., installation of low-flush water devices, waterless urinals, drought-tolerant landscaping, bioswales, and roofing materials), and the proposed project would be required to conform to the energy conservation standards specified in the California Code of Regulations Title 24. As final project plans have not been prepared, all comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.

■ **Margern@aol.com (MARG), September 24, 2007**

- MARG-1 Please refer to Topical Response-3.

■ **Merle Moshiri (MOSH), October 4, 2007**

- MOSH-1 Please refer to Topical Response-1. In addition, as provided in Chapter 3.0 (Project Description) of the Draft EIR, one of the project objectives calls for a centrally located senior center. The proposed project site meets this objective.
- MOSH-2 Comment noted. The commenter does not agree with the statistics provided in the feasibility study prepared for the proposed project. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- MOSH-3 Comment noted. The commenter states that LPA did a poor job of investigating other sites provided in the feasibility study. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- MOSH-4 This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. However, the commenter is correct in stating that the ballot measure for constructing the senior center was passed by a small majority, and that the City does not have to build at the proposed location. In order to construct the project at the proposed site, the City of Huntington Beach Planning Commission would first need to certify the EIR prepared for the project, and then pending certification, they

would deliberate on the merits of whether to approve the proposed project. The project has not yet been approved. Presently, the Planning Commission is anticipated to meet on December 11, 2007 to decide upon these issues. All comments will be forwarded to decision-makers prior to their consideration of whether to approve the proposed project.

MOSH-5 Please refer to Topical Response-2.

MOSH-6 Comment noted. The commenter is in opposition to the proposed project. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. All comments will be forwarded to decision-makers prior to their consideration of whether to approve the proposed project.

### ■ Eileen Murphy (MURP), September 26, 2007

MURP-1 Comment noted. The commenter states that any of the alternatives would be preferable to the proposed project. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. All comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.

MURP-2 As stated on page 4.8-9 of the DEIR, under Impact 4.8-1 of Section 4.8 (Land Use and Planning), the permitted height limit for the project site is 45 feet, with an additional 10 feet allowed for architectural projections. As the overall height of the senior center building is proposed at approximately 30 feet with architectural projections reaching up to 46 feet, the project would be consistent with the City's building requirements. No variance is required.

MURP-3 As discussed under Impact 4.1-1, the proposed project would not substantially affect existing scenic vistas. Development of the proposed project would block existing partial views of Goldenwest Street and the surface parking associated with the Sports Complex. Views from Goldenwest Street towards the project site to the west would also be altered, and long-range views of the passive recreation area would be obscured by the proposed senior center. However, the incorporation of new landscaping associated with the proposed project would provide a visual transition from the developed site out towards the adjacent passive park areas. Therefore, although the project would introduce a structure within an undeveloped area, development would not result in an adverse effect on a scenic vista.

MURP-4 The text of Impact 4.2-2 has been clarified, as shown in Chapter 10 (Text Changes) of this Final EIR. As shown in Table 4.2-4 (Estimated Peak Daily Construction Emissions in Pounds per Day) in the Draft EIR, the project would not exceed SCAQMD Thresholds, including VOC emissions. All identified city code requirements (CRs) and mitigation measures, including MM 4.2-2(a) through (e), are still required to ensure that

emission levels remain below SCAQMD Thresholds and construction emission impacts would be less than significant.

- MURP-5 Based on the analysis of daily operational emissions that's been prepared utilizing the computer model recommended by the SCAQMD (URBEMIS 2007), the proposed project would not be anticipated to generate daily emissions that exceed the thresholds of significance recommended by the SCAQMD. The URBEMIS 2007 model reflects the most current on- and off-road emission factors, trip generation rates, and methodologies available. This is currently the preferred method by SCAQMD to calculate project-specific construction and operational emissions impacts. Consequently, because the analysis is in line with SCAG's recommendations, the calculations are relied upon to determine the operational emissions of the project. It would be speculative to assume that the project's emissions would exceed those presented in Table 4.2-5 and Table 4.2-6 because there would be no substantiating evidence to suggest such an increase. Therefore, for purposes of the EIR, the project would not exceed SCAQMD thresholds.
- MURP-6 Mitigation measure MM 4.3-1(a) ensures that nesting habitat for protected or sensitive avian species would be protected. This mitigation measure requires construction activities to occur during non-breeding season whenever feasible. If construction does occur during breeding season, nesting surveys within 500 feet of the construction area will be conducted prior to construction or vegetation removal in accordance with CDFG protocol. As no trees are on site, it is unlikely that there would be nesting on site. However, if active nests of a sensitive species are found onsite, a 250-foot no-work buffer would be maintained between the nest and construction activity until approval of other mitigation is provided by CDFG and/or USFWS. Project construction would be stopped if active nests of sensitive avian species are found on site.
- MURP-7 The mitigation measure that the commenter is referring to is MM 4.3-1(b). This mitigation measure identifies measures to prevent inadvertent impacts during construction activities, including, but not limited to, the discovery of unoccupied burrows. If unoccupied burrows are found during the non-breeding season, the City may collapse the burrows, or otherwise obstruct their entrances to prevent owls from entering and nesting in the burrows.
- MURP-8 Mitigation measure MM 4.3-2 ensures that impacts to raptor foraging habitat would be mitigated at a 1:1 ratio through dedication as open space, conservation and/or enhancing areas of suitable habitat. Enhancement would include the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. As a result, impacts to raptor foraging habitat would be less than significant.
- MURP-9 The turn into the parking lot of the Shipley Nature Center that the commenter refers to is not located at the intersection of Goldenwest Street and Slater Avenue. Please refer to Chapter 9 (Summary of Additional Air Quality and Traffic Analyses) for a discussion regarding the clarifications to traffic discussions in the EIR and Chapter 10 (Text

Changes) for the associated changes to Section 4.12 (Transportation/Traffic) of the Draft EIR. Mitigation measure MM 4.12-2 has been deleted as the additional analysis presented herein reflects that a significant impact would no longer occur at the intersection of Goldenwest Street and Slater Avenue. No restriping of the lane would be necessary. To address the remainder of the comment, as required by MM 4.12-4, signal modifications would be provided at the intersection of Goldenwest Street and Talbert Avenue, which would be the project access driveway. This new signal would be located south of the Shipley parking lot. MM 4.12-4 would address intersection traffic control timing and the potential sight distance issue related to the uphill grade for southbound traffic on Goldenwest Street.

- MURP-10 It is not clear from this comment why mitigation measure MM 4.12-4 is not sufficient, as stated by the commenter. The commenter is concerned about traffic congestion; however, MM 4.12-4 that the commenter is referring to specifically addresses safety concerns related to exiting the project site. Since the City Transportation Manager will be responsible for determining transportation design, including signal modifications and intersection improvements, roadway hazards would be less than significant.
- MURP-11 As discussed in Impact 4.11-2, development of the proposed project would not preclude nearby schools from utilizing the existing trails through Central Park for cross country training.
- MURP-12 As discussed in Impact 4.12-1 of the Draft EIR, construction activities are not anticipated to result in potential adverse impacts as only minor cut and fill would occur, and thus, minimal truck trips would be associated with soil import/export activities. The proposed project would not cause a substantial increase in traffic in relation to existing traffic during construction because of minimal anticipated truck trips, and construction traffic generally occurring during off-peak traffic periods, consistent with a typical construction work day of 7 A.M. to 3 P.M.

Please refer to Chapter 9 (Summary of Additional Air Quality and Traffic Analyses) for a discussion regarding the clarifications to traffic discussions in the EIR and Chapter 10 (Text Changes) for the associated changes to Section 4.12 (Transportation/Traffic) of the Draft EIR. Mitigation measure MM 4.12-2 has been deleted as the additional analysis presented herein reflects that a significant impact would no longer occur at the intersection of Goldenwest Street and Slater Avenue. As discussed in Chapter 10 (Text Changes) of this Final EIR, operations of the proposed project would not cause an increase in traffic which is substantial in relation to existing traffic load and capacity of the street system and would not contribute to existing deficient traffic operations.

- MURP-13 Mitigation measures MM 4.4-1(a), MM 4.4-1(b), MM 4.4-1(c), and MM 4.4-3 ensure protection of archaeological and paleontological resources in the event that they're discovered during construction activities. In particular, MM 4.4-1(c) requires a qualified

Native American monitor to be present during all project-related ground-disturbing construction activities.

- MURP-14 As shown on Figure 4.5-3 and discussed in Impact 4.5-1 of the Draft EIR, the project site is not located within a liquefaction hazard zone. In addition, mitigation measure MM 4.5-1 ensures that design recommendations identified within the Geotechnical Evaluation prepared for the project (Appendix 6 of the Draft EIR), which included an analysis of liquefaction potential at the project site, would be implemented. Groundwater observations provided in the Geotechnical Evaluation determined that groundwater levels were recently encountered at a depth of 18 or more feet below the ground surface at the project site, and since excavation is anticipated to occur up to 10 feet in depth, development would not be located on potentially unstable soils that would result in on site settlement.

### ■ Mindy White (WHIT), October 31, 2007

- WHIT-1 Comment noted. The commenter states that the existing land use is noted to be unvegetated, bare landscape due to the City's landscape department. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- WHIT-2 Please refer to HBEB-3. All comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.
- WHIT-3 Mitigation measures MM 4.1-3(a), MM 4.1-3(b), and MM 4.1-3(c) would reduce potential impacts associated with on-site lighting since the lowest levels of illumination will be required, exterior nighttime lighting would be angled downwards and away from adjacent open space areas, and lighting on site would not remain on at all times during the night. In addition, a sufficient number of trees in the park's picnic area and along Crestview Drive (where the nearest residences are located) provide landscaping that would serve also serve as a buffer for potential lighting impacts.
- WHIT-4 Please refer to KREA-4.
- WHIT-5 Comment noted. The commenter restates the conclusion of the project's significant cumulative contribution to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central Park.
- WHIT-6 Please refer to MURP-5.
- WHIT-7 The purpose of an EIR is to disclose all potential environmental impacts of a proposed project, and provide mitigation measures to reduce as many potentially significant impacts as possible. Therefore, Section 4.3 (Biological Resources) identifies potential adverse impacts to biological resources and provides mitigation measures to avoid such impacts. Implementation of mitigation measures MM 4.3-1(a) and 4.3-1(b) provide avoidance

measures to ensure that substantial adverse impacts to special-status species potentially occurring within the project site (burrowing owl) and migratory avian species and associated habitat will not occur, and mitigation measure MM 4.3-2 ensures the conservation of raptor foraging habitat.

- WHIT-8 As discussed in Impact 4.3-2 in the Draft EIR, the conversion from a low-intensity use to an active use area is not considered substantial since existing undeveloped conditions of the project site would not remain through the majority of the designated area. Mitigation measure MM 4.3-2 initially set forth in the Central Park Master Plan EIR would ensure that impacts to raptor foraging habitat would be mitigated at a ratio of 1:1 within suitable areas, including the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Although Sully Miller Lake is one of many areas that could be used for implementation of mitigation measure MM 4.3-2, the City has yet to identify the particular site or area to be enhanced to comply with this mitigation measure. Instead, the mitigation measure requires that a suitable/comparable location be used for enhancement within and adjacent to conserved areas of raptor foraging habitat.
- WHIT-9 Please refer to WHIT-7. In addition, as discussed under Impact 4.3-3, the project site is not considered a wildlife movement corridor as discussed in Section 4.3.5 of the Draft EIR.
- WHIT-10 Comment noted. The commenter reiterates the conclusion of the project's significant cumulative contribution to the loss of undeveloped land and the potential removal of sensitive wildlife and habitat.
- WHIT-11 Data used to evaluate potential geologic and seismic impacts of the proposed project included a preliminary geotechnical evaluation as well as a geotechnical feasibility study prepared for the proposed project. As discussed in Impact 4.5-4 and Impact 4.5-5, groundwater levels are not anticipated to impact grading and proposed improvements, and mitigation measure MM 4.5-5 ensures that development on expansive soil would not occur in a manner that would adversely affect development. All construction activities would be required to adhere to the recommendations presented in the geotechnical report and applicable building and safety codes and regulations.
- WHIT-12 As discussed in Section 4.8.1 (Environmental Setting) and Impact 4.8-1, the project site has a zoning designation of OS-PR (Open Space-Parks & Recreation), which requires park and recreation facilities to be subject to Conditional Use Permits (CUPs) as approved by the Planning Commission. The commenter is correct in reiterating that implementation of the proposed project would result in a change to the Central Park Master Plan, from low to high intensity uses on site. All projects under jurisdiction of the City adhere to applicable regulatory processes, including the proposed project.
- WHIT-13 Please refer to BRIN-12 and BRIN-13.

- WHIT-14 Traffic at the intersection of Goldenwest and Slater is already controlled by a traffic signal. The intersection has been quantitatively analyzed and the conclusion is that there is no safety hazard. A substantial discussion of the characteristics of senior drivers and senior pedestrians has been included in Section 4 of the Traffic Study (Appendix 10 of the Draft EIR). The operations and safety have been evaluated and no significant impact has been found.
- WHIT-15 Please refer to HBEB-3. All comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.

### 11.3.5 Verbal Comments

#### ■ Huntington Beach Senior Center Draft EIR Public Meeting (VERB), October 11, 2007

- VERB-1 Please refer to Topical Response-2.
- VERB-2 While there is currently nothing specifically proposed for the project to prevent park visitors from using the senior center parking lot, the parking lot is proposed on the east side of the project site and will not provide the most convenient access to the adjacent park. There are existing parking lots provided north, south, east, and west of the project site to serve users Central Park, including the passive recreation area west of the project site.
- VERB-3 Chapter 6 (Alternatives to the Proposed Project) analyzes three potential alternatives to the proposed project and their potential impacts. These three alternatives consist of (1) the No Project/Continuation of Uses Allowed by Existing General Plan and Master Plan (Alternative 1), (2) the Reduced Project (Alternative 2), and (3) Alternative Site (Alternative 3) alternatives. Alternative 1 assumes the development level articulated in the City's Master plan of Recreation Uses for Central Park, and evaluates what could reasonably be expected to occur in the foreseeable future, based on current plans and consistent with available infrastructure and community services. Alternative 1 is identified as the environmentally superior alternative due to its reduced intensity and fewer potential environmental impacts as compared to the proposed project. However, it is also important to note that although that this alternative would reduce many of the impacts of the proposed project, it would not necessarily reduce the significance of the impacts.
- Alternative 2 assumes a reduced intensity and revised configuration of the project elements on the same project site. Under this alternative, the project would be reduced by about one third, and would primarily result in impacts similar to the proposed project, but would also result in some impacts that would be less than the proposed project.
- Alternative 3 assumes the same development configuration and allocation as the proposed project, only at an alternative site—the northwest corner of Ellis Avenue and

Goldenwest Street. This alternative would result in potentially greater impacts to noise and recreation that could be significant and unavoidable.

- VERB-4 Comment noted. The commenter is in favor of the proposed project and said an excellent job was done on the Draft EIR. This comment does not raise any specific environmental issue.
- VERB-5 Comment noted. The commenter is in favor of the proposed project and said an excellent job was done on the Draft EIR. This comment does not raise any specific environmental issue.
- VERB-6 The proposed senior center is not proposed to be Leadership in Energy and Environmental Design (LEED) certified due to limited funding at this time. However, design elements similar to LEED standards will be integrated into the project (e.g., installation of low-flush water devices, waterless urinals, drought-tolerant landscaping, bioswales, and roofing materials), and the proposed project would be required to conform to the energy conservation standards specified in the California Code of Regulations Title 24.
- VERB-7 Please refer to VERB-2.
- VERB-8 The commenter suggested that the project may not require as many parking spaces as are proposed. As discussed under Impact 4.12-5 of Section 4.12 (Transportation/Traffic) of the Draft EIR, the City parking requirement for this use classification is determined on a case-by-case basis and is specified by the Conditional Use Permit. LPA, the consultant for the Senior Center Feasibility Study, has extensive experience designing and constructing senior centers. Based upon consultation between the City and LPA, it was determined that the appropriate criteria for the proposed project would be five parking spaces per 1,000 square feet, or 225 parking spaces. As proposed, the project would provide 227 parking spaces, as well as an additional 30 parking spaces for shuttle bus and future parking. Thus, per CEQA, the project is in conformance with the identified parking standard as it would not result in inadequate parking capacity. However, this recommendation and all other comments will be forwarded to decision-makers prior to their consideration of whether or not to approve the proposed project.
- VERB-9 As shown in Figure 3-7 (Conceptual Grading and Utility Plan) and Figure 3-8 (Preliminary Landscape Plan), on- and off-site storm drains, bioswales, catch basins, and proper landscaping will provide drainage features for the project site. As discussed in Impact 4.7-2, operations of the proposed project would result in a significant change in land use and the potential for increased site runoff, including both peak runoff rates and total storm flow volumes. However, the proposed project would include flow dissipation piping to reduce runoff rates and erosive forces as stormwater leaves the project site. Although there will be an increase in impervious surfaces, mitigation measure 4.7-2 requires the preparation of a Hydrology and Hydraulic Report, as well as a Drainage Plan,

to ensure adequate site drainage and minimize erosive forces, thereby reducing potential impacts to increased on-site and off-site runoff.

- VERB-10 Restrooms will be provided as part of the proposed project, and will comply with Americans with Disabilities Act (ADA) standards. However, the proposed project is not responsible for providing additional restrooms throughout the park.
- VERB-11 Please refer to Topical Response-3.
- VERB-12 Please refer to Topical Response-1.
- VERB-13 Please refer to VERB-3. Project alternatives are thoroughly analyzed in Chapter 6 of the Draft EIR, including the Reduced Project Alternative (Alternative 2).
- VERB-14 Please refer to BRIN-6. After-hour uses and functions will primarily be used to provide classes and activities for seniors, along with other public uses such as public meetings or special events.
- VERB-15 Please refer to BRIN-12.
- VERB-16 Please refer to BRIN-1 and BRIN-2. Mitigation measures MM 4.1-3(a) through (e) were provided in Section 4.1 (Aesthetics) to ensure that the lowest levels of illumination would be required, lighting on site would not remain at all times during the nighttime hours, and trees and barrier-type vegetation would be placed onsite to shield vehicle headlights from adjacent uses. These mitigation measures would reduce nighttime light and glare impacts to less-than-significant levels.
- Please refer to BRIN-10 and BRIN-12 for a discussion of potential noise impacts and applicable mitigation measures.
- VERB-17 Please refer to Topical Response-1.
- VERB-18 The elevation of the parking lot would be the same as that of the senior center building. No stairs or ramps will be required to get from the parking lot to the building.
- VERB-19 All features of the proposed project will comply with ADA standards—including, but not limited to, hallways, doorways, and restrooms.
- VERB-20 Comment noted. The commenter is in favor of the proposed project, and supports the extended-hour use of the senior center. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- VERB-21 Please refer to VERB-20.

- VERB-22 Comment noted. The commenter shared reasons as to why the Kettler School site is not a viable alternative site for the senior center. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- VERB-23 Please refer to BRIN-12.
- VERB-24 The Draft EIR for the proposed project is based on preliminary/conceptual plans, so final project components have not yet been decided. Project approval is contingent upon discretionary approval from the City and other regulatory agencies. While certification of the EIR is required for project approval, certification does not guarantee project approval.
- VERB-25 Comment noted. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue. Although this comment is not related to the environmental analysis in the EIR, the City currently operates a senior center as well as multiple recreation facilities throughout the City. Community Services staff has a thorough understanding of the operational aspects, including maintenance requirements, for each of these facilities. In addition, the Community Services Department does have several facilities that operate after regular business hours and has not indicated that night operations create significant operational or financial impacts.
- VERB-26 Comment noted. The commenter correctly states that the project can be appealed to the City Council after the Planning Commission's public hearing. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.
- VERB-27 Please refer to Topical Response-1.
- VERB-28 Comment noted. The commenter correctly states that any aspect of the proposed project can be modified by the City Council. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.

### **11.3.6 Public Comment Forms (Huntington Beach Senior Center Draft EIR Public Meeting, October 11, 2007)**

#### **■ Tony Brine (BRIN), October 11, 2007**

- BRIN-1 Please refer to VERB-13 through VERB-16.

#### **■ Bob Dettloff (DETT), October 11, 2007**

- DETT-1 Please refer to VERB-4.

■ **John McGregor (MCGR), October 11, 2007**

MCGR-1 Please refer to Topical Response-1.

■ **Carol Settimo (SETT), October 11, 2007**

SETT-1 Comment noted. The commenter is in favor of the proposed project. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.

■ **Mary Siegel (SIEG), October 11, 2007**

SIEG-1 Comment noted. The commenter is in favor of the after-hour programs. This is not a direct comment on the content or adequacy of the Draft EIR, and does not raise any specific environmental issue.

■ **Elmer Smith (SMIT), October 11, 2007**

SMIT-1 Please refer to VERB-10.

SMIT-2 Please refer to Topical Response-3.

SMIT-3 Please refer to Topical Response-1.

SMIT-4 The project site is located in a low-lying area that is generally flat. The elevation of the parking lot would be the same as that of the senior center building. However, as Goldenwest Street is elevated above the site, an ADA-accessible ramp will be provided from the site to the intersection of Goldenwest Street and Talbert Avenue along the project access driveway, as well as from the OCTA bus stop located near the intersection.

SMIT-5 As discussed under Impact 4.12-5 of Section 4.12 (Transportation/Traffic) of the Draft EIR, the City parking requirement for this use classification is determined on a case-by-case basis and is specified by the Conditional Use Permit. LPA, the consultant for the Senior Center Feasibility Study, has extensive experience designing and constructing senior centers. Based upon consultation between the City and LPA, it was determined that the appropriate criteria for the proposed project would be five parking spaces per 1,000 square feet, or 225 parking spaces. As proposed, the project would provide 227 parking spaces, as well as an additional 30 parking spaces for shuttle bus and future parking. Thus, per CEQA, the project is in conformance with the identified parking standard as it would not result in inadequate parking capacity.

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**Appendix 3 (Revised) Construction Air  
Quality Data**

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\*\*\* ISCS3 - VERSION 02035 \*\*\*  
 \*\*\* D21314.00 Huntington Beach Senior Center \*\*\*  
 \*\*\* Model Executed on 11/17/07 at 18:29:51 \*\*\*  
 Input File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Huntington Beach Senior Center CO Analysis\_1981\_CO.DTA  
 Output File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Huntington Beach Senior Center CO Analysis\_1981\_CO.LST  
 Met File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\COSMESA.ASC  
 Number of sources - 107  
 Number of source groups - 1  
 Number of receptors - 7256

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S1	0	0.40022E-02	7.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S2	0	0.40022E-02	22.9	7.6	0.0	5.00	7.62	1.16	HROFDY
S3	0	0.40022E-02	38.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S4	0	0.40022E-02	53.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S5	0	0.40022E-02	68.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S6	0	0.40022E-02	83.8	7.6	0.0	5.00	7.62	1.16	HROFDY
S7	0	0.40022E-02	99.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S8	0	0.40022E-02	114.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S9	0	0.40022E-02	129.5	7.6	0.0	5.00	7.62	1.16	HROFDY
S10	0	0.40022E-02	7.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S11	0	0.40022E-02	22.9	22.9	0.0	5.00	7.62	1.16	HROFDY
S12	0	0.40022E-02	38.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S13	0	0.40022E-02	53.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S14	0	0.40022E-02	68.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S15	0	0.40022E-02	83.8	22.9	0.0	5.00	7.62	1.16	HROFDY
S16	0	0.40022E-02	99.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S17	0	0.40022E-02	114.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S18	0	0.40022E-02	129.5	22.9	0.0	5.00	7.62	1.16	HROFDY
S19	0	0.40022E-02	7.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S20	0	0.40022E-02	22.9	38.1	0.0	5.00	7.62	1.16	HROFDY
S21	0	0.40022E-02	38.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S22	0	0.40022E-02	53.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S23	0	0.40022E-02	68.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S24	0	0.40022E-02	83.8	38.1	0.0	5.00	7.62	1.16	HROFDY
S25	0	0.40022E-02	99.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S26	0	0.40022E-02	114.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S27	0	0.40022E-02	129.5	38.1	0.0	5.00	7.62	1.16	HROFDY
S28	0	0.40022E-02	7.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S29	0	0.40022E-02	22.9	53.3	0.0	5.00	7.62	1.16	HROFDY
S30	0	0.40022E-02	38.1	53.3	0.0	5.00	7.62	1.16	HROFDY
S31	0	0.40022E-02	53.3	53.3	0.0	5.00	7.62	1.16	HROFDY
S32	0	0.40022E-02	68.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S33	0	0.40022E-02	83.8	53.3	0.0	5.00	7.62	1.16	HROFDY

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 S34 0 0.40022E-02 99.1 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S35 0 0.40022E-02 114.3 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S36 0 0.40022E-02 129.5 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S37 0 0.40022E-02 7.6 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S38 0 0.40022E-02 22.9 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S39 0 0.40022E-02 38.1 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S40 0 0.40022E-02 53.3 68.6 0.0 5.00 7.62 1.16 HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S41	0	0.40022E-02	68.6	68.6	0.0	5.00	7.62	1.16	HROFDY
S42	0	0.40022E-02	83.8	68.6	0.0	5.00	7.62	1.16	HROFDY
S43	0	0.40022E-02	99.1	68.6	0.0	5.00	7.62	1.16	HROFDY
S44	0	0.40022E-02	114.3	68.6	0.0	5.00	7.62	1.16	HROFDY
S45	0	0.40022E-02	129.5	68.6	0.0	5.00	7.62	1.16	HROFDY
S46	0	0.40022E-02	7.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S47	0	0.40022E-02	22.9	83.8	0.0	5.00	7.62	1.16	HROFDY
S48	0	0.40022E-02	38.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S49	0	0.40022E-02	53.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S50	0	0.40022E-02	68.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S51	0	0.40022E-02	83.8	83.8	0.0	5.00	7.62	1.16	HROFDY
S52	0	0.40022E-02	99.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S53	0	0.40022E-02	114.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S54	0	0.40022E-02	129.5	83.8	0.0	5.00	7.62	1.16	HROFDY
S55	0	0.40022E-02	7.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S56	0	0.40022E-02	22.9	99.1	0.0	5.00	7.62	1.16	HROFDY
S57	0	0.40022E-02	38.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S58	0	0.40022E-02	53.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S59	0	0.40022E-02	68.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S60	0	0.40022E-02	83.8	99.1	0.0	5.00	7.62	1.16	HROFDY
S61	0	0.40022E-02	99.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S62	0	0.40022E-02	114.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S63	0	0.40022E-02	129.5	99.1	0.0	5.00	7.62	1.16	HROFDY
S64	0	0.40022E-02	7.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S65	0	0.40022E-02	22.9	114.3	0.0	5.00	7.62	1.16	HROFDY
S66	0	0.40022E-02	38.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S67	0	0.40022E-02	53.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S68	0	0.40022E-02	68.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S69	0	0.40022E-02	83.8	114.3	0.0	5.00	7.62	1.16	HROFDY
S70	0	0.40022E-02	99.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S71	0	0.40022E-02	114.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S72	0	0.40022E-02	129.5	114.3	0.0	5.00	7.62	1.16	HROFDY
S73	0	0.40022E-02	7.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S74	0	0.40022E-02	22.9	129.5	0.0	5.00	7.62	1.16	HROFDY
S75	0	0.40022E-02	38.1	129.5	0.0	5.00	7.62	1.16	HROFDY
S76	0	0.40022E-02	53.3	129.5	0.0	5.00	7.62	1.16	HROFDY
S77	0	0.40022E-02	68.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S78	0	0.40022E-02	83.8	129.5	0.0	5.00	7.62	1.16	HROFDY
S79	0	0.40022E-02	99.1	129.5	0.0	5.00	7.62	1.16	HROFDY

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S80 0 0.40022E-02 114.3 129.5 0.0 5.00 7.62 1.16 HROFDY  
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\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S81	0	0.40022E-02	129.5	129.5	0.0	5.00	7.62	1.16	HROFDY
S82	0	0.40022E-02	68.6	144.8	0.0	5.00	7.62	1.16	HROFDY
S83	0	0.40022E-02	83.8	144.8	0.0	5.00	7.62	1.16	HROFDY
S84	0	0.40022E-02	99.1	144.8	0.0	5.00	7.62	1.16	HROFDY
S85	0	0.40022E-02	114.3	144.8	0.0	5.00	7.62	1.16	HROFDY
S86	0	0.40022E-02	129.5	144.8	0.0	5.00	7.62	1.16	HROFDY
S87	0	0.40022E-02	68.6	160.0	0.0	5.00	7.62	1.16	HROFDY
S88	0	0.40022E-02	83.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S89	0	0.40022E-02	99.1	160.0	0.0	5.00	7.62	1.16	HROFDY
S90	0	0.40022E-02	114.3	160.0	0.0	5.00	7.62	1.16	HROFDY
S91	0	0.40022E-02	129.5	160.0	0.0	5.00	7.62	1.16	HROFDY
S92	0	0.40022E-02	144.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S93	0	0.40022E-02	160.0	160.0	0.0	5.00	7.62	1.16	HROFDY
S94	0	0.40022E-02	68.6	175.3	0.0	5.00	7.62	1.16	HROFDY
S95	0	0.40022E-02	83.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S96	0	0.40022E-02	99.1	175.3	0.0	5.00	7.62	1.16	HROFDY
S97	0	0.40022E-02	114.3	175.3	0.0	5.00	7.62	1.16	HROFDY
S98	0	0.40022E-02	129.5	175.3	0.0	5.00	7.62	1.16	HROFDY
S99	0	0.40022E-02	144.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S100	0	0.40022E-02	160.0	175.3	0.0	5.00	7.62	1.16	HROFDY
S101	0	0.40022E-02	68.6	190.5	0.0	5.00	7.62	1.16	HROFDY
S102	0	0.40022E-02	83.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S103	0	0.40022E-02	99.1	190.5	0.0	5.00	7.62	1.16	HROFDY
S104	0	0.40022E-02	114.3	190.5	0.0	5.00	7.62	1.16	HROFDY
S105	0	0.40022E-02	129.5	190.5	0.0	5.00	7.62	1.16	HROFDY
S106	0	0.40022E-02	144.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S107	0	0.40022E-02	160.0	190.5	0.0	5.00	7.62	1.16	HROFDY

\*\*\* SOURCE IDs DEFINING SOURCE GROUPS \*\*\*

GROUP ID	SOURCE IDs
ALL	S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60

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GROUP ID	SOURCE IDs
S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100, S101, S102, S103, S104, S105, S106, S107	

\*\*\* THE SUMMARY OF HIGHEST 1-HR RESULTS \*\*\*

\*\* CONC OF CO IN PARTS/PER/MILLION \*\*

GROUP ID	AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	HIGH 1ST HIGH VALUE IS 0.09758	ON 81120308: AT (	125.00, 400.00, 0.00,	2.00) DC	NA
	HIGH 2ND HIGH VALUE IS 0.09134	ON 81102208: AT (	25.00, -225.00, 0.00,	2.00) DC	NA

\*\*\* THE SUMMARY OF HIGHEST 8-HR RESULTS \*\*\*

\*\* CONC OF CO IN PARTS/PER/MILLION \*\*

GROUP ID	AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	HIGH 1ST HIGH VALUE IS 0.01470	ON 81011016: AT (	25.00, -225.00, 0.00,	2.00) DC	NA
	HIGH 2ND HIGH VALUE IS 0.01419	ON 81010716: AT (	-225.00, 75.00, 0.00,	2.00) DC	NA

D21314.00 Huntington Beach Senior Center NO2 Analysis\_1981\_NO2\_Summary.txt  
 \*\*\* ISCST3 - VERSION 02035 \*\*\*  
 \*\*\* D21314.00 Huntington Beach Senior Center \*\*\*  
 \*\*\* Model Executed on 11/17/07 at 19:27:03 \*\*\*  
 Input File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Hunt  
 nton Beach Senior Center NO2 Analysis\_1981\_NO2.DTA  
 Output File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Hunt  
 nton Beach Senior Center NO2 Analysis\_1981\_NO2.LST  
 Met File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\COSMESA.ASC

Number of sources - 107  
 Number of source groups - 1  
 Number of receptors - 7256

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S1	0	0.52528E-02	7.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S2	0	0.52528E-02	22.9	7.6	0.0	5.00	7.62	1.16	HROFDY
S3	0	0.52528E-02	38.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S4	0	0.52528E-02	53.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S5	0	0.52528E-02	68.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S6	0	0.52528E-02	83.8	7.6	0.0	5.00	7.62	1.16	HROFDY
S7	0	0.52528E-02	99.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S8	0	0.52528E-02	114.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S9	0	0.52528E-02	129.5	7.6	0.0	5.00	7.62	1.16	HROFDY
S10	0	0.52528E-02	7.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S11	0	0.52528E-02	22.9	22.9	0.0	5.00	7.62	1.16	HROFDY
S12	0	0.52528E-02	38.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S13	0	0.52528E-02	53.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S14	0	0.52528E-02	68.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S15	0	0.52528E-02	83.8	22.9	0.0	5.00	7.62	1.16	HROFDY
S16	0	0.52528E-02	99.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S17	0	0.52528E-02	114.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S18	0	0.52528E-02	129.5	22.9	0.0	5.00	7.62	1.16	HROFDY
S19	0	0.52528E-02	7.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S20	0	0.52528E-02	22.9	38.1	0.0	5.00	7.62	1.16	HROFDY
S21	0	0.52528E-02	38.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S22	0	0.52528E-02	53.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S23	0	0.52528E-02	68.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S24	0	0.52528E-02	83.8	38.1	0.0	5.00	7.62	1.16	HROFDY
S25	0	0.52528E-02	99.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S26	0	0.52528E-02	114.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S27	0	0.52528E-02	129.5	38.1	0.0	5.00	7.62	1.16	HROFDY
S28	0	0.52528E-02	7.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S29	0	0.52528E-02	22.9	53.3	0.0	5.00	7.62	1.16	HROFDY
S30	0	0.52528E-02	38.1	53.3	0.0	5.00	7.62	1.16	HROFDY
S31	0	0.52528E-02	53.3	53.3	0.0	5.00	7.62	1.16	HROFDY
S32	0	0.52528E-02	68.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S33	0	0.52528E-02	83.8	53.3	0.0	5.00	7.62	1.16	HROFDY

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D21314.00 Huntington Beach Senior Center NO2 Analysis\_1981\_NO2\_Summary.txt  
 S34 0 0.52528E-02 99.1 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S35 0 0.52528E-02 114.3 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S36 0 0.52528E-02 129.5 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S37 0 0.52528E-02 7.6 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S38 0 0.52528E-02 22.9 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S39 0 0.52528E-02 38.1 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S40 0 0.52528E-02 53.3 68.6 0.0 5.00 7.62 1.16 HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S41	0	0.52528E-02	68.6	68.6	0.0	5.00	7.62	1.16	HROFDY
S42	0	0.52528E-02	83.8	68.6	0.0	5.00	7.62	1.16	HROFDY
S43	0	0.52528E-02	99.1	68.6	0.0	5.00	7.62	1.16	HROFDY
S44	0	0.52528E-02	114.3	68.6	0.0	5.00	7.62	1.16	HROFDY
S45	0	0.52528E-02	129.5	68.6	0.0	5.00	7.62	1.16	HROFDY
S46	0	0.52528E-02	7.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S47	0	0.52528E-02	22.9	83.8	0.0	5.00	7.62	1.16	HROFDY
S48	0	0.52528E-02	38.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S49	0	0.52528E-02	53.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S50	0	0.52528E-02	68.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S51	0	0.52528E-02	83.8	83.8	0.0	5.00	7.62	1.16	HROFDY
S52	0	0.52528E-02	99.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S53	0	0.52528E-02	114.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S54	0	0.52528E-02	129.5	83.8	0.0	5.00	7.62	1.16	HROFDY
S55	0	0.52528E-02	7.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S56	0	0.52528E-02	22.9	99.1	0.0	5.00	7.62	1.16	HROFDY
S57	0	0.52528E-02	38.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S58	0	0.52528E-02	53.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S59	0	0.52528E-02	68.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S60	0	0.52528E-02	83.8	99.1	0.0	5.00	7.62	1.16	HROFDY
S61	0	0.52528E-02	99.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S62	0	0.52528E-02	114.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S63	0	0.52528E-02	129.5	99.1	0.0	5.00	7.62	1.16	HROFDY
S64	0	0.52528E-02	7.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S65	0	0.52528E-02	22.9	114.3	0.0	5.00	7.62	1.16	HROFDY
S66	0	0.52528E-02	38.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S67	0	0.52528E-02	53.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S68	0	0.52528E-02	68.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S69	0	0.52528E-02	83.8	114.3	0.0	5.00	7.62	1.16	HROFDY
S70	0	0.52528E-02	99.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S71	0	0.52528E-02	114.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S72	0	0.52528E-02	129.5	114.3	0.0	5.00	7.62	1.16	HROFDY
S73	0	0.52528E-02	7.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S74	0	0.52528E-02	22.9	129.5	0.0	5.00	7.62	1.16	HROFDY
S75	0	0.52528E-02	38.1	129.5	0.0	5.00	7.62	1.16	HROFDY
S76	0	0.52528E-02	53.3	129.5	0.0	5.00	7.62	1.16	HROFDY
S77	0	0.52528E-02	68.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S78	0	0.52528E-02	83.8	129.5	0.0	5.00	7.62	1.16	HROFDY
S79	0	0.52528E-02	99.1	129.5	0.0	5.00	7.62	1.16	HROFDY

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\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S81	0	0.52528E-02	129.5	129.5	0.0	5.00	7.62	1.16	HROFDY
S82	0	0.52528E-02	68.6	144.8	0.0	5.00	7.62	1.16	HROFDY
S83	0	0.52528E-02	83.8	144.8	0.0	5.00	7.62	1.16	HROFDY
S84	0	0.52528E-02	99.1	144.8	0.0	5.00	7.62	1.16	HROFDY
S85	0	0.52528E-02	114.3	144.8	0.0	5.00	7.62	1.16	HROFDY
S86	0	0.52528E-02	129.5	144.8	0.0	5.00	7.62	1.16	HROFDY
S87	0	0.52528E-02	68.6	160.0	0.0	5.00	7.62	1.16	HROFDY
S88	0	0.52528E-02	83.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S89	0	0.52528E-02	99.1	160.0	0.0	5.00	7.62	1.16	HROFDY
S90	0	0.52528E-02	114.3	160.0	0.0	5.00	7.62	1.16	HROFDY
S91	0	0.52528E-02	129.5	160.0	0.0	5.00	7.62	1.16	HROFDY
S92	0	0.52528E-02	144.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S93	0	0.52528E-02	160.0	160.0	0.0	5.00	7.62	1.16	HROFDY
S94	0	0.52528E-02	68.6	175.3	0.0	5.00	7.62	1.16	HROFDY
S95	0	0.52528E-02	83.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S96	0	0.52528E-02	99.1	175.3	0.0	5.00	7.62	1.16	HROFDY
S97	0	0.52528E-02	114.3	175.3	0.0	5.00	7.62	1.16	HROFDY
S98	0	0.52528E-02	129.5	175.3	0.0	5.00	7.62	1.16	HROFDY
S99	0	0.52528E-02	144.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S100	0	0.52528E-02	160.0	175.3	0.0	5.00	7.62	1.16	HROFDY
S101	0	0.52528E-02	68.6	190.5	0.0	5.00	7.62	1.16	HROFDY
S102	0	0.52528E-02	83.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S103	0	0.52528E-02	99.1	190.5	0.0	5.00	7.62	1.16	HROFDY
S104	0	0.52528E-02	114.3	190.5	0.0	5.00	7.62	1.16	HROFDY
S105	0	0.52528E-02	129.5	190.5	0.0	5.00	7.62	1.16	HROFDY
S106	0	0.52528E-02	144.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S107	0	0.52528E-02	160.0	190.5	0.0	5.00	7.62	1.16	HROFDY

\*\*\* SOURCE IDS DEFINING SOURCE GROUPS \*\*\*

GROUP ID	SOURCE IDS
ALL	S1 , S2 , S3 , S4 , S5 , S6 , S7 , S8 , S9 , S10 , S11 , S12 , S13 , S14 , S15 , S16 , S17 , S18 , S19 , S20 , S21 , S22 , S23 , S24 , S25 , S26 , S27 , S28 , S29 , S30 , S31 , S32 , S33 , S34 , S35 , S36 , S37 , S38 , S39 , S40 , S41 , S42 , S43 , S44 , S45 , S46 , S47 , S48 , S49 , S50 , S51 , S52 , S53 , S54 , S55 , S56 , S57 , S58 , S59 , S60

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D21314.00 Huntington Beach Senior Center NO2 Analysis_1981_NO2_Summary.txt											
S61	S62	S63	S64	S65	S66	S67	S68	S69	S70	S71	S72
S73	S74	S75	S76	S77	S78	S79	S80	S81	S82	S83	S84
S85	S86	S87	S88	S89	S90	S91	S92	S93	S94	S95	S96
S97	S98	S99	S100	S101	S102	S103	S104	S105	S106	S107	

\*\*\* THE SUMMARY OF HIGHEST 1-HR RESULTS \*\*\*

\*\* CONC OF NO2 IN PARTS/PER/MILLION \*\*

GROUP ID	AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	HIGH 1ST HIGH VALUE IS 0.00889	ON 81120308: AT (	125.00, 400.00, 0.00,	2.00) DC	NA
	HIGH 2ND HIGH VALUE IS 0.00832	ON 81102208: AT (	25.00, -225.00, 0.00,	2.00) DC	NA

D21314.00 Huntington Beach Senior Center PM10 Analysis\_1981\_PM10\_Summary.txt  
 \*\*\* ISCST3 - VERSION 02035 \*\*\*  
 \*\*\* D21314.00 Huntington Beach Senior Center \*\*\*  
 \*\*\* Model Executed on 11/17/07 at 16:43:00 \*\*\*  
 Input File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Huntington Beach Senior Center PM10 Analysis\_1981\_PM.DTA  
 Output File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Huntington Beach Senior Center PM10 Analysis\_1981\_PM.LST  
 Met File - P:\Projects - All Users\21200.00+D21314.00 HB Senior Center\Air Quality Data\Dispersion\COSMESA.ASC  
 Number of sources - 214  
 Number of source groups - 1  
 Number of receptors - 7256

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S1	0	0.20902E-03	7.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S2	0	0.20902E-03	22.9	7.6	0.0	5.00	7.62	1.16	HROFDY
S3	0	0.20902E-03	38.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S4	0	0.20902E-03	53.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S5	0	0.20902E-03	68.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S6	0	0.20902E-03	83.8	7.6	0.0	5.00	7.62	1.16	HROFDY
S7	0	0.20902E-03	99.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S8	0	0.20902E-03	114.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S9	0	0.20902E-03	129.5	7.6	0.0	5.00	7.62	1.16	HROFDY
S10	0	0.20902E-03	7.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S11	0	0.20902E-03	22.9	22.9	0.0	5.00	7.62	1.16	HROFDY
S12	0	0.20902E-03	38.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S13	0	0.20902E-03	53.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S14	0	0.20902E-03	68.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S15	0	0.20902E-03	83.8	22.9	0.0	5.00	7.62	1.16	HROFDY
S16	0	0.20902E-03	99.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S17	0	0.20902E-03	114.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S18	0	0.20902E-03	129.5	22.9	0.0	5.00	7.62	1.16	HROFDY
S19	0	0.20902E-03	7.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S20	0	0.20902E-03	22.9	38.1	0.0	5.00	7.62	1.16	HROFDY
S21	0	0.20902E-03	38.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S22	0	0.20902E-03	53.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S23	0	0.20902E-03	68.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S24	0	0.20902E-03	83.8	38.1	0.0	5.00	7.62	1.16	HROFDY
S25	0	0.20902E-03	99.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S26	0	0.20902E-03	114.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S27	0	0.20902E-03	129.5	38.1	0.0	5.00	7.62	1.16	HROFDY
S28	0	0.20902E-03	7.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S29	0	0.20902E-03	22.9	53.3	0.0	5.00	7.62	1.16	HROFDY
S30	0	0.20902E-03	38.1	53.3	0.0	5.00	7.62	1.16	HROFDY
S31	0	0.20902E-03	53.3	53.3	0.0	5.00	7.62	1.16	HROFDY
S32	0	0.20902E-03	68.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S33	0	0.20902E-03	83.8	53.3	0.0	5.00	7.62	1.16	HROFDY

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 S34 0 0.20902E-03 99.1 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S35 0 0.20902E-03 114.3 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S36 0 0.20902E-03 129.5 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S37 0 0.20902E-03 7.6 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S38 0 0.20902E-03 22.9 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S39 0 0.20902E-03 38.1 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S40 0 0.20902E-03 53.3 68.6 0.0 5.00 7.62 1.16 HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S41	0	0.20902E-03	68.6	68.6	0.0	5.00	7.62	1.16	HROFDY
S42	0	0.20902E-03	83.8	68.6	0.0	5.00	7.62	1.16	HROFDY
S43	0	0.20902E-03	99.1	68.6	0.0	5.00	7.62	1.16	HROFDY
S44	0	0.20902E-03	114.3	68.6	0.0	5.00	7.62	1.16	HROFDY
S45	0	0.20902E-03	129.5	68.6	0.0	5.00	7.62	1.16	HROFDY
S46	0	0.20902E-03	7.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S47	0	0.20902E-03	22.9	83.8	0.0	5.00	7.62	1.16	HROFDY
S48	0	0.20902E-03	38.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S49	0	0.20902E-03	53.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S50	0	0.20902E-03	68.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S51	0	0.20902E-03	83.8	83.8	0.0	5.00	7.62	1.16	HROFDY
S52	0	0.20902E-03	99.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S53	0	0.20902E-03	114.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S54	0	0.20902E-03	129.5	83.8	0.0	5.00	7.62	1.16	HROFDY
S55	0	0.20902E-03	7.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S56	0	0.20902E-03	22.9	99.1	0.0	5.00	7.62	1.16	HROFDY
S57	0	0.20902E-03	38.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S58	0	0.20902E-03	53.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S59	0	0.20902E-03	68.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S60	0	0.20902E-03	83.8	99.1	0.0	5.00	7.62	1.16	HROFDY
S61	0	0.20902E-03	99.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S62	0	0.20902E-03	114.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S63	0	0.20902E-03	129.5	99.1	0.0	5.00	7.62	1.16	HROFDY
S64	0	0.20902E-03	7.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S65	0	0.20902E-03	22.9	114.3	0.0	5.00	7.62	1.16	HROFDY
S66	0	0.20902E-03	38.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S67	0	0.20902E-03	53.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S68	0	0.20902E-03	68.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S69	0	0.20902E-03	83.8	114.3	0.0	5.00	7.62	1.16	HROFDY
S70	0	0.20902E-03	99.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S71	0	0.20902E-03	114.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S72	0	0.20902E-03	129.5	114.3	0.0	5.00	7.62	1.16	HROFDY
S73	0	0.20902E-03	7.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S74	0	0.20902E-03	22.9	129.5	0.0	5.00	7.62	1.16	HROFDY
S75	0	0.20902E-03	38.1	129.5	0.0	5.00	7.62	1.16	HROFDY
S76	0	0.20902E-03	53.3	129.5	0.0	5.00	7.62	1.16	HROFDY
S77	0	0.20902E-03	68.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S78	0	0.20902E-03	83.8	129.5	0.0	5.00	7.62	1.16	HROFDY
S79	0	0.20902E-03	99.1	129.5	0.0	5.00	7.62	1.16	HROFDY

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\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S81	0	0.20902E-03	129.5	129.5	0.0	5.00	7.62	1.16	HROFDY
S82	0	0.20902E-03	68.6	144.8	0.0	5.00	7.62	1.16	HROFDY
S83	0	0.20902E-03	83.8	144.8	0.0	5.00	7.62	1.16	HROFDY
S84	0	0.20902E-03	99.1	144.8	0.0	5.00	7.62	1.16	HROFDY
S85	0	0.20902E-03	114.3	144.8	0.0	5.00	7.62	1.16	HROFDY
S86	0	0.20902E-03	129.5	144.8	0.0	5.00	7.62	1.16	HROFDY
S87	0	0.20902E-03	68.6	160.0	0.0	5.00	7.62	1.16	HROFDY
S88	0	0.20902E-03	83.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S89	0	0.20902E-03	99.1	160.0	0.0	5.00	7.62	1.16	HROFDY
S90	0	0.20902E-03	114.3	160.0	0.0	5.00	7.62	1.16	HROFDY
S91	0	0.20902E-03	129.5	160.0	0.0	5.00	7.62	1.16	HROFDY
S92	0	0.20902E-03	144.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S93	0	0.20902E-03	160.0	160.0	0.0	5.00	7.62	1.16	HROFDY
S94	0	0.20902E-03	68.6	175.3	0.0	5.00	7.62	1.16	HROFDY
S95	0	0.20902E-03	83.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S96	0	0.20902E-03	99.1	175.3	0.0	5.00	7.62	1.16	HROFDY
S97	0	0.20902E-03	114.3	175.3	0.0	5.00	7.62	1.16	HROFDY
S98	0	0.20902E-03	129.5	175.3	0.0	5.00	7.62	1.16	HROFDY
S99	0	0.20902E-03	144.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S100	0	0.20902E-03	160.0	175.3	0.0	5.00	7.62	1.16	HROFDY
S101	0	0.20902E-03	68.6	190.5	0.0	5.00	7.62	1.16	HROFDY
S102	0	0.20902E-03	83.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S103	0	0.20902E-03	99.1	190.5	0.0	5.00	7.62	1.16	HROFDY
S104	0	0.20902E-03	114.3	190.5	0.0	5.00	7.62	1.16	HROFDY
S105	0	0.20902E-03	129.5	190.5	0.0	5.00	7.62	1.16	HROFDY
S106	0	0.20902E-03	144.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S107	0	0.20902E-03	160.0	190.5	0.0	5.00	7.62	1.16	HROFDY
F1	0	0.38138E-02	7.6	7.6	0.0	1.00	7.62	1.13	HROFDY
F2	0	0.38138E-02	22.9	7.6	0.0	1.00	7.62	1.13	HROFDY
F3	0	0.38138E-02	38.1	7.6	0.0	1.00	7.62	1.13	HROFDY
F4	0	0.38138E-02	53.3	7.6	0.0	1.00	7.62	1.13	HROFDY
F5	0	0.38138E-02	68.6	7.6	0.0	1.00	7.62	1.13	HROFDY
F6	0	0.38138E-02	83.8	7.6	0.0	1.00	7.62	1.13	HROFDY
F7	0	0.38138E-02	99.1	7.6	0.0	1.00	7.62	1.13	HROFDY
F8	0	0.38138E-02	114.3	7.6	0.0	1.00	7.62	1.13	HROFDY
F9	0	0.38138E-02	129.5	7.6	0.0	1.00	7.62	1.13	HROFDY
F10	0	0.38138E-02	7.6	22.9	0.0	1.00	7.62	1.13	HROFDY
F11	0	0.38138E-02	22.9	22.9	0.0	1.00	7.62	1.13	HROFDY
F12	0	0.38138E-02	38.1	22.9	0.0	1.00	7.62	1.13	HROFDY
F13	0	0.38138E-02	53.3	22.9	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

NUMBER	EMISSION RATE	BASE	RELEASE	INIT.	INIT.	EMISSION RATE
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SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F14	0	0.38138E-02	68.6	22.9	0.0	1.00	7.62	1.13	HROFDY
F15	0	0.38138E-02	83.8	22.9	0.0	1.00	7.62	1.13	HROFDY
F16	0	0.38138E-02	99.1	22.9	0.0	1.00	7.62	1.13	HROFDY
F17	0	0.38138E-02	114.3	22.9	0.0	1.00	7.62	1.13	HROFDY
F18	0	0.38138E-02	129.5	22.9	0.0	1.00	7.62	1.13	HROFDY
F19	0	0.38138E-02	7.6	38.1	0.0	1.00	7.62	1.13	HROFDY
F20	0	0.38138E-02	22.9	38.1	0.0	1.00	7.62	1.13	HROFDY
F21	0	0.38138E-02	38.1	38.1	0.0	1.00	7.62	1.13	HROFDY
F22	0	0.38138E-02	53.3	38.1	0.0	1.00	7.62	1.13	HROFDY
F23	0	0.38138E-02	68.6	38.1	0.0	1.00	7.62	1.13	HROFDY
F24	0	0.38138E-02	83.8	38.1	0.0	1.00	7.62	1.13	HROFDY
F25	0	0.38138E-02	99.1	38.1	0.0	1.00	7.62	1.13	HROFDY
F26	0	0.38138E-02	114.3	38.1	0.0	1.00	7.62	1.13	HROFDY
F27	0	0.38138E-02	129.5	38.1	0.0	1.00	7.62	1.13	HROFDY
F28	0	0.38138E-02	7.6	53.3	0.0	1.00	7.62	1.13	HROFDY
F29	0	0.38138E-02	22.9	53.3	0.0	1.00	7.62	1.13	HROFDY
F30	0	0.38138E-02	38.1	53.3	0.0	1.00	7.62	1.13	HROFDY
F31	0	0.38138E-02	53.3	53.3	0.0	1.00	7.62	1.13	HROFDY
F32	0	0.38138E-02	68.6	53.3	0.0	1.00	7.62	1.13	HROFDY
F33	0	0.38138E-02	83.8	53.3	0.0	1.00	7.62	1.13	HROFDY
F34	0	0.38138E-02	99.1	53.3	0.0	1.00	7.62	1.13	HROFDY
F35	0	0.38138E-02	114.3	53.3	0.0	1.00	7.62	1.13	HROFDY
F36	0	0.38138E-02	129.5	53.3	0.0	1.00	7.62	1.13	HROFDY
F37	0	0.38138E-02	7.6	68.6	0.0	1.00	7.62	1.13	HROFDY
F38	0	0.38138E-02	22.9	68.6	0.0	1.00	7.62	1.13	HROFDY
F39	0	0.38138E-02	38.1	68.6	0.0	1.00	7.62	1.13	HROFDY
F40	0	0.38138E-02	53.3	68.6	0.0	1.00	7.62	1.13	HROFDY
F41	0	0.38138E-02	68.6	68.6	0.0	1.00	7.62	1.13	HROFDY
F42	0	0.38138E-02	83.8	68.6	0.0	1.00	7.62	1.13	HROFDY
F43	0	0.38138E-02	99.1	68.6	0.0	1.00	7.62	1.13	HROFDY
F44	0	0.38138E-02	114.3	68.6	0.0	1.00	7.62	1.13	HROFDY
F45	0	0.38138E-02	129.5	68.6	0.0	1.00	7.62	1.13	HROFDY
F46	0	0.38138E-02	7.6	83.8	0.0	1.00	7.62	1.13	HROFDY
F47	0	0.38138E-02	22.9	83.8	0.0	1.00	7.62	1.13	HROFDY
F48	0	0.38138E-02	38.1	83.8	0.0	1.00	7.62	1.13	HROFDY
F49	0	0.38138E-02	53.3	83.8	0.0	1.00	7.62	1.13	HROFDY
F50	0	0.38138E-02	68.6	83.8	0.0	1.00	7.62	1.13	HROFDY
F51	0	0.38138E-02	83.8	83.8	0.0	1.00	7.62	1.13	HROFDY
F52	0	0.38138E-02	99.1	83.8	0.0	1.00	7.62	1.13	HROFDY
F53	0	0.38138E-02	114.3	83.8	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F54	0	0.38138E-02	129.5	83.8	0.0	1.00	7.62	1.13	HROFDY
F55	0	0.38138E-02	7.6	99.1	0.0	1.00	7.62	1.13	HROFDY

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F56	0	0.38138E-02	22.9	99.1	0.0	1.00	7.62	1.13	HROFDY
F57	0	0.38138E-02	38.1	99.1	0.0	1.00	7.62	1.13	HROFDY
F58	0	0.38138E-02	53.3	99.1	0.0	1.00	7.62	1.13	HROFDY
F59	0	0.38138E-02	68.6	99.1	0.0	1.00	7.62	1.13	HROFDY
F60	0	0.38138E-02	83.8	99.1	0.0	1.00	7.62	1.13	HROFDY
F61	0	0.38138E-02	99.1	99.1	0.0	1.00	7.62	1.13	HROFDY
F62	0	0.38138E-02	114.3	99.1	0.0	1.00	7.62	1.13	HROFDY
F63	0	0.38138E-02	129.5	99.1	0.0	1.00	7.62	1.13	HROFDY
F64	0	0.38138E-02	7.6	114.3	0.0	1.00	7.62	1.13	HROFDY
F65	0	0.38138E-02	22.9	114.3	0.0	1.00	7.62	1.13	HROFDY
F66	0	0.38138E-02	38.1	114.3	0.0	1.00	7.62	1.13	HROFDY
F67	0	0.38138E-02	53.3	114.3	0.0	1.00	7.62	1.13	HROFDY
F68	0	0.38138E-02	68.6	114.3	0.0	1.00	7.62	1.13	HROFDY
F69	0	0.38138E-02	83.8	114.3	0.0	1.00	7.62	1.13	HROFDY
F70	0	0.38138E-02	99.1	114.3	0.0	1.00	7.62	1.13	HROFDY
F71	0	0.38138E-02	114.3	114.3	0.0	1.00	7.62	1.13	HROFDY
F72	0	0.38138E-02	129.5	114.3	0.0	1.00	7.62	1.13	HROFDY
F73	0	0.38138E-02	7.6	129.5	0.0	1.00	7.62	1.13	HROFDY
F74	0	0.38138E-02	22.9	129.5	0.0	1.00	7.62	1.13	HROFDY
F75	0	0.38138E-02	38.1	129.5	0.0	1.00	7.62	1.13	HROFDY
F76	0	0.38138E-02	53.3	129.5	0.0	1.00	7.62	1.13	HROFDY
F77	0	0.38138E-02	68.6	129.5	0.0	1.00	7.62	1.13	HROFDY
F78	0	0.38138E-02	83.8	129.5	0.0	1.00	7.62	1.13	HROFDY
F79	0	0.38138E-02	99.1	129.5	0.0	1.00	7.62	1.13	HROFDY
F80	0	0.38138E-02	114.3	129.5	0.0	1.00	7.62	1.13	HROFDY
F81	0	0.38138E-02	129.5	129.5	0.0	1.00	7.62	1.13	HROFDY
F82	0	0.38138E-02	68.6	144.8	0.0	1.00	7.62	1.13	HROFDY
F83	0	0.38138E-02	83.8	144.8	0.0	1.00	7.62	1.13	HROFDY
F84	0	0.38138E-02	99.1	144.8	0.0	1.00	7.62	1.13	HROFDY
F85	0	0.38138E-02	114.3	144.8	0.0	1.00	7.62	1.13	HROFDY
F86	0	0.38138E-02	129.5	144.8	0.0	1.00	7.62	1.13	HROFDY
F87	0	0.38138E-02	68.6	160.0	0.0	1.00	7.62	1.13	HROFDY
F88	0	0.38138E-02	83.8	160.0	0.0	1.00	7.62	1.13	HROFDY
F89	0	0.38138E-02	99.1	160.0	0.0	1.00	7.62	1.13	HROFDY
F90	0	0.38138E-02	114.3	160.0	0.0	1.00	7.62	1.13	HROFDY
F91	0	0.38138E-02	129.5	160.0	0.0	1.00	7.62	1.13	HROFDY
F92	0	0.38138E-02	144.8	160.0	0.0	1.00	7.62	1.13	HROFDY
F93	0	0.38138E-02	160.0	160.0	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F94	0	0.38138E-02	68.6	175.3	0.0	1.00	7.62	1.13	HROFDY
F95	0	0.38138E-02	83.8	175.3	0.0	1.00	7.62	1.13	HROFDY
F96	0	0.38138E-02	99.1	175.3	0.0	1.00	7.62	1.13	HROFDY
F97	0	0.38138E-02	114.3	175.3	0.0	1.00	7.62	1.13	HROFDY
F98	0	0.38138E-02	129.5	175.3	0.0	1.00	7.62	1.13	HROFDY
F99	0	0.38138E-02	144.8	175.3	0.0	1.00	7.62	1.13	HROFDY
F100	0	0.38138E-02	160.0	175.3	0.0	1.00	7.62	1.13	HROFDY
F101	0	0.38138E-02	68.6	190.5	0.0	1.00	7.62	1.13	HROFDY

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D21314.00 Huntington Beach Senior Center PM10 Analysis_1981_PM10_Summary.txt									
F102	0	0.38138E-02	83.8	190.5	0.0	1.00	7.62	1.13	HROFDY
F103	0	0.38138E-02	99.1	190.5	0.0	1.00	7.62	1.13	HROFDY
F104	0	0.38138E-02	114.3	190.5	0.0	1.00	7.62	1.13	HROFDY
F105	0	0.38138E-02	129.5	190.5	0.0	1.00	7.62	1.13	HROFDY
F106	0	0.38138E-02	144.8	190.5	0.0	1.00	7.62	1.13	HROFDY
F107	0	0.38138E-02	160.0	190.5	0.0	1.00	7.62	1.13	HROFDY

\*\*\* SOURCE IDs DEFINING SOURCE GROUPS \*\*\*

GROUP ID	SOURCE IDs											
ALL	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12
	S13	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24
	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36
	S37	S38	S39	S40	S41	S42	S43	S44	S45	S46	S47	S48
	S49	S50	S51	S52	S53	S54	S55	S56	S57	S58	S59	S60
	S61	S62	S63	S64	S65	S66	S67	S68	S69	S70	S71	S72
	S73	S74	S75	S76	S77	S78	S79	S80	S81	S82	S83	S84
	S85	S86	S87	S88	S89	S90	S91	S92	S93	S94	S95	S96
	S97	S98	S99	S100	S101	S102	S103	S104	S105	S106	S107	F1
	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13
	F14	F15	F16	F17	F18	F19	F20	F21	F22	F23	F24	F25
	F26	F27	F28	F29	F30	F31	F32	F33	F34	F35	F36	F37
	F38	F39	F40	F41	F42	F43	F44	F45	F46	F47	F48	F49
	F50	F51	F52	F53	F54	F55	F56	F57	F58	F59	F60	F61
	F62	F63	F64	F65	F66	F67	F68	F69	F70	F71	F72	F73
	F74	F75	F76	F77	F78	F79	F80	F81	F82	F83	F84	F85
	F86	F87	F88	F89	F90	F91	F92	F93	F94	F95	F96	F97
	F98	F99	F100	F101	F102	F103	F104	F105	F106	F107		

\*\*\* THE SUMMARY OF HIGHEST 24-HR RESULTS \*\*\*

D21314.00 Huntington Beach Senior Center PM10 Analysis\_1981\_PM10\_Summary.txt  
 \*\* CONC OF PM IN MICROGRAMS/M\*\*3 \*\*

GROUP ID			AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR	(XR, YR, ZELEV, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	HIGH	1ST HIGH VALUE IS	9.44568	ON 81011524: AT (	-225.00,	75.00,	0.00,	2.00) DC NA
	HIGH	2ND HIGH VALUE IS	8.85703	ON 81122624: AT (	-225.00,	50.00,	0.00,	2.00) DC NA

D21314.00 Huntington Beach Senior Center PM25 Analysis\_1981\_PM25\_Summary.txt  
 \*\*\* ISCST3 - VERSION 02035 \*\*\*  
 \*\*\* D21314.00 Huntington Beach Senior Center \*\*\*  
 \*\*\* Model Executed on 11/17/07 at 17:34:08 \*\*\*  
 Input File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Hunti  
 ngtion Beach Senior Center PM25 Analysis\_1981\_PM.DTA  
 Output File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\D21314.00 Hunti  
 ngtion Beach Senior Center PM25 Analysis\_1981\_PM.LST  
 Met File - P:\Projects - All Users\D21200.00+\D21314.00 HB Senior Center\Air Quality Data\Dispersion\COSMESA.ASC

Number of sources - 214  
 Number of source groups - 1  
 Number of receptors - 7256

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S1	0	0.19135E-03	7.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S2	0	0.19135E-03	22.9	7.6	0.0	5.00	7.62	1.16	HROFDY
S3	0	0.19135E-03	38.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S4	0	0.19135E-03	53.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S5	0	0.19135E-03	68.6	7.6	0.0	5.00	7.62	1.16	HROFDY
S6	0	0.19135E-03	83.8	7.6	0.0	5.00	7.62	1.16	HROFDY
S7	0	0.19135E-03	99.1	7.6	0.0	5.00	7.62	1.16	HROFDY
S8	0	0.19135E-03	114.3	7.6	0.0	5.00	7.62	1.16	HROFDY
S9	0	0.19135E-03	129.5	7.6	0.0	5.00	7.62	1.16	HROFDY
S10	0	0.19135E-03	7.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S11	0	0.19135E-03	22.9	22.9	0.0	5.00	7.62	1.16	HROFDY
S12	0	0.19135E-03	38.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S13	0	0.19135E-03	53.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S14	0	0.19135E-03	68.6	22.9	0.0	5.00	7.62	1.16	HROFDY
S15	0	0.19135E-03	83.8	22.9	0.0	5.00	7.62	1.16	HROFDY
S16	0	0.19135E-03	99.1	22.9	0.0	5.00	7.62	1.16	HROFDY
S17	0	0.19135E-03	114.3	22.9	0.0	5.00	7.62	1.16	HROFDY
S18	0	0.19135E-03	129.5	22.9	0.0	5.00	7.62	1.16	HROFDY
S19	0	0.19135E-03	7.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S20	0	0.19135E-03	22.9	38.1	0.0	5.00	7.62	1.16	HROFDY
S21	0	0.19135E-03	38.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S22	0	0.19135E-03	53.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S23	0	0.19135E-03	68.6	38.1	0.0	5.00	7.62	1.16	HROFDY
S24	0	0.19135E-03	83.8	38.1	0.0	5.00	7.62	1.16	HROFDY
S25	0	0.19135E-03	99.1	38.1	0.0	5.00	7.62	1.16	HROFDY
S26	0	0.19135E-03	114.3	38.1	0.0	5.00	7.62	1.16	HROFDY
S27	0	0.19135E-03	129.5	38.1	0.0	5.00	7.62	1.16	HROFDY
S28	0	0.19135E-03	7.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S29	0	0.19135E-03	22.9	53.3	0.0	5.00	7.62	1.16	HROFDY
S30	0	0.19135E-03	38.1	53.3	0.0	5.00	7.62	1.16	HROFDY
S31	0	0.19135E-03	53.3	53.3	0.0	5.00	7.62	1.16	HROFDY
S32	0	0.19135E-03	68.6	53.3	0.0	5.00	7.62	1.16	HROFDY
S33	0	0.19135E-03	83.8	53.3	0.0	5.00	7.62	1.16	HROFDY

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D21314.00 Huntington Beach Senior Center PM25 Analysis\_1981\_PM25\_Summary.txt  
 S34 0 0.19135E-03 99.1 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S35 0 0.19135E-03 114.3 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S36 0 0.19135E-03 129.5 53.3 0.0 5.00 7.62 1.16 HROFDY  
 S37 0 0.19135E-03 7.6 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S38 0 0.19135E-03 22.9 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S39 0 0.19135E-03 38.1 68.6 0.0 5.00 7.62 1.16 HROFDY  
 S40 0 0.19135E-03 53.3 68.6 0.0 5.00 7.62 1.16 HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S41	0	0.19135E-03	68.6	68.6	0.0	5.00	7.62	1.16	HROFDY
S42	0	0.19135E-03	83.8	68.6	0.0	5.00	7.62	1.16	HROFDY
S43	0	0.19135E-03	99.1	68.6	0.0	5.00	7.62	1.16	HROFDY
S44	0	0.19135E-03	114.3	68.6	0.0	5.00	7.62	1.16	HROFDY
S45	0	0.19135E-03	129.5	68.6	0.0	5.00	7.62	1.16	HROFDY
S46	0	0.19135E-03	7.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S47	0	0.19135E-03	22.9	83.8	0.0	5.00	7.62	1.16	HROFDY
S48	0	0.19135E-03	38.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S49	0	0.19135E-03	53.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S50	0	0.19135E-03	68.6	83.8	0.0	5.00	7.62	1.16	HROFDY
S51	0	0.19135E-03	83.8	83.8	0.0	5.00	7.62	1.16	HROFDY
S52	0	0.19135E-03	99.1	83.8	0.0	5.00	7.62	1.16	HROFDY
S53	0	0.19135E-03	114.3	83.8	0.0	5.00	7.62	1.16	HROFDY
S54	0	0.19135E-03	129.5	83.8	0.0	5.00	7.62	1.16	HROFDY
S55	0	0.19135E-03	7.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S56	0	0.19135E-03	22.9	99.1	0.0	5.00	7.62	1.16	HROFDY
S57	0	0.19135E-03	38.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S58	0	0.19135E-03	53.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S59	0	0.19135E-03	68.6	99.1	0.0	5.00	7.62	1.16	HROFDY
S60	0	0.19135E-03	83.8	99.1	0.0	5.00	7.62	1.16	HROFDY
S61	0	0.19135E-03	99.1	99.1	0.0	5.00	7.62	1.16	HROFDY
S62	0	0.19135E-03	114.3	99.1	0.0	5.00	7.62	1.16	HROFDY
S63	0	0.19135E-03	129.5	99.1	0.0	5.00	7.62	1.16	HROFDY
S64	0	0.19135E-03	7.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S65	0	0.19135E-03	22.9	114.3	0.0	5.00	7.62	1.16	HROFDY
S66	0	0.19135E-03	38.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S67	0	0.19135E-03	53.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S68	0	0.19135E-03	68.6	114.3	0.0	5.00	7.62	1.16	HROFDY
S69	0	0.19135E-03	83.8	114.3	0.0	5.00	7.62	1.16	HROFDY
S70	0	0.19135E-03	99.1	114.3	0.0	5.00	7.62	1.16	HROFDY
S71	0	0.19135E-03	114.3	114.3	0.0	5.00	7.62	1.16	HROFDY
S72	0	0.19135E-03	129.5	114.3	0.0	5.00	7.62	1.16	HROFDY
S73	0	0.19135E-03	7.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S74	0	0.19135E-03	22.9	129.5	0.0	5.00	7.62	1.16	HROFDY
S75	0	0.19135E-03	38.1	129.5	0.0	5.00	7.62	1.16	HROFDY
S76	0	0.19135E-03	53.3	129.5	0.0	5.00	7.62	1.16	HROFDY
S77	0	0.19135E-03	68.6	129.5	0.0	5.00	7.62	1.16	HROFDY
S78	0	0.19135E-03	83.8	129.5	0.0	5.00	7.62	1.16	HROFDY
S79	0	0.19135E-03	99.1	129.5	0.0	5.00	7.62	1.16	HROFDY

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\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
S81	0	0.19135E-03	129.5	129.5	0.0	5.00	7.62	1.16	HROFDY
S82	0	0.19135E-03	68.6	144.8	0.0	5.00	7.62	1.16	HROFDY
S83	0	0.19135E-03	83.8	144.8	0.0	5.00	7.62	1.16	HROFDY
S84	0	0.19135E-03	99.1	144.8	0.0	5.00	7.62	1.16	HROFDY
S85	0	0.19135E-03	114.3	144.8	0.0	5.00	7.62	1.16	HROFDY
S86	0	0.19135E-03	129.5	144.8	0.0	5.00	7.62	1.16	HROFDY
S87	0	0.19135E-03	68.6	160.0	0.0	5.00	7.62	1.16	HROFDY
S88	0	0.19135E-03	83.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S89	0	0.19135E-03	99.1	160.0	0.0	5.00	7.62	1.16	HROFDY
S90	0	0.19135E-03	114.3	160.0	0.0	5.00	7.62	1.16	HROFDY
S91	0	0.19135E-03	129.5	160.0	0.0	5.00	7.62	1.16	HROFDY
S92	0	0.19135E-03	144.8	160.0	0.0	5.00	7.62	1.16	HROFDY
S93	0	0.19135E-03	160.0	160.0	0.0	5.00	7.62	1.16	HROFDY
S94	0	0.19135E-03	68.6	175.3	0.0	5.00	7.62	1.16	HROFDY
S95	0	0.19135E-03	83.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S96	0	0.19135E-03	99.1	175.3	0.0	5.00	7.62	1.16	HROFDY
S97	0	0.19135E-03	114.3	175.3	0.0	5.00	7.62	1.16	HROFDY
S98	0	0.19135E-03	129.5	175.3	0.0	5.00	7.62	1.16	HROFDY
S99	0	0.19135E-03	144.8	175.3	0.0	5.00	7.62	1.16	HROFDY
S100	0	0.19135E-03	160.0	175.3	0.0	5.00	7.62	1.16	HROFDY
S101	0	0.19135E-03	68.6	190.5	0.0	5.00	7.62	1.16	HROFDY
S102	0	0.19135E-03	83.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S103	0	0.19135E-03	99.1	190.5	0.0	5.00	7.62	1.16	HROFDY
S104	0	0.19135E-03	114.3	190.5	0.0	5.00	7.62	1.16	HROFDY
S105	0	0.19135E-03	129.5	190.5	0.0	5.00	7.62	1.16	HROFDY
S106	0	0.19135E-03	144.8	190.5	0.0	5.00	7.62	1.16	HROFDY
S107	0	0.19135E-03	160.0	190.5	0.0	5.00	7.62	1.16	HROFDY
F1	0	0.79632E-03	7.6	7.6	0.0	1.00	7.62	1.13	HROFDY
F2	0	0.79632E-03	22.9	7.6	0.0	1.00	7.62	1.13	HROFDY
F3	0	0.79632E-03	38.1	7.6	0.0	1.00	7.62	1.13	HROFDY
F4	0	0.79632E-03	53.3	7.6	0.0	1.00	7.62	1.13	HROFDY
F5	0	0.79632E-03	68.6	7.6	0.0	1.00	7.62	1.13	HROFDY
F6	0	0.79632E-03	83.8	7.6	0.0	1.00	7.62	1.13	HROFDY
F7	0	0.79632E-03	99.1	7.6	0.0	1.00	7.62	1.13	HROFDY
F8	0	0.79632E-03	114.3	7.6	0.0	1.00	7.62	1.13	HROFDY
F9	0	0.79632E-03	129.5	7.6	0.0	1.00	7.62	1.13	HROFDY
F10	0	0.79632E-03	7.6	22.9	0.0	1.00	7.62	1.13	HROFDY
F11	0	0.79632E-03	22.9	22.9	0.0	1.00	7.62	1.13	HROFDY
F12	0	0.79632E-03	38.1	22.9	0.0	1.00	7.62	1.13	HROFDY
F13	0	0.79632E-03	53.3	22.9	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

NUMBER EMISSION RATE BASE RELEASE INIT. INIT. EMISSION RATE  
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SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F14	0	0.79632E-03	68.6	22.9	0.0	1.00	7.62	1.13	HROFDY
F15	0	0.79632E-03	83.8	22.9	0.0	1.00	7.62	1.13	HROFDY
F16	0	0.79632E-03	99.1	22.9	0.0	1.00	7.62	1.13	HROFDY
F17	0	0.79632E-03	114.3	22.9	0.0	1.00	7.62	1.13	HROFDY
F18	0	0.79632E-03	129.5	22.9	0.0	1.00	7.62	1.13	HROFDY
F19	0	0.79632E-03	7.6	38.1	0.0	1.00	7.62	1.13	HROFDY
F20	0	0.79632E-03	22.9	38.1	0.0	1.00	7.62	1.13	HROFDY
F21	0	0.79632E-03	38.1	38.1	0.0	1.00	7.62	1.13	HROFDY
F22	0	0.79632E-03	53.3	38.1	0.0	1.00	7.62	1.13	HROFDY
F23	0	0.79632E-03	68.6	38.1	0.0	1.00	7.62	1.13	HROFDY
F24	0	0.79632E-03	83.8	38.1	0.0	1.00	7.62	1.13	HROFDY
F25	0	0.79632E-03	99.1	38.1	0.0	1.00	7.62	1.13	HROFDY
F26	0	0.79632E-03	114.3	38.1	0.0	1.00	7.62	1.13	HROFDY
F27	0	0.79632E-03	129.5	38.1	0.0	1.00	7.62	1.13	HROFDY
F28	0	0.79632E-03	7.6	53.3	0.0	1.00	7.62	1.13	HROFDY
F29	0	0.79632E-03	22.9	53.3	0.0	1.00	7.62	1.13	HROFDY
F30	0	0.79632E-03	38.1	53.3	0.0	1.00	7.62	1.13	HROFDY
F31	0	0.79632E-03	53.3	53.3	0.0	1.00	7.62	1.13	HROFDY
F32	0	0.79632E-03	68.6	53.3	0.0	1.00	7.62	1.13	HROFDY
F33	0	0.79632E-03	83.8	53.3	0.0	1.00	7.62	1.13	HROFDY
F34	0	0.79632E-03	99.1	53.3	0.0	1.00	7.62	1.13	HROFDY
F35	0	0.79632E-03	114.3	53.3	0.0	1.00	7.62	1.13	HROFDY
F36	0	0.79632E-03	129.5	53.3	0.0	1.00	7.62	1.13	HROFDY
F37	0	0.79632E-03	7.6	68.6	0.0	1.00	7.62	1.13	HROFDY
F38	0	0.79632E-03	22.9	68.6	0.0	1.00	7.62	1.13	HROFDY
F39	0	0.79632E-03	38.1	68.6	0.0	1.00	7.62	1.13	HROFDY
F40	0	0.79632E-03	53.3	68.6	0.0	1.00	7.62	1.13	HROFDY
F41	0	0.79632E-03	68.6	68.6	0.0	1.00	7.62	1.13	HROFDY
F42	0	0.79632E-03	83.8	68.6	0.0	1.00	7.62	1.13	HROFDY
F43	0	0.79632E-03	99.1	68.6	0.0	1.00	7.62	1.13	HROFDY
F44	0	0.79632E-03	114.3	68.6	0.0	1.00	7.62	1.13	HROFDY
F45	0	0.79632E-03	129.5	68.6	0.0	1.00	7.62	1.13	HROFDY
F46	0	0.79632E-03	7.6	83.8	0.0	1.00	7.62	1.13	HROFDY
F47	0	0.79632E-03	22.9	83.8	0.0	1.00	7.62	1.13	HROFDY
F48	0	0.79632E-03	38.1	83.8	0.0	1.00	7.62	1.13	HROFDY
F49	0	0.79632E-03	53.3	83.8	0.0	1.00	7.62	1.13	HROFDY
F50	0	0.79632E-03	68.6	83.8	0.0	1.00	7.62	1.13	HROFDY
F51	0	0.79632E-03	83.8	83.8	0.0	1.00	7.62	1.13	HROFDY
F52	0	0.79632E-03	99.1	83.8	0.0	1.00	7.62	1.13	HROFDY
F53	0	0.79632E-03	114.3	83.8	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F54	0	0.79632E-03	129.5	83.8	0.0	1.00	7.62	1.13	HROFDY
F55	0	0.79632E-03	7.6	99.1	0.0	1.00	7.62	1.13	HROFDY

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F56	0	0.79632E-03	22.9	99.1	0.0	1.00	7.62	1.13	HROFDY
F57	0	0.79632E-03	38.1	99.1	0.0	1.00	7.62	1.13	HROFDY
F58	0	0.79632E-03	53.3	99.1	0.0	1.00	7.62	1.13	HROFDY
F59	0	0.79632E-03	68.6	99.1	0.0	1.00	7.62	1.13	HROFDY
F60	0	0.79632E-03	83.8	99.1	0.0	1.00	7.62	1.13	HROFDY
F61	0	0.79632E-03	99.1	99.1	0.0	1.00	7.62	1.13	HROFDY
F62	0	0.79632E-03	114.3	99.1	0.0	1.00	7.62	1.13	HROFDY
F63	0	0.79632E-03	129.5	99.1	0.0	1.00	7.62	1.13	HROFDY
F64	0	0.79632E-03	7.6	114.3	0.0	1.00	7.62	1.13	HROFDY
F65	0	0.79632E-03	22.9	114.3	0.0	1.00	7.62	1.13	HROFDY
F66	0	0.79632E-03	38.1	114.3	0.0	1.00	7.62	1.13	HROFDY
F67	0	0.79632E-03	53.3	114.3	0.0	1.00	7.62	1.13	HROFDY
F68	0	0.79632E-03	68.6	114.3	0.0	1.00	7.62	1.13	HROFDY
F69	0	0.79632E-03	83.8	114.3	0.0	1.00	7.62	1.13	HROFDY
F70	0	0.79632E-03	99.1	114.3	0.0	1.00	7.62	1.13	HROFDY
F71	0	0.79632E-03	114.3	114.3	0.0	1.00	7.62	1.13	HROFDY
F72	0	0.79632E-03	129.5	114.3	0.0	1.00	7.62	1.13	HROFDY
F73	0	0.79632E-03	7.6	129.5	0.0	1.00	7.62	1.13	HROFDY
F74	0	0.79632E-03	22.9	129.5	0.0	1.00	7.62	1.13	HROFDY
F75	0	0.79632E-03	38.1	129.5	0.0	1.00	7.62	1.13	HROFDY
F76	0	0.79632E-03	53.3	129.5	0.0	1.00	7.62	1.13	HROFDY
F77	0	0.79632E-03	68.6	129.5	0.0	1.00	7.62	1.13	HROFDY
F78	0	0.79632E-03	83.8	129.5	0.0	1.00	7.62	1.13	HROFDY
F79	0	0.79632E-03	99.1	129.5	0.0	1.00	7.62	1.13	HROFDY
F80	0	0.79632E-03	114.3	129.5	0.0	1.00	7.62	1.13	HROFDY
F81	0	0.79632E-03	129.5	129.5	0.0	1.00	7.62	1.13	HROFDY
F82	0	0.79632E-03	68.6	144.8	0.0	1.00	7.62	1.13	HROFDY
F83	0	0.79632E-03	83.8	144.8	0.0	1.00	7.62	1.13	HROFDY
F84	0	0.79632E-03	99.1	144.8	0.0	1.00	7.62	1.13	HROFDY
F85	0	0.79632E-03	114.3	144.8	0.0	1.00	7.62	1.13	HROFDY
F86	0	0.79632E-03	129.5	144.8	0.0	1.00	7.62	1.13	HROFDY
F87	0	0.79632E-03	68.6	160.0	0.0	1.00	7.62	1.13	HROFDY
F88	0	0.79632E-03	83.8	160.0	0.0	1.00	7.62	1.13	HROFDY
F89	0	0.79632E-03	99.1	160.0	0.0	1.00	7.62	1.13	HROFDY
F90	0	0.79632E-03	114.3	160.0	0.0	1.00	7.62	1.13	HROFDY
F91	0	0.79632E-03	129.5	160.0	0.0	1.00	7.62	1.13	HROFDY
F92	0	0.79632E-03	144.8	160.0	0.0	1.00	7.62	1.13	HROFDY
F93	0	0.79632E-03	160.0	160.0	0.0	1.00	7.62	1.13	HROFDY

\*\*\* VOLUME SOURCE DATA \*\*\*

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC)	X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	EMISSION RATE SCALAR VARY BY
F94	0	0.79632E-03	68.6	175.3	0.0	1.00	7.62	1.13	HROFDY
F95	0	0.79632E-03	83.8	175.3	0.0	1.00	7.62	1.13	HROFDY
F96	0	0.79632E-03	99.1	175.3	0.0	1.00	7.62	1.13	HROFDY
F97	0	0.79632E-03	114.3	175.3	0.0	1.00	7.62	1.13	HROFDY
F98	0	0.79632E-03	129.5	175.3	0.0	1.00	7.62	1.13	HROFDY
F99	0	0.79632E-03	144.8	175.3	0.0	1.00	7.62	1.13	HROFDY
F100	0	0.79632E-03	160.0	175.3	0.0	1.00	7.62	1.13	HROFDY
F101	0	0.79632E-03	68.6	190.5	0.0	1.00	7.62	1.13	HROFDY

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F102	0	0.79632E-03	83.8	190.5	0.0	1.00	7.62	1.13	HROFDY
F103	0	0.79632E-03	99.1	190.5	0.0	1.00	7.62	1.13	HROFDY
F104	0	0.79632E-03	114.3	190.5	0.0	1.00	7.62	1.13	HROFDY
F105	0	0.79632E-03	129.5	190.5	0.0	1.00	7.62	1.13	HROFDY
F106	0	0.79632E-03	144.8	190.5	0.0	1.00	7.62	1.13	HROFDY
F107	0	0.79632E-03	160.0	190.5	0.0	1.00	7.62	1.13	HROFDY

\*\*\* SOURCE IDs DEFINING SOURCE GROUPS \*\*\*

GROUP ID	SOURCE IDs											
ALL	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12
	S13	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24
	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36
	S37	S38	S39	S40	S41	S42	S43	S44	S45	S46	S47	S48
	S49	S50	S51	S52	S53	S54	S55	S56	S57	S58	S59	S60
	S61	S62	S63	S64	S65	S66	S67	S68	S69	S70	S71	S72
	S73	S74	S75	S76	S77	S78	S79	S80	S81	S82	S83	S84
	S85	S86	S87	S88	S89	S90	S91	S92	S93	S94	S95	S96
	S97	S98	S99	S100	S101	S102	S103	S104	S105	S106	S107	F1
	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13
	F14	F15	F16	F17	F18	F19	F20	F21	F22	F23	F24	F25
	F26	F27	F28	F29	F30	F31	F32	F33	F34	F35	F36	F37
	F38	F39	F40	F41	F42	F43	F44	F45	F46	F47	F48	F49
	F50	F51	F52	F53	F54	F55	F56	F57	F58	F59	F60	F61
	F62	F63	F64	F65	F66	F67	F68	F69	F70	F71	F72	F73
	F74	F75	F76	F77	F78	F79	F80	F81	F82	F83	F84	F85
	F86	F87	F88	F89	F90	F91	F92	F93	F94	F95	F96	F97
	F98	F99	F100	F101	F102	F103	F104	F105	F106	F107		

\*\*\* THE SUMMARY OF HIGHEST 24-HR RESULTS \*\*\*

D21314.00 Huntington Beach Senior Center PM25 Analysis\_1981\_PM25\_Summary.txt  
 \*\* CONC OF PM IN MICROGRAMS/M\*\*3 \*\*

GROUP ID			AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR	(XR, YR, ZELEV, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	HIGH	1ST HIGH VALUE IS	2.31130	ON 81011524: AT (	-225.00,	75.00,	0.00,	2.00) DC NA
	HIGH	2ND HIGH VALUE IS	2.16656	ON 81122624: AT (	-225.00,	50.00,	0.00,	2.00) DC NA

Combined Winter Emissions Reports (Pounds/Day)

File Name: P:\Projects - All Users\ID21200.00+ID21314.00 HB Senior Center\Air Quality Data\ID21314.00 Huntington Beach Senior Center - Construction.urb9

Project Name: D21314.00 Huntington Beach Senior Center - Construction

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10.Dust	PM10.Exhaust	PM10	PM2.5.Dust	PM2.5.Exhaust	PM2.5	CO2
2008 TOTALS (lbs/day unmitigated)	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
2008 TOTALS (lbs/day mitigated)	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
2009 TOTALS (lbs/day unmitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92
2009 TOTALS (lbs/day mitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

ROG	NOx	CO	SO2	PM10.Dust	PM10.Exhaust	PM10	PM2.5.Dust	PM2.5.Exhaust	PM2.5	CO2
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Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading 10/01/2008- 12/15/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 12/16/2008-12/31/2008 Active Days: 12	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading 12/16/2008- 12/31/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Fine Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 1/2/2009-1/15/2009 Active Days: 10	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching 01/02/2009-01/15/2009	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.03	0.06	1.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.48
Time Slice 1/16/2009-9/16/2009 Active Days: 174	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building 01/16/2009-09/16/2009	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.04	0.52	0.40	0.00	0.00	0.02	0.02	0.00	0.02	0.02	92.21
Building Worker Trips	0.10	0.18	3.05	0.00	0.02	0.01	0.03	0.01	0.01	0.01	358.52

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Time Slice 9/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Active Days: 22																		
Coating 09/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Architectural Coating	43.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Time Slice 10/19/2009-11/18/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1,628.17
Active Days: 23																		
Asphalt 10/19/2009-11/18/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1,628.17
Paving Off-Gas	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.81	16.83	9.27	0.00	0.00	1.46	1.46	0.00	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1,272.04
Paving On Road Diesel	0.06	0.85	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	107.16
Paving Worker Trips	0.07	0.13	2.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	248.97

Phase Assumptions

Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

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Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 1/2/2009 - 1/15/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 10/19/2009 - 11/18/2009 - Paving

Acres to be Paved: 1.62

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 1/16/2009 - 9/16/2009 - Building Construction

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

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3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 9/17/2009 - 10/16/2009 - Architectural Coating

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading 10/01/2008-12/15/2008	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	25.91	0.00	25.91	5.41	0.00	5.41	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55



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Time Slice 10/19/2009-11/18/2009  
Active Days: 23

Asphalt 10/19/2009-11/18/2009

Paving Off-Gas	0.18	0.00	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1,628.17
Paving Off Road Diesel	2.81	16.83	9.27	0.00	1.46	1.46	0.00	1.34	1.34	1,272.04
Paving On Road Diesel	0.06	0.85	0.31	0.00	0.03	0.04	0.00	0.03	0.03	107.16
Paving Worker Trips	0.07	0.13	2.12	0.01	0.01	0.02	0.00	0.01	0.01	248.97

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

The following mitigation measures apply to Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

Combined Summer Emissions Reports (Pounds/Day)

File Name: P:\Projects - All Users\1200.00+121314.00 HB Senior Center\Air Quality Data\121314.00 Huntington Beach Senior Center - Construction.urb9

Project Name: D21314.00 Huntington Beach Senior Center - Construction

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10.Dust	PM10.Exhaust	PM10	PM2.5.Dust	PM2.5.Exhaust	PM2.5	CO2
2008 TOTALS (lbs/day unmitigated)	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
2008 TOTALS (lbs/day mitigated)	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
2009 TOTALS (lbs/day unmitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92
2009 TOTALS (lbs/day mitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

ROG	NOx	CO	SO2	PM10.Dust	PM10.Exhaust	PM10	PM2.5.Dust	PM2.5.Exhaust	PM2.5	CO2
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Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading 10/01/2008- 12/15/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 12/16/2008-12/31/2008 Active Days: 12	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading 12/16/2008- 12/31/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Fine Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 1/2/2009-1/15/2009 Active Days: 10	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching 01/02/2009-01/15/2009	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.03	0.06	1.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.48
Time Slice 1/16/2009-9/16/2009 Active Days: 174	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building 01/16/2009-09/16/2009	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.04	0.52	0.40	0.00	0.00	0.02	0.02	0.00	0.02	0.02	92.21
Building Worker Trips	0.10	0.18	3.05	0.00	0.02	0.01	0.03	0.01	0.01	0.01	358.52

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Time Slice 9/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Active Days: 22																			
Coating 09/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Architectural Coating	43.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Time Slice 10/19/2009-11/18/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.02	1.51	0.02	1.50	1.51	0.02	1.51	0.01	1.38	1.38	1.38	1,628.17
Active Days: 23																			
Asphalt 10/19/2009-11/18/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.02	1.50	0.02	1.50	1.51	0.02	1.51	0.01	1.38	1.38	1.38	1,628.17
Paving Off-Gas	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.81	16.83	9.27	0.00	0.00	1.46	1.46	0.00	1.46	0.00	1.46	1.46	0.00	1.46	0.00	1.34	1.34	1.34	1,272.04
Paving On Road Diesel	0.06	0.85	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.00	0.03	0.04	0.00	0.04	0.00	0.03	0.03	0.03	107.16
Paving Worker Trips	0.07	0.13	2.12	0.00	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.02	0.01	0.02	0.00	0.01	0.01	0.01	248.97

Phase Assumptions

Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

Page: 4

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Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 1/2/2009 - 1/15/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 10/19/2009 - 11/18/2009 - Paving

Acres to be Paved: 1.62

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.52 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 1/16/2009 - 9/16/2009 - Building Construction

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

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3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

- Phase: Architectural Coating 9/17/2009 - 10/16/2009 - Architectural Coating
- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading 10/01/2008- 12/15/2008	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	25.91	0.00	25.91	5.41	0.00	5.41	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55

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Time Slice 12/16/2008-12/31/2008 Active Days: 12	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Fine Grading 12/16/2008- 12/31/2008	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Fine Grading Dust	0.00	0.00	0.00	0.00	25.91	0.00	25.91	5.41	0.00	5.41	0.00
Fine Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 1/2/2009-1/15/2009 Active Days: 10	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching 01/02/2009-01/15/2009	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.03	0.06	1.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.48
Time Slice 1/16/2009-9/16/2009 Active Days: 174	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building 01/16/2009-09/16/2009	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.04	0.52	0.40	0.00	0.00	0.02	0.02	0.00	0.02	0.02	92.21
Building Worker Trips	0.10	0.18	3.05	0.00	0.02	0.01	0.03	0.01	0.01	0.01	358.52
Time Slice 9/17/2009-10/16/2009 Active Days: 22	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Coating 09/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Architectural Coating	43.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66

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Time Slice 10/19/2009-11/18/2009  
Active Days: 23

Asphalt 10/19/2009-11/18/2009

Paving Off-Gas

Paving Off Road Diesel

Paving On Road Diesel

Paving Worker Trips

3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1,628.17
3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1,628.17
0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.81	16.83	9.27	0.00	0.00	1.46	1.46	0.00	1.34	1.34	1,272.04
0.06	0.85	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.03	107.16
0.07	0.13	2.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.97

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

The following mitigation measures apply to Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

Combined Winter Emissions Reports (Pounds/Day)

File Name: P:\Projects - All Users\121200.00+121314.00 HB Senior Center\Air Quality Data\121314.00 Huntington Beach Senior Center - Construction.urb9

Project Name: D21314.00 Huntington Beach Senior Center - Construction

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2008 TOTALS (lbs/day unmitigated)	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
2008 TOTALS (lbs/day mitigated)	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
2009 TOTALS (lbs/day unmitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92
2009 TOTALS (lbs/day mitigated)	43.83	18.96	14.95	0.00	0.02	1.50	1.51	0.01	1.38	1.38	2,071.92

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
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Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading 10/01/2008-12/15/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 12/16/2008-12/31/2008 Active Days: 12	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading 12/16/2008-12/31/2008	3.35	28.07	14.69	0.00	50.01	1.41	51.42	10.44	1.30	11.75	2,371.86
Fine Grading Dust	0.00	0.00	0.00	0.00	50.00	0.00	50.00	10.44	0.00	10.44	0.00
Fine Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55
Time Slice 1/2/2009-1/15/2009 Active Days: 10	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching 01/02/2009-01/15/2009	2.21	18.96	9.38	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.12
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.03	0.06	1.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.48
Time Slice 1/16/2009-9/16/2009 Active Days: 174	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building 01/16/2009-09/16/2009	4.01	18.05	14.95	0.00	0.02	1.31	1.33	0.01	1.20	1.21	2,071.92
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.04	0.52	0.40	0.00	0.00	0.02	0.02	0.00	0.02	0.02	92.21
Building Worker Trips	0.10	0.18	3.05	0.00	0.02	0.01	0.03	0.01	0.01	0.01	358.52

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Time Slice 9/17/2009-10/16/2009 Active Days: 22	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Coating 09/17/2009-10/16/2009	43.83	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Architectural Coating	43.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.66
Time Slice 10/19/2009-11/18/2009 Active Days: 23	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1,628.17
Asphalt 10/19/2009-11/16/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1,628.17
Paving Off-Gas	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.81	16.83	9.27	0.00	0.00	1.46	1.46	0.00	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1,272.04
Paving On Road Diesel	0.06	0.85	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.03	0.03	0.03	0.03	0.03	0.03	107.16
Paving Worker Trips	0.07	0.13	2.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01	248.97

Phase Assumptions

Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.5

Maximum Daily Acreage Disturbed: 5

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Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 1/2/2009 - 1/15/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 10/19/2009 - 11/18/2009 - Paving

Acres to be Paved: 1.62

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 1/16/2009 - 9/16/2009 - Building Construction

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

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3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 9/17/2009 - 10/16/2009 - Architectural Coating

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10.Dust	PM10.Exhaust	PM10	PM2.5.Dust	PM2.5.Exhaust	PM2.5	CO2
Time Slice 10/1/2008-12/15/2008 Active Days: 54	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading 10/01/2008- 12/15/2008	3.35	28.07	14.69	0.00	25.91	1.41	27.33	5.41	1.30	6.71	2,371.86
Mass Grading Dust	0.00	0.00	0.00	0.00	25.91	0.00	25.91	5.41	0.00	5.41	0.00
Mass Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.04	0.07	1.13	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.55



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Time Slice 10/19/2009-11/18/2009  
Active Days: 23

	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1,628.17
Asphalt 10/19/2009-11/18/2009	3.12	17.81	11.70	0.00	0.02	1.50	1.51	0.01	1.38	1.38	1,628.17
Paving Off-Gas	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.81	16.83	9.27	0.00	0.00	1.46	1.46	0.00	1.34	1.34	1,272.04
Paving On Road Diesel	0.06	0.85	0.31	0.00	0.00	0.03	0.04	0.00	0.03	0.03	107.16
Paving Worker Trips	0.07	0.13	2.12	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.97

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 12/16/2008 - 12/31/2008 - Default Fine Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

The following mitigation measures apply to Phase: Mass Grading 10/1/2008 - 12/15/2008 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

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## Appendix 10 (Revised) Traffic Data

CONVENTIONAL

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December 10, 2007

Ms. TJ Nathan  
PBS&J  
12301 Wilshire Boulevard, Suite 430  
Los Angeles, CA 90025

**Subject: AM Peak Hour (Revised Trip Generation) Supplemental Analysis**

Dear Ms. Nathan:

Based upon project team discussions, it has been determined that the trip generation in the traffic analysis may not accurately represent the proposed senior center project. The earliest opening of the senior center is governed by the voter approval of the senior center (at 8:00 AM); therefore it is unlikely that significant traffic will enter the site prior to 8:00 AM. This differs from the site surveyed for the analysis, which opens before 8:00 AM and hosts breakfast meetings during the early morning hours.

This supplemental analysis therefore considers the potential impacts of the project under a revised AM peak hour project trip generation scenario. Revising the trip generation only affects the findings of the traffic study / environmental analysis with respect to the intersection of Goldenwest Street at Slater Avenue.

With the opening of the senior center at 8 AM, the Community Center meetings occurring prior to the start of the business day will not occur, therefore in the morning peak, the future senior center is expected to operate in a manner similar to the existing Rodgers Senior Center. The maximum attendance during the AM peak hour is currently 84 persons at the Rodgers Senior Center. The proposed project is approximately three times larger, so the projected use in the morning is approximately 252 persons. Though

we do not expect each individual to arrive via single occupant vehicle, a conservative analysis includes trip generation of 252 entering vehicles. It is expected that the majority of entering vehicles will remain on-site at least one hour (e.g. attending a morning class or social event), by which time the morning peak commute period will be over. This supplemental analysis makes the conservative assumption that 25% of the arriving vehicles will depart during the peak hour of adjacent street traffic. This results in 63 exiting vehicles (to incorporate drop-offs, etc.) in this analysis. Table 1 compares the resulting trip generation with the trip generation from the traffic study. As shown in Table 1, the traffic is more heavily oriented inbound, and is slightly lower overall than the trip generation used in the traffic study.

The published traffic study report indicated that the Interim Year (2012) With Project conditions analysis results in a significant project impact at the intersection during the Weekday AM peak hour only, with an overall intersection capacity utilization (ICU) value of 0.908 and a project contribution of .026. The City standards allow for level of service (LOS) "D" or better as acceptable (an ICU, once rounded to two digits, of less than .91). Therefore, the published traffic study concludes that a potential significant impact may occur (an ICU greater than .905 and a project contribution in excess of .01 is considered to be cumulatively significant).

Attachment A to this letter is a revised Weekday AM peak hour Interim Year (2012) With Project conditions analysis worksheets for each intersection analysis location with the revised trip generation. As shown on the worksheet for the intersection of Goldenwest Street at Slater Avenue, the resulting ICU value (using the revised AM peak trip generation) is 0.903 which rounds to .90 (LOS "D"). This is an acceptable level of service per City standards. Therefore, no significant project impact is anticipated during the Weekday AM peak hour for Interim Year (2012) With Project conditions. All other intersections will operate at LOS "A" during the AM peak hour for 2012 with project conditions.

Ms. TJ Nathan  
PBS&J  
December 10, 2007  
Page 3

**SUMMARY AND CONCLUSIONS**

Based upon the revised trip generation, no project impact is anticipated at the intersection of Goldenwest Street at Slater Avenue. The revision does not affect the findings or conclusions of the traffic study with respect to other intersections or analysis time frames. Urban Crossroads, Inc. is pleased to provide this supplemental analysis for the subject project. Please feel free to call us at (949) 660-1994 if you have any further questions.

Sincerely,



Carleton Waters, P.E.  
Principal



Marlie Whiteman, P.E.  
Senior Associate

JN:04540-07

xc: Mr. Robert Stachelski, CITY OF HUNTINGTON BEACH

Attachment

TABLE 1

TRIP GENERATION SUMMARY

LAND USE	QUANTITY	UNITS <sup>1</sup>	AM PEAK HOUR		
			IN	OUT	TOTAL
Senior Center (from Traffic Study)	45	TSF	60	274	334
Senior Center (from existing)	45	TSF	252	63	315
Difference	-	-	192	-211	-19
Percent Difference	-	-	320%	-77%	-6%

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<sup>1</sup> TSF = Thousand Square Feet

**ATTACHMENT A**

MINIMUM

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HUNTINGTON BEACH SENIOR CENTER TRAFFIC IMPACT ANALYSIS (JN 4540)
2012 Interim Year With Project
AM Peak Hour

Level of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

\*\*\*\*\*

Intersection #1 Goldenwest St. (NS) / Slater Av. (EW)

\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.903 (.90)
Loss Time (sec): 5 (Y+R=5.0 sec) Average Delay (sec/veh): xxxxxx
Optimal Cycle: 88 Level Of Service: D

\*\*\*\*\*

Street Name: Goldenwest St. Slater Av.

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Protected Protected Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 2 0 1 1 0 3 0 1 1 0 2 0 1 1 0 2 0 1

Volume Module:

Table with 12 columns and 14 rows of traffic volume data including Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume.

Saturation Flow Module:

Table with 12 columns and 4 rows of saturation flow data including Sat/Lane, Adjustment, Lanes, and Final Sat.

Capacity Analysis Module:

Table with 12 columns and 2 rows of capacity analysis data including Vol/Sat and Crit Moves.

\*\*\*\*\*

HUNTINGTON BEACH SENIOR CENTER TRAFFIC IMPACT ANALYSIS (JN 4540)
2012 Interim Year With Project
AM Peak Hour

Level of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

\*\*\*\*\*
Intersection #2 Goldenwest St. (NS) / Talbert Av. (EW)
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.474
Loss Time (sec): 10 (Y+R=5.0 sec) Average Delay (sec/veh): xxxxxx
Optimal Cycle: 60 Level Of Service: A
\*\*\*\*\*

Street Name: Goldenwest St. Talbert Av.
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
Control: Protected Protected Split Phase Split Phase
Rights: Include Include Include Include
Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0
Lanes: 1 0 3 0 1 1 0 2 1 0 1 0 0 1 0 1 0 1

Volume Module:
Base Vol: 0 1023 35 58 1010 0 0 0 0 13 0 36
Growth Adj: 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10
Initial Bse: 0 1129 39 64 1115 0 0 0 0 14 0 40
Added Vol: 113 0 0 0 0 0 126 32 3 28 0 13 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 113 1129 39 64 1115 126 32 3 28 14 13 40
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume: 113 1129 39 64 1115 126 32 3 28 14 13 40
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0
Reduced Vol: 113 1129 39 64 1115 126 32 3 28 14 13 40
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
FinalVolume: 113 1129 39 64 1115 126 32 3 28 14 13 40

Saturation Flow Module:
Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600
Adjustment: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Lanes: 1.00 3.00 1.00 1.00 2.70 0.30 1.00 0.10 0.90 1.00 1.00 1.00
Final Sat.: 1600 4800 1600 1600 4313 487 1600 155 1445 1600 1600 1600

Capacity Analysis Module:
Vol/Sat: 0.07 0.24 0.02 0.04 0.26 0.26 0.02 0.02 0.02 0.01 0.01 0.02
Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*
\*\*\*\*\*

HUNTINGTON BEACH SENIOR CENTER TRAFFIC IMPACT ANALYSIS (JN 4540)  
 2012 Interim Year With Project  
 AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

\*\*\*\*\*

Intersection #3 Goldenwest St. (NS) / Ellis Av. (EW)

\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.494

Loss Time (sec): 5 (Y+R=5.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 60 Level Of Service: A

\*\*\*\*\*

Street Name: Goldenwest St. Ellis Av.

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|

Control: Protected Protected Protected Protected

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 3 0 1 1 0 3 0 1 1 0 2 0 1 1 0 1 0 1

-----|-----|-----|-----|

Volume Module:

Base Vol: 50 1013 71 95 833 21 42 175 80 31 80 85

Growth Adj: 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10 1.10

Initial Bse: 55 1118 78 105 920 23 46 193 88 34 88 94

Added Vol: 0 50 0 13 13 3 13 0 0 0 0 0 50

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 55 1168 78 118 933 26 59 193 88 34 88 144

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 55 1168 78 118 933 26 59 193 88 34 88 144

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 55 1168 78 118 933 26 59 193 88 34 88 144

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

FinalVolume: 55 1168 78 118 933 26 59 193 88 34 88 144

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Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Lanes: 1.00 3.00 1.00 1.00 3.00 1.00 1.00 2.00 1.00 1.00 1.00 1.00

Final Sat.: 1600 4800 1600 1600 4800 1600 1600 3200 1600 1600 1600 1600

-----|-----|-----|-----|

Capacity Analysis Module:

Vol/Sat: 0.03 0.24 0.05 0.07 0.19 0.02 0.04 0.06 0.06 0.02 0.06 0.09

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

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# ATTACHMENT #9

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# HUNTINGTON BEACH SENIOR CENTER

Final Environmental Impact Report  
SCH No. 2007041027

*Mitigation Monitoring Program*

*Prepared for*  
**City of Huntington Beach**  
Planning Department  
2000 Main Street, Third Floor  
Huntington Beach, California 92648

*Prepared by*  
**PBS&J**  
12301 Wilshire Boulevard, Suite 430  
Los Angeles, California 90025

December 9, 2007

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# Mitigation Monitoring Program

## A. INTRODUCTION

The Final Environmental Impact Report for the Huntington Beach Senior Center project (State Clearinghouse #2007041027) identified mitigation measures to reduce the adverse effects of the project in the areas of: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities & service systems.

The California Environmental Quality Act (CEQA) requires that agencies adopting environmental impact reports ascertain that feasible mitigation measures are implemented, subsequent to project approval. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during applicable project timing, e.g. design, construction, or operation (Public Resource Code §21081.6).

The Mitigation Monitoring Program (MMP) shall be used by the City of Huntington Beach staff responsible for ensuring compliance with mitigation measures associated with the Huntington Beach Senior Center project. Monitoring shall consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

The following table identifies the mitigation measures by resource area. The table also provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party. Verification of compliance with each measure is to be indicated by signature of the mitigation monitor, together with date of verification.

The Project Applicant and the Applicant's Contractor shall be responsible for implementation of all mitigation measures, unless otherwise noted in the table.

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<b>Aesthetics</b>						
<b>MM 4.1-3(a)</b> All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used to further prevent spillover off site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
<b>MM 4.1-3(b)</b> The minimum number of foot-candles deemed necessary by the City to promote effective security while controlling glare and minimizing light spillover onto adjacent areas shall be utilized in all lighting fixtures.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
<b>MM 4.1-3(c)</b> Motion-sensitive security lighting shall be used on site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
<b>MM 4.1-3(d)</b> To the extent feasible, the Developer shall use non-reflective façade treatments, such as matte paint or glass coatings.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
<b>MM 4.1-3(e)</b> Trees and barrier-type vegetation should be placed throughout the site, including along the entire perimeter, to help shield vehicle headlights from adjacent uses.	Project landscaping and building plans	Review and approve landscaping and building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
<b>Air Quality</b>						
<b>MM 4.2-2(a)</b> (This MM incorporates Measure Air-9 from the Central Park Master Plan EIR) The project developer(s) shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning		

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>MM-4.2-2(b)</b> (This MM incorporates Measure Air-12 from the Central Park Master Plan EIR)</p> <p>The project developer(s) shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p><b>MM-4.2-2(c)</b> (This MM incorporates Measures Air-10 and Air-11 from the Central Park Master Plan EIR)</p> <p>The project developer(s) shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, electric, and unleaded gasoline) and low-emission diesel construction equipment to the extent that the equipment is readily available and cost effective. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p><b>MM-4.2-2(d)</b> The project developer(s) shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p><b>MM-4.2-2(e)</b> The project developer(s) shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.</p>	Project building plans	Review and building plans for inclusion	Plan check prior to issuance of a building permit	Planning	_____	_____

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<b>Biological Resources</b>						
<p><b>MM 4.3-1(a)</b> Nesting habitat for protected or sensitive avian species:</p> <ol style="list-style-type: none"> <li>1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.</li> <li>2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. This survey can be carried out concurrently with surveys for other species provided it does not conflict with any established survey protocols. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a sensitive species is identified onsite (per established thresholds) a 250-foot no-work buffer shall be maintained between the nest and construction activity until CDFG and/or USFWS approves of any other mitigation measures.</li> <li>3) Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.</li> </ol>	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>MM 4.3-1(b) Burrowing Owl:</b></p> <ol style="list-style-type: none"> <li>1) Prior to construction activity, focused pre-construction surveys shall be conducted for burrowing owls where suitable habitat is present within the construction areas. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys shall be conducted in accordance with CDFG burrowing owl survey protocol.</li> <li>2) If unoccupied burrows are found during the non-breeding season, the City may collapse the unoccupied burrows, or otherwise obstruct their entrances to prevent owls from entering and nesting in the burrows. This measure would prevent inadvertent impacts during construction activities.</li> <li>3) If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the City and CDFG for review and approval, and no further mitigation is necessary.</li> <li>4) If occupied burrows are found, impacts on the burrows shall be avoided by providing a buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). The size of the buffer area may be adjusted if a qualified biologist and CDFG determine it would not be likely to have adverse effects on the owls. No project activity shall commence within the buffer area until a qualified biologist confirms that the burrow is no longer occupied. If the burrow is occupied by a nesting pair, a minimum of 7.5 acres of foraging habitat contiguous to the burrow shall be maintained until the breeding season is over.</li> </ol>	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

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<p>juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs shall follow guidelines provided in the California Burrowing Owl Consortium's April 1995 Burrowing Owl Survey Protocol and Mitigation Guidelines, which ranges from 7.5 to 19.5 acres per pair.</p>						
<p><b>MM 4.3-2</b> (This MM is Measure Biological Resources-4 from the Central Park Master Plan EIR)                      The City shall mitigate for impacts to raptor foraging habitat through dedication as open space, conservation and/or enhancing areas of raptor foraging habitat at a ratio of 1:1 for acres of impact on raptor foraging habitat to provide suitable habitat values and functions for raptors. Mitigation for impacts on raptor foraging habitat will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Areal/Urban Forest/Trailhead. Enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Prior to ground disturbance, the City shall identify the particular site or area to be enhanced and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. This plan shall be reviewed for approval by a qualified biologist.</p>	<p>The City shall determine the location of 5 acres of suitable raptor foraging habitat to be conserved and/or enhanced.                      The City shall formulate a plan to accomplish the raptor foraging habitat enhancement activities, including the planting of native trees within and adjacent to the dedicated area.                      Proof of retention of biologist.</p>	<p>Prepare plans indicating enhancement area, and verify retention of a qualified biologist                      Review and approval of raptor foraging habitat enhancement plan by qualified biologist                      Implementation and completion of enhancement activities</p>	<p>Plan check prior to issuance of a grading permit                      Review plan throughout construction activities                      Prior to Certificate of Occupancy</p>	<p>Planning                      Planning</p>		

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>Cultural Resources</b></p> <p><b>MM 4.4-1(a)</b> (This MM incorporates Measures Archaeology-3, Archaeology-4, Historical-1, and Paleontology-1 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities, including the potential disturbance of soils on adjacent slopes. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.</p>	<p>Proof of retention of archaeological and paleontological monitor</p>	<p>Verify retention of qualified monitors</p> <p>Periodic field check to ensure monitors are present</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Planning</p>		

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>MM 4.4-1(b)</b> (This MM incorporates Measures Archaeology-6,7 and 8, Historical-2 and 3, Paleontology-2,3 and 4, from the Central Park Master Plan EIR)</p> <p>If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.</p>	<p>Notes on grading plans</p> <p>Research design and recovery plan, if required</p>	<p>Review and approve grading plans for inclusion</p> <p>Review and approve research design and recovery plan</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Peer review by three County-certified professionals</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>MM 4.4-1(c)</b> (This MM incorporates Measure Archaeology-5 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified Native American monitor or a rotation of monitors from the interested bands to be present during all project-related ground-disturbing construction activities, including the recompaction of soils on the adjacent hillside. Should project personnel discover any previously unknown cultural resources in the absence of an archaeological monitor, a qualified archaeologist should be notified immediately to evaluate the significance of the find and make recommendations for treatment.</p>	<p>Proof of retention of Native American monitor</p>	<p>Verify retention of qualified monitor</p> <p>Periodic field check to ensure monitor is present</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>MM 4.4-3</b> In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Developer shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.</p>	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit  Throughout ground-disturbing activities	Orange County Coroner & Planning		
<p><b>Geology and Soils</b></p>						
<p><b>MM 4.5-1</b> Detailed design measures contained within the Geotechnical Evaluation prepared for the project shall be implemented, including those related to: earthwork, seismic design consideration, foundations, building floor slabs, retaining wall, exterior flatwork, shoring, corrosion; concrete, site drainage, storm drain infiltration system, and preliminary pavement design.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and building plans for inclusion of soils and geotechnical recommendations	Plan check prior to issuance of a rough/mass grading permit	Public Works  Building and Safety		
<p><b>MM 4.5-2</b> In order to mitigate the erosion potential of the slopes adjacent to the site, the near surface soils shall be compacted along the northern slope face (earthen berm) where the site improvements encroach upon the existing slopes. The slope shall then be covered with an appropriate erosion protection device and drought tolerant plants. Surface water runoff must be diverted away from the top of the slope to reduce the likelihood of surficial sliding and erosion.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and landscaping plans for inclusion of soils and geotechnical recommendations and plant material	Plan check prior to issuance of a rough/mass grading permit and prior to approval of landscape plan	Public Works		
<p><b>MM 4.5-4(a)</b> Oversize materials, more than approximately four inches in size, such as concrete rubble shall be disposed of off site. Trash and other debris shall be selectively removed and disposed off site.</p>	Notes on grading and building plans	Review and approve notes on grading building plans	Prior to issuance of grading and building permit	Public Works  Planning		

**Mitigation Monitoring Program**

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<b>Mitigation Measure</b>	<b>Implementation Documentation</b>	<b>Monitoring Activity</b>	<b>Timing</b>	<b>Responsible Monitor</b>	<b>Compliance Verification Signature</b>	<b>Date</b>
<p><b>MM 4.5-4(b)</b> (This MM incorporates Measure Geology-2 from the Central Park Master Plan EIR) Remedial grading to remove compressible soils and replace them with appropriately compacted fill shall occur in order to address potential settlements. Fill soils to be used for backfill around utilities shall be compacted to 90 percent relative compaction.</p>	<p>Soils report documenting fill properties</p>	<p>Review and approve soil sampling report Notes on grading plans</p>	<p>Prior to fill import  Prior to issuance of a grading permit</p>	<p>Fire  Public Works</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>
<p><b>MM 4.5-4(c)</b> (This MM incorporates Measure Geology-6 from the Central Park Master Plan EIR) Corrosivity testing of the on-site soils should be performed during the design phase. Corrosivity testing may also need to be considered for soils that are imported for use as fill during construction.</p>	<p>Soils report with corrosion engineer recommendations</p>	<p>Review and approve notes on building plans</p>	<p>Prior to issuance of building permit</p>	<p>Building and Safety</p>	<p>_____</p>	<p>_____</p>
<p><b>MM 4.5-5</b> (This MM incorporates Measure Geology-5 from the Central Park Master Plan EIR) The soil expansion potential shall be evaluated in detail prior to issuance of grading permits. If expansive soils are present near design grades, potential for heaving or cracking of rigid structures shall be addressed through soil removal, chemical treatment, or other equivalent measures.</p>	<p>Notes on rough/mass grading plan and building plans</p>	<p>Review and approve grading and building plans for inclusion of soils and geotechnical recommendations</p>	<p>Plan check prior to issuance of a rough/mass grading permit and building permit</p>	<p>Building and Safety</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program

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<p><b>Hazardous Materials</b></p> <p><b>MM 4.6-1(a)</b> (This MM incorporates Measure Hazards-15 from the Central Park Master Plan EIR)</p> <p>In the event that previously unknown soil contamination that could present a threat to human health or the environment is encountered during construction, construction activities in the immediate vicinity of the contamination shall cease immediately. A risk management plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). A site health and safety plan that meets OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. The developer shall ensure proper implementation of the health and safety plan. If required, contamination shall be remediated in accordance with mitigation measure MM 4.6-1(b).</p>	<p>Risk Management Plan &amp; Site Health and Safety Plan</p>	<p>Review and approve any grading plans for inclusion</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

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<p><b>MM 4.6-1(b)</b> Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the HBFD prior to issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.</p>	<p>Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities</p>	<p>Review and approve closure reports other reports acceptable to the HBFD that document the successful completion of required remediation activities</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p><b>MM 4.6-1(c)</b> (This MM is Measure Hazards-9 from the Central Park Master Plan EIR) Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and Division of Oil, Gas and Geothermal Resources (DOGGR). In addition, should any known and unexpected landfills be excavated and discovered during the construction phase of the proposed project, construction work will be immediately halted and the Local Enforcement Agency (LEA) will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.</p>	<p>Documentation of consultation with DOGGR</p>	<p>Review and approve documentation</p>	<p>Plan check prior to issuance of a rough grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p><b>MM 4.6-1(d)</b> Prior to the issuance of grading permits and during construction, the project shall comply with all provisions of the HBMC Section 17.04.085 and HBFD City Specification 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared. If necessary, measures to reduce levels of gases to within levels determined acceptable by the HBFD (such as vent systems) shall be implemented, if required by the HBFD.</p>	<p>Notes on grading and building plans Methane and Hydrogen Sulfide Testing Plan</p>	<p>Plan check prior to issuance of a rough grading permit Review and approval of testing plan</p>	<p>Prior to issuance of any grading permit and during construction</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>Hydrology and Water Quality</b></p> <p><b>MM 4.7-1</b> (This MM incorporates Measures Water-2 and 3 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare and implement a site-specific Water Quality Management Plan (WQMP).</p> <p>This (WQMP) shall identify specific stormwater BMPs for reducing potential pollutants in stormwater runoff. BMPs shall be designed in accordance with DAMP requirements and the recommendations of the Geotechnical Report prepared for the proposed project. The WQMP must be approved by the Public Works Department prior to the beginning of construction activities.</p> <p>The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal rates:</p> <ul style="list-style-type: none"> <li>■ Waste and materials storage and management BMPs (design and construction of outdoor materials storage areas and trash and waste storage areas, if any, to reduce pollutant introduction)</li> <li>■ Spill prevention and control BMPs</li> <li>■ Slope protection and stabilization BMPs</li> <li>■ Water efficient irrigation practices (Municipal Code 14.52 Water Efficient Landscape; water efficient guidelines and Conceptual Landscape Plan).</li> <li>■ Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers)</li> </ul> <p>The Project Proponent is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> <li>■ Minimize directly connected impervious area, including: pervious concrete (if applicable) or other pervious pavement for parking areas (e.g., turf block), pervious pavement for paths and sidewalks, and direction of rooftop runoff to pervious areas.</li> <li>■ Incorporation of rain gardens or cisterns to reuse runoff for</li> </ul>	<p>Water Quality Management Plan</p>	<p>Review and approve WQMP and documentation</p>	<p>Plan check prior to issuance of precise grading permit</p>	<p>Public Works</p>	<p>_____</p>	<p>_____</p>

**Mitigation Monitoring Program**

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
landscape irrigation <ul style="list-style-type: none"> <li>■ Alternative building materials</li> <li>■ Site design and landscape planning</li> <li>■ Wet vaults for subsequent landscape irrigation</li> <li>■ Sand filters for parking lots and rooftop runoff</li> <li>■ Frequent street and parking lot sweeping</li> <li>■ Media filter devices for roof top drain spouts (including proprietary devices)</li> <li>■ Biofiltration devices (swales, filter strips, and others)</li> <li>■ Proprietary control measures (if supporting documentation is provided)</li> <li>■ Drain inlet filters</li> <li>■ Pet waste station</li> <li>■ The upstream drainage area must be completely stabilized</li> </ul>						

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p><b>MM 4.7-2</b> (This MM incorporates Measure Utilities-8 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare a Project Hydrology and Hydraulic Report and Drainage Plan that incorporates stormwater conveyance facilities to provide adequate site drainage and minimize erosive forces.</p> <p>This Hydrology and Hydraulic Report shall include analysis of stormwater runoff peak flow and total volume from the 2-year and 100-year storm events for both existing and developed conditions. Stormwater conveyance and detention features shall be designed and incorporated into the proposed project to reduce runoff forces to non-erosive rates for the 100-year storm events. To the maximum extent practicable, the Drainage Plan shall also reduce post-construction peak runoff rates and timing to existing conditions levels. Off-site road improvements shall be included in the Hydrology and Hydraulic Report and Drainage Plan.</p>	<p>Hydrology and Hydraulic Report and Drainage Plan</p>	<p>Review and approve plan and documentation</p>	<p>Prior to issuance of a grading permit</p>	<p>Public Works</p>		
<p>The Hydrology and Hydraulic Report shall include a Drainage Plan identifying any additional stormwater quantity BMPs, their locations, and design characteristics, along with the flow dissipation piping, bioswales, and vegetated buffer areas already identified on the Conceptual Grading and Utility Plan (Figure 3-7 in Section 3.0 [Project Description]). Supporting documentation shall be included to show that incorporation of these features will result in post-construction runoff erosive forces that do not exceed existing conditions erosive forces.</p> <p>The Public Works Department shall approve this Hydrology and Hydraulic Report and Site Drainage Plan prior to the issuance of a precise grading permit. It is recommended that the Site Drainage Plan be coordinated with the WQMP to maximize efficiency of stormwater runoff detention/retention and water quality treatment.</p>						

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<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
<p><b>MM 4.7-5</b> The project proponent shall prepare and implement a Nutrient and Pesticide Management Program.</p> <p>A Nutrient and Pesticide Management Program (NPMP) shall be prepared and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in runoff waters. This NPMP shall include guidelines, application regulations, and applicator training, and shall encourage minimization of chemical use.</p>	Nutrient and Pesticide Management Program	Review and approve NPMP	Prior to issuance of a grading permit	Public Works		
<b>Noise</b>						
<p><b>MM 4.9-1(a)</b> (This MM is Measure Noise-3 from the Central Park Master Plan EIR)</p> <p>The City of Huntington Beach shall limit grading and construction activities to daily operation hours between 7:00 a.m. and 7:00 p.m. (Monday through Friday) and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction shall not take place on Sundays or Federal holidays.</p>	Notes on building plans	Review and approve building plans for inclusion	Prior to issuance of a building permit	Planning		
<p><b>MM 4.9-1(b)</b> (This MM is Measure Noise-5 from the Central Park Master Plan EIR)</p> <p>The U.S. Environmental Protection Agency has estimated that noise levels from construction equipment can be lowered as much as 13 dBA by implementing noise control features that require no major redesign or extreme cost. The City of Huntington Beach shall require that all construction equipment incorporate noise reduction control features. All vehicles and compressors should utilize exhaust mufflers, and engine enclosures as designed by the manufacturer should be in place at all times.</p>	Notes on grading plans and building plans	Review and approve grading plans and building plans for inclusion	Prior to issuance of a grading permit and a building permit	Planning		

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<b>Recreation</b>						
<p><b>MM 4.11-1</b> (This MM is Measure Recreation-1 from the Central Park Master Plan EIR)</p> <p>At least thirty days prior to construction, the City of Huntington Beach shall post signs in the vicinity of the project site indicating the proposed construction schedule of the senior center facility (including location and hours of operation) and shall complete the permanent relocation of the disc golf course hole located at the southern boundary of the site back to the official disc golf course.</p>	Final building plans and project grading plans	Ensure construction schedule signs are posted and disc golf course hole is relocated	At least 30 days prior to construction	Planning		
<b>Transportation/Traffic</b>						
<p><b>MM 4.12-4</b> The intersection of Goldenwest Street at Talbert Avenue shall be modified to include the project driveway as the west leg, with appropriate corresponding signal modifications and intersection lane improvements. The City Transportation Manager shall determine the ultimate signal modifications that are most appropriate for the project site. Design recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>■ Split phase operations for east-west movements</li> <li>■ Adequate pedestrian green to accommodate a slower walk speed (e.g., 2.8 feet per second)</li> <li>■ Address design site distance</li> <li>■ Increased letter sizes on roadway signs</li> <li>■ Increased signal clearance intervals</li> </ul>	Street Improvement Plans & Traffic Control Plan	Review and approval of Street Improvement Plans & Traffic Control Plan	Prior to Certificate of Occupancy	City Transportation Manager		
<b>Utilities &amp; Service Systems</b>						
<p><b>MM 4.13-2</b> (This MM is Measure Utilities-7 from the Central Park Master Plan EIR)</p> <p>If the Green Acres Project is not yet operational and able to supply water to the program level elements of the Master Plan prior to the development of final plans and specifications, additional studies will be undertaken to determine the extent to which one or a combination of the following measures will be necessary to reduce impacts to water supply systems for</p>	Green Acres Project	Review status of Green Acres Project and ability to supply the project If Green Acres Project cannot supply water to the	Prior to issuance of a grading permit	Public Works		

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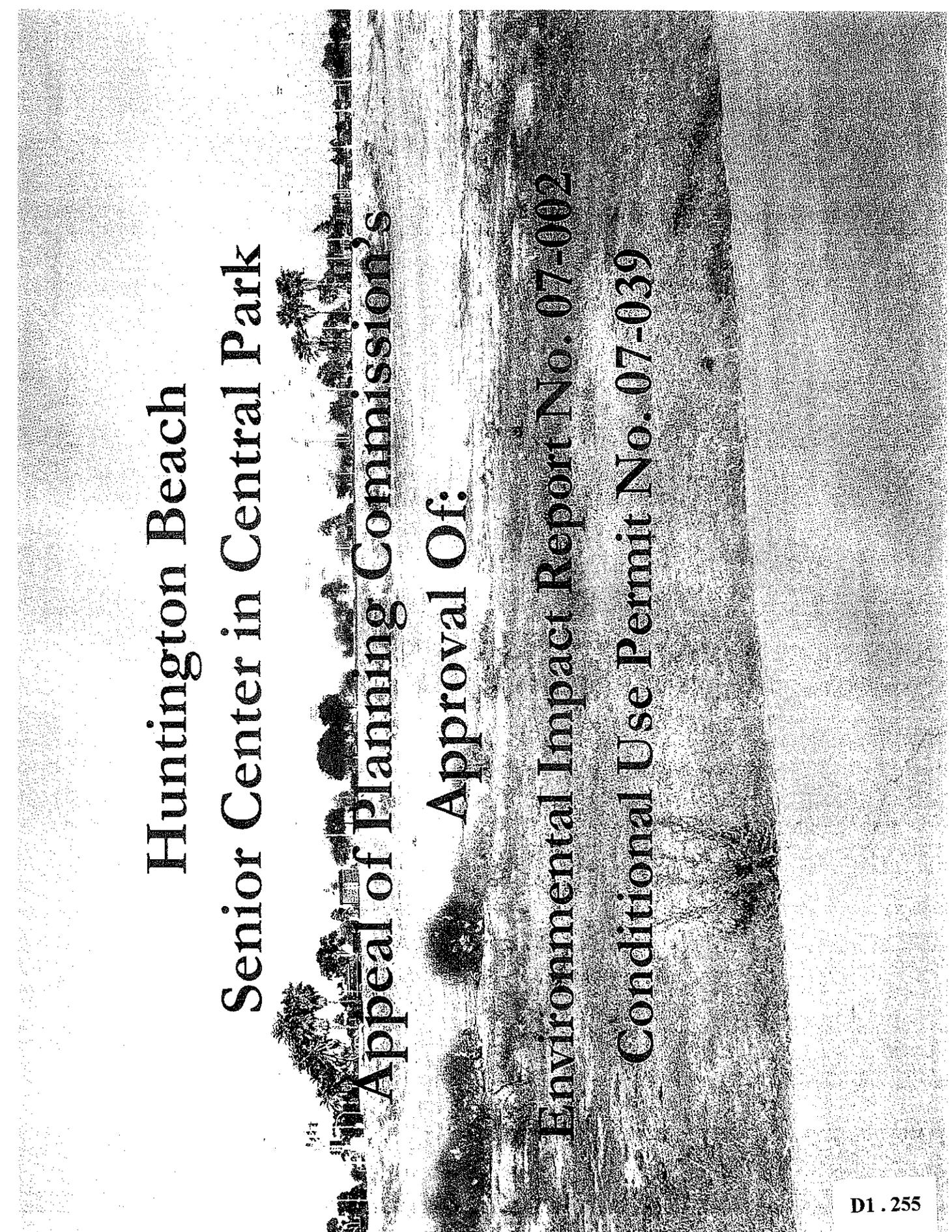
Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>program level elements during the interim until water from the Green Acres Project is available:</p> <ul style="list-style-type: none"> <li>■ Reduce the required irrigable areas by 10 percent;</li> <li>■ Enhance the utilization of existing groundwater systems (i.e., subpotable wells), or</li> <li>■ Supplement the irrigation supply with water from the domestic water system.</li> </ul>		<p>project, prepare study/studies identifying measures to reduce impacts to water supply systems</p>				
<p><b>MM 4.13-6</b> The developer shall install low-flow water devices and waterless urinals as part of the project.</p>	Notes on building plans	Installation of low-flow water devices and waterless urinals	Prior to and during construction activities	Public Works		
<p><b>MM 4.13-8</b> (This MM is Measure Utilities-9 from the Central Park Master Plan EIR)</p> <p>Prior to construction of program level elements, additional electrical load analyses shall be undertaken to determine the need for additional electrical transformers.</p>	Electrical load analyses	Conduct electrical load analyses	Prior to construction activities	Public Works		

SOURCE: PBS&J 2007

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**ATTACHMENT #10**

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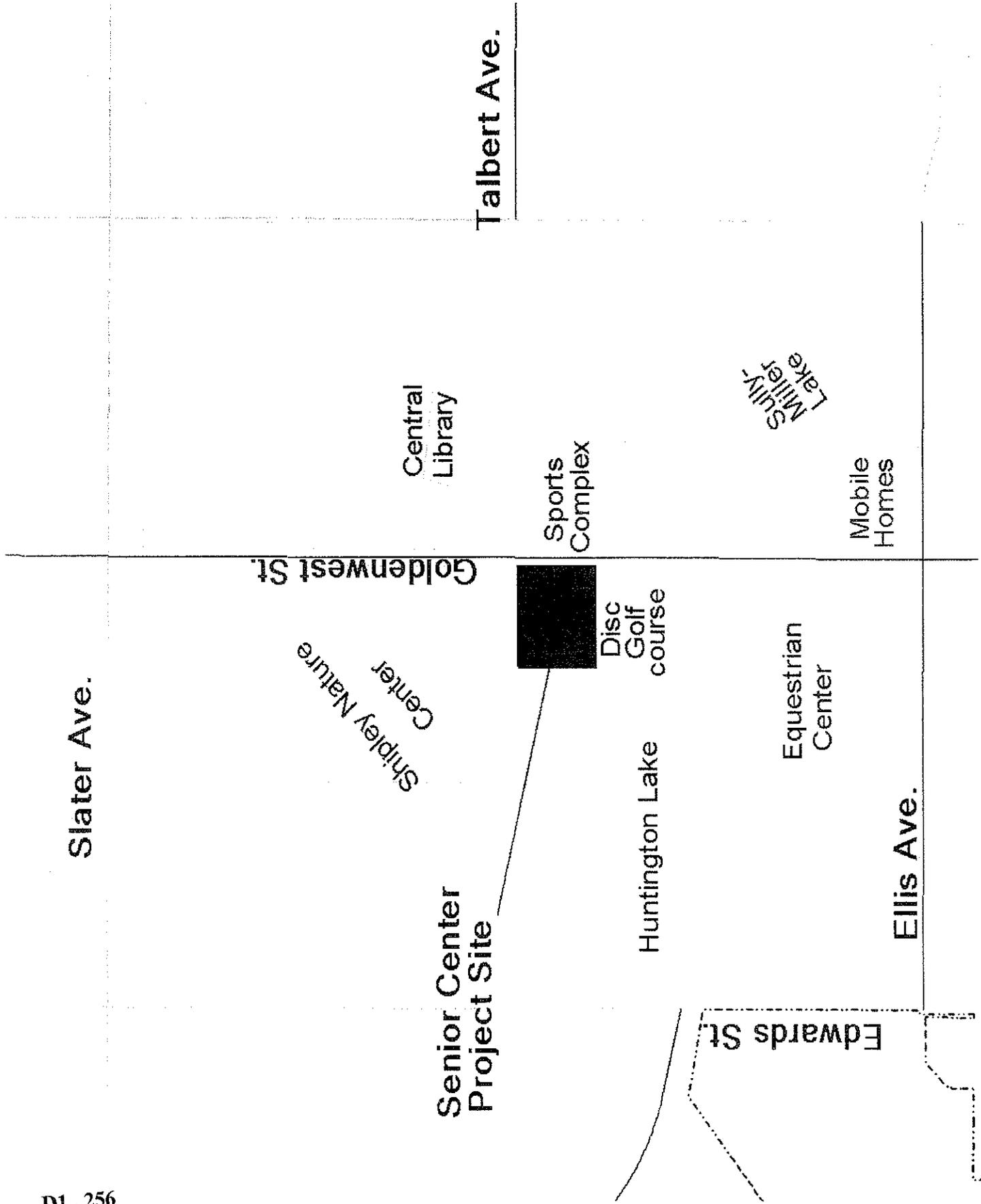
Huntington Beach  
Senior Center in Central Park

Appeal of Planning Commission's

Approval Of:

Environmental Impact Report No. 07-002

Conditional Use Permit No. 07-039



Slater Ave.

Goldenwest St.

Talbert Ave.

Central Library

Sports Complex

Shiley-Miller Lake

Mobile Homes

Shiley Nature Center

Senior Center Project Site



Disc Golf course

Huntington Lake

Equestrian Center

Edwards St.

Ellis Ave.

# **EIR No. 07-002**

- Analyzes the potential adverse environmental impacts associated with the construction and operation of a new 45,000 square foot senior center

# EIR No. 07-002

- EIR No. 07-002 analyzed 13 issue areas including:

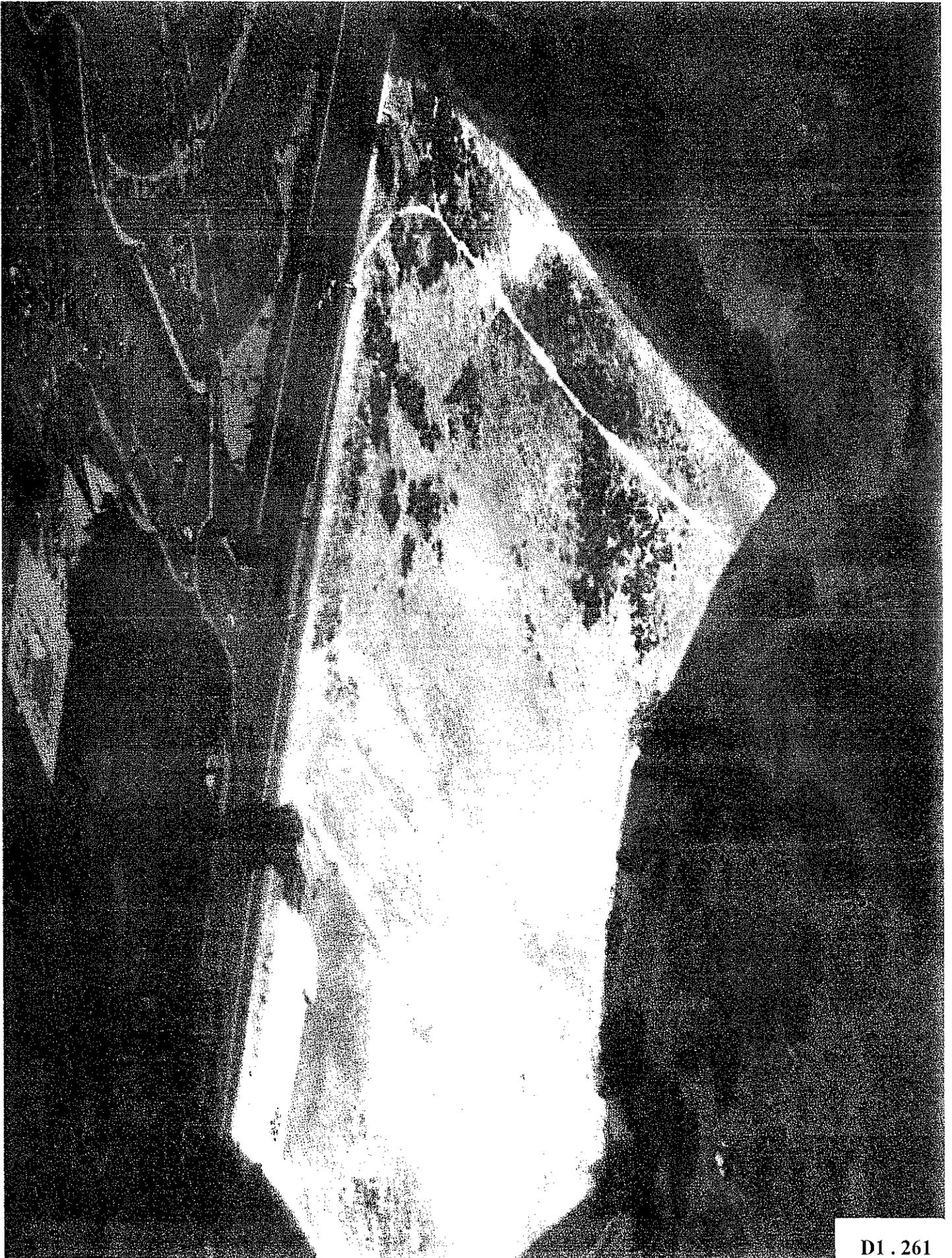
Aesthetics	Land Use & Planning
Air Quality	Noise
Biological Resources	Public Services
Cultural Resources	Recreation
Geology & Soils	Transportation/Traffic
Hazards & Hazardous Materials	Utilities & Services Systems
Hydrology & Water Quality	

# Impacts

- All project specific impacts can be reduced to less than significant levels with the incorporation of mitigation measures (MM) and City standard code requirements (CR)
- Cumulative impacts associated with aesthetics found to be significant
  - Statement of Overriding Considerations is required

# Conditional Use Permit

- Request to construct and operate a senior recreation facility
- Greater than a 3-foot grade differential



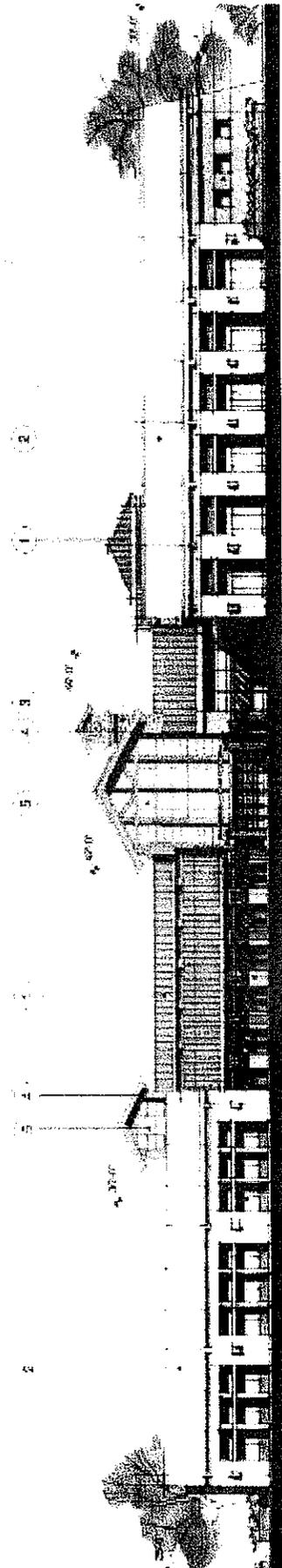
# Project Description

- 45,000 square foot building
- Proposed access driveway from Goldenwest St./Talbert Avenue with signalized entrance
- Floorplan: community hall/dining room, fitness area and group exercise room, classrooms, offices, social lounge, lobby
- Open area/patio

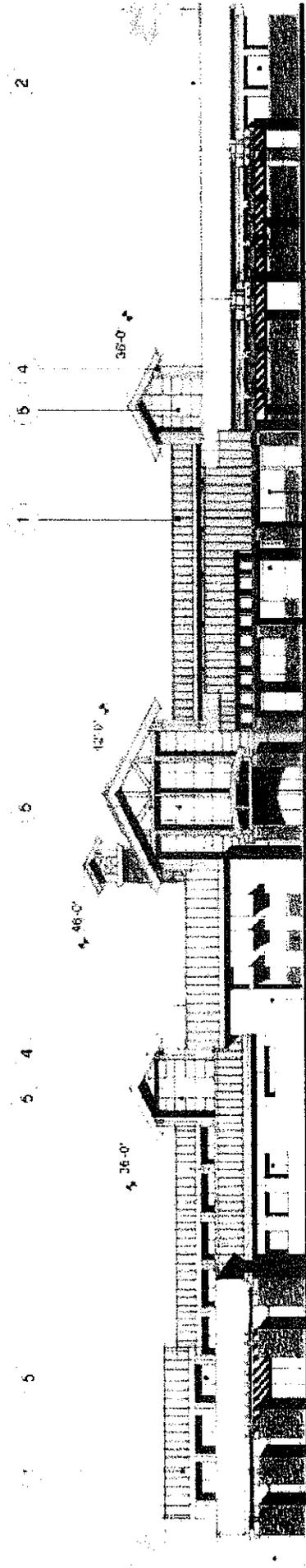
# Hours of Operation

- **Monday through Friday**
  - Regular hours: 8 a.m. to 4:30 p.m.
  - Classes & Activities: 4:30 p.m. to 10 pm
- **Saturday & Sunday**
  - Classes & Activities: 8 a.m. to 10 p.m.
  - Special Events Reservations available  
Sunday through Thursday until 10 p.m. and  
Fridays & Saturdays until 12 a.m.

# Elevations

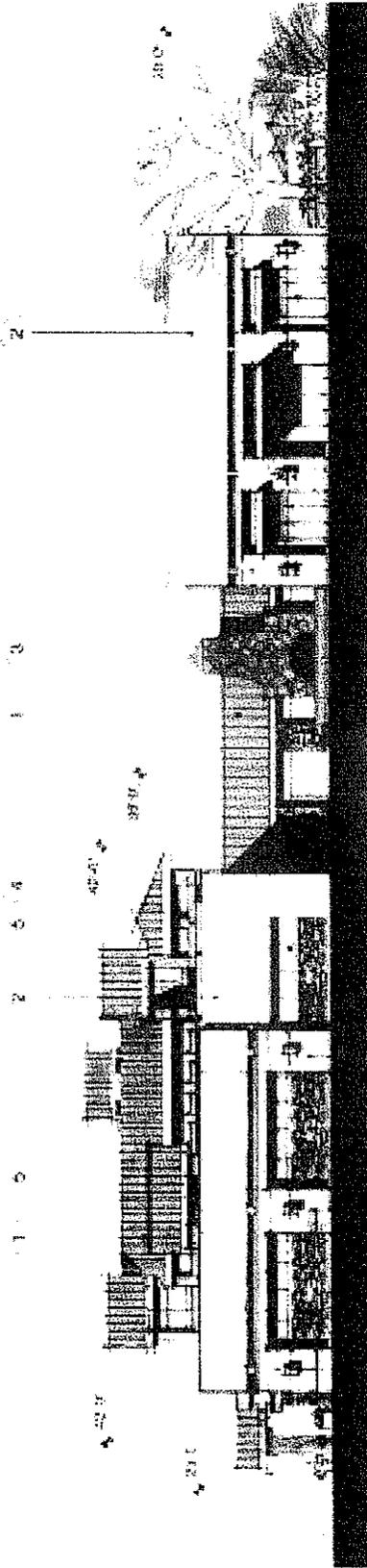


West Elevation – view looking from adjacent park

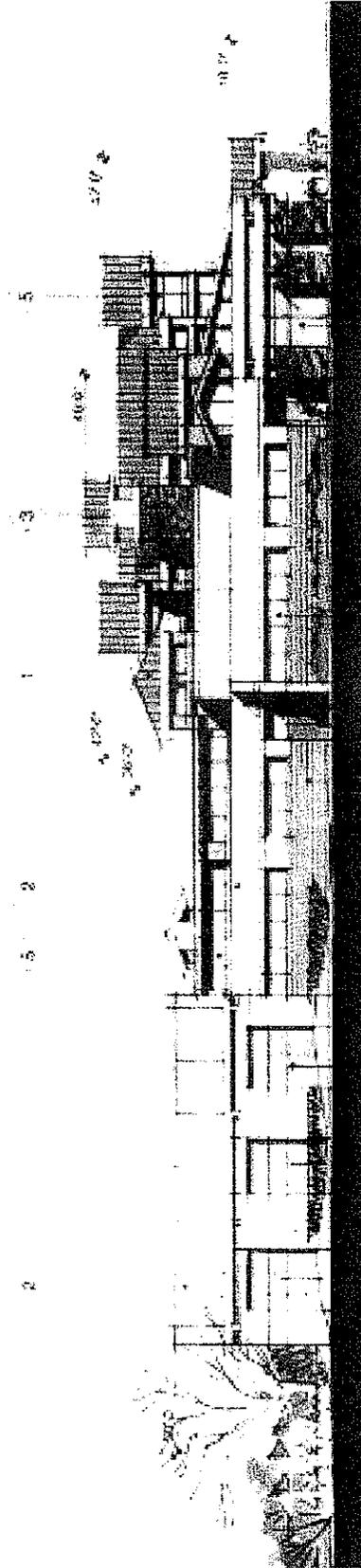


East elevation – view looking from Goldenwest St.

# Elevations



North Elevation – view looking from access driveway



South Elevation – view looking from Disc Golf Course

# Planning Commission Action

- On December 11, 2007:
  - Certified EIR No. 07-002 as adequate and complete in accordance with CEQA requirements
  - Approved CUP No. 07-039 with findings and revised conditions of approval
    - Revised conditions of approval require final project design and landscape plans be brought back to Planning Commission for approval
    - Require project to be LEED Certified
  - Approved CEQA Statement of Findings of Fact with a Statement of Overriding Considerations

# Appeal

- The appeal letter raises the following issues:
  - EIR – project description, alternatives, mitigation measures, impacts to wildlife, loss of open space & aesthetics
  - CUP & Land Use Compatibility
  - Affects to Pacific City EIR
  - Consistency with Measure T and Measure C
  - Project Funding

# Analysis - EIR

- EIR/Project Description: the EIR, including the project description, was prepared in accordance with CEQA guidelines and adequately addresses the environmental impacts associated with the proposed project
- Impacts to Wildlife: MM 4.3-2 requires dedication of 5 acres to be conserved and/or enhanced to mitigate for the loss of raptor foraging on the project site
- Loss of Open Space/Aesthetics: Project would result in cumulative aesthetic impact due to the increase in development intensity, when compared with current uses, in contributing to a reduction in the amount of undeveloped open space in Central Park

# Analysis - EIR

- Mitigation Measures: mitigation measures proposed in the EIR ensure that all project-specific impacts will be reduced to less than significant levels
- Alternatives: 3 alternatives were considered: No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan; Reduced Project; Alternative Site (nwc of Ellis/Goldenwest)
  - No Project/Continuation of Uses Allowed By Existing General Plan/Master Plan & Reduced Project result in less impacts but would not reduce level of significance of impacts

# **Analysis – CUP/Land Use Compatibility**

- The project is compatible with established recreational land use pattern in area – adjacent uses include Sports Complex and Central Library
- The proposed project will add a senior recreation facility on land currently designated for recreational uses
- Consistent with General plan goals and policies; meets requirements of the HBZSO
- Central Park Master Plan will require an amendment from a low intensity area to a high intensity area

## **Analysis - Measure T & Measure C**

- A review of Measure T ballot language and City Charter Section 612 (Measure C) show that the proposed senior center is consistent with both measures

# **Analysis - Pacific City EIR**

## **- Project Funding**

- **The Pacific City EIR requires the provision of parkland or payment of park fees in order to mitigate potentially significant impacts to less than significant levels**
  - **Subsequent to the certification of the Pacific City EIR, the applicant entered into an agreement with the City for the payment of park fees which included the construction of the proposed senior center**
- **The project is being funded with park in-lieu fees assessed from the Pacific City development through an OPA between the City and the Pacific City developer**

## **Statement of Overriding Considerations**

- **EIR No. 07-002 concludes that there will be a cumulative impact to aesthetics**
- **Statement of Overriding Considerations is required to approve the project**
- **The project will provide a new, centrally located senior center that would be large enough to meet the changing needs of the population and simultaneously meet the unique developmental needs and diverse interests of the City's senior residents**
- **Project emphasizes compatibility and sensitivity to existing uses surrounding the site and will include a variety of sustainable features to achieve LEED certification**

## **Recommend the following actions:**

- **Certify EIR No. 07-002 because it adequately analyzes the potential environmental impacts of the project, identifies alternatives and mitigation measures and has been prepared in accordance with CEQA**
- **Approve CUP No. 07-039 with findings and suggested conditions of approval**
- **Approve CEQA Statement of Findings of Fact with a Statement of Overriding Considerations**

SENIOR CENTER

December 17, 2007

17911 San Leandro Lane  
Huntington Beach, CA 92647

Dear Mayor Cook and Members of the Council:

My wife and I own a small home directly west of the proposed site for the senior center. We are deeply troubled by the plans to rent out the facility for weddings, bar mitzvahs, and parties, which may run until 10:00 p.m. on weekdays and midnight Friday, Saturday, and Sunday nights. Our fear is that we will have to contend with amplified music being blasted at us at all hours, especially from functions held outdoors on the open patio that faces west.

The lay of the land is such that we currently hear noise from events at the nearby equestrian center and summer jazz concerts by the library, noise that is loud enough to penetrate our double pane windows. As I'm sure you know, the slope of the land from the site to the park falls significantly, creating a Hollywood Bowl effect for residents to the west.

We attended the meeting of the city planning commission last Tuesday, where we voiced our concern and where I lost track of the number of times I heard the word "mitigation." I don't believe that racket can be mitigated, but it can be simply ended. We are opposed to using park land for the senior center for all the reasons you have heard from others: the destruction of what little open space we still have in the city, the impact on wildlife, the traffic it will create, and its representation to the voters as something other than a rental hall. We urge you to support its construction on a less environmentally sensitive site. If it must be built in the park, we urge to impose some rules we can all live with. Amplified music should stay inside the building where it will be enjoyed only by those who choose to enjoy it.

Thank you for all you do on behalf of our city. May your holidays be pleasant ones.

Sincerely,

Michael D. Sloan  
(714) 847-8243    msloan@ovhs.info

cc: Mayor Pro Tem Keith Bohr  
Council Member Joe Carchio  
Council Member Cathy Green  
Council Member Don Hansen  
Council Member Jill Hardy  
Council Member Gil Coerper

## **Esparza, Patty**

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**From:** Dapkus, Pat on behalf of Coerper, Gil  
**Sent:** Monday, December 17, 2007 11:06 AM  
**To:** Van Dorn, Kay  
**Cc:** Henderson, Sandy; City Clerk Agenda  
**Subject:** FW: CLOsed Door Meeting regarding Senior Center

Pat Dapkus  
(714) 536-5579  
(714) 536-5233 (FAX)

-----Original Message-----

**From:** Dorothy Ralphs [mailto:dorothyralphs@socal.rr.com]  
**Sent:** Monday, December 17, 2007 9:06 AM  
**To:** Hansen, Don; Cook, Debbie; Coerper, Gil; Bohr, Keith; Hardy, Jill; Green, Cathy  
**Subject:** CLOsed Door Meeting regarding Senior Center

Dear Council Members,  
From Dorothy Ralphs

Today I have been reading in the O.C. Register about the closed door meeting regarding the financing of the proposed Senior Center.

Since I have met you all personally and know you to be good decent people coming from varied walks of life in Huntington Beach, who, like me, care about this City I have decided to write and ask you to consider very carefully what decisions you make today.

I oppose the idea of our City considering bond measures and levying taxes to pay for this center so one man can benefit to the tune of \$2.85 million dollars. Especially since he declines to be interviewed about this proposal. Would these bonds be voted on by H.B. Citizens?

The fact the Mr. Maker has built and managed Senior Centers elsewhere means nothing to any of us.

The company that built the Sport Center had built other centers for other cities and was found to be lacking in honesty in the end.

The City Council has a duty to all of us to follow their usual process of obtaining bids and multiple proposals, and not being persuaded by one man that he alone is the right person for this project.

I too am a senior citizen. living about 4 miles from the proposed Senior Center, but I will probably never use that center, I might go there to help others but that would be my only reason. On what basis have you decided it is expedient to spend \$23,000,000 on a Senior Center? Do we have 23,000 Seniors in need in Huntington Beach? This is not a poverty stricken City like some, this is a nice bedroom community where most houses sell for over \$500,000, where the majority of families both work to pay for their home and family life style in H.B. I seriously wonder if the major beneficiary of this project is Mr. Maker?

Please all think very carefully and listen to all the input from every source plus the Planning Commission voices before you make this decision and later come to regret it.

Very Sincerely,  
Dorothy Ralphs