

CHAPTER 2 Summary

2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Huntington Beach Senior Center project (also referred to as the proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing an Applicant, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

2.3 SUMMARY OF PROPOSED PROJECT

The proposed Huntington Beach Senior Center Project involves development of a new one-story multi-purpose senior center on undeveloped land. Key features of the project are summarized in Table 2-1.

Table 2-1 Summary of Project Site Characteristics	
<i>Component</i>	<i>Site Characteristics</i>
Proposed Land Use	Recreational—Senior Center
Proposed Development Intensity	45,000 square feet (sf)
Building Height	One story, approximately 30 feet in height, with architectural features reaching up to 46 feet
Total Development Footprint	Approximately 5 acres
Proposed Parking Spaces	Approximately 227 spaces for visitors and City vehicles
Open Space	Outdoor patio and outdoor recreation/activity area
Project Access	Vehicular: Access driveway at Goldenwest Street/Talbert Avenue Pedestrian: Goldenwest Street, via ADA-accessible ramp along Talbert Avenue

The 5-acre development would comprise the senior center, parking areas, vehicular storage, and outdoor areas. The senior center building would comprise multi-use rooms, a community hall, group exercise room, fitness room, arts/crafts room, multi-use classrooms, kitchen, dance room, lobby, and an administrative 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 bus shuttle stalls and an area for future parking expansion would be able to accommodate an additional 24 stalls.

2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Impacts are also classified as direct or indirect. Direct impacts occur both at the same time and the same place as the proposed project. Indirect impacts are also caused by implementation of the project; however, they occur at a later time or are removed in distance. Lastly, cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or substantially reduce significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include

- Avoiding the impact by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the

environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis are included.

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

There were no 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. Detailed discussions of project impacts can be found in Section 4 (Environmental Impact Analysis) of this document.

2.6 ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

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.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/Continuation of Uses Allowed By Existing General Plan and Master Plan
- Alternative 2: Reduced Project/Alternative Configuration
- Alternative 3: Alternative Site

2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-2 contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
Aesthetics			
Impact 4.1-1 Implementation of the proposed project would not have a substantial effect on a scenic vista.	Less than Significant	No mitigation is required.	
Impact 4.1-2 Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings.	Less than Significant	No mitigation is required.	
Impact 4.1-3 Implementation of the proposed project would introduce new sources of light and glare into the project vicinity.	Potentially Significant	<p>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.</p> <p>MM 4.1-3(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.</p> <p>MM 4.1-3(c) Motion-sensitive security lighting shall be used on site.</p> <p>MM 4.1-3(d) To the extent feasible, the Developer shall use non-reflective façade treatments, such as matte paint or glass coatings.</p> <p>MM 4.1-3(e) Trees and barrier-type vegetation should be placed on site to help shield vehicle headlights in the parking areas and access roads from adjacent uses to the north and south.</p>	Less than Significant
Air Quality			
Impact 4.2-1 The proposed project would provide new sources of regional air emissions, but would not impair implementation of the Air Quality Management Plan.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.2-2 Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.	Potentially Significant	CR 4.2-2(a) Prior to issuance of any grading permit, the name and phone number of the contractor's superintendent hired by the developer shall be submitted to the Departments of Planning and Public Works. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc.	Less than Significant

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
		<p>Signs shall include the Developer’s contact number regarding grading and construction activities, and “1-800-CUTSMOG” in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.</p> <p>CR 4.2-2(b) Prior to issuance of any grading permit, the Developer shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.</p> <p>CR 4.2-2(c) Prior to issuance of any grading permit or surcharge activities, the Developer shall demonstrate that the grading/erosion control plan will abide by the provisions of AQMD’s Rule 403 as related to fugitive dust control.</p> <p>CR 4.2-2(d) During grading, the construction disturbance area shall be kept as small as possible.</p> <p>CR 4.2-2(e) Prior to issuance of any grading permit wind barriers shall be installed along the perimeter of the site and/or around areas being graded.</p> <p>CR 4.2-2(f) (This CR incorporates Measures Air-1 through Air-8 from the Central Park Master Plan EIR)</p> <p>The project developer(s) shall implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. Contract specification language shall be reviewed for inclusion of this language by the City prior to issuance of a grading permit. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation:</p> <ul style="list-style-type: none"> ■ Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer’s specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days) ■ Replace ground cover in disturbed areas as quickly as possible ■ Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content ■ Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. Water active grading sites at least three times daily ■ Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period ■ All trucks hauling dirt, sand, soil, or other loose materials are to be covered, in accordance with Section 23114 of the California Vehicle Code 	

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		<ul style="list-style-type: none"> ■ Sweep streets at the end of the day or as directed by the Department of Public Works ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip on a gravel surface to prevent dirt and dust from impacting the surrounding areas ■ Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces ■ Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved surfaces <p>MM-4.2-2(a) (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.</p> <p>MM-4.2-2(b) (This MM incorporates Measure Air-12 from the Central Park Master Plan EIR) 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> <p>MM-4.2-2(c) (This MM incorporates Measures Air-10 and Air-11 from the Central Park Master Plan EIR) 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> <p>MM-4.2-2(d) 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> <p>MM4.2-2(e) 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>	

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
Impact 4.2-3 Daily operation of the project would not generate emissions that exceed SCAQMD thresholds.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.2-4 The proposed project would generate increased local traffic volumes, but would not cause localized CO concentrations at nearby intersections to exceed national or state standards.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.2-5 The proposed project would increase concentrations of criteria air pollutants in the project vicinity during construction activities, but would not result in or expose sensitive receptors to substantial pollutant concentrations.	Less than Significant	No mitigation is required.	Less than Significant
Biological Resources			
Impact 4.3-1 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.	Potentially Significant	<p>MM 4.3-1(a) Nesting habitat for protected or sensitive avian species:</p> <ol style="list-style-type: none"> 1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with 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. 3) Completion of the nesting cycle shall be determined by qualified ornithologist or biologist. <p>MM 4.3-1(b) Burrowing Owl:</p> <ol style="list-style-type: none"> 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 	Less than Significant

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		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>4) If impacts on occupied burrows are unavoidable, onsite passive relocation techniques approved by CDFG shall be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that 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>Impact 4.3-2 Development of the proposed project would have a substantial adverse impact to raptor foraging habitat.</p>	<p>Potentially Significant</p>	<p>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</p>	<p>Less than Significant</p>

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		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.	
Impact 4.3-3 The proposed project would not have a substantial adverse impact to movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.3-4 The proposed project would not conflict with local policies or ordinances protecting biological resources.	Less than Significant	No mitigation is required.	Less than Significant
Cultural Resources			
Impact 4.4-1 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.	Potentially Significant	<p>MM 4.4-1(a) (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>MM 4.4-1(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</p>	Less than Significant

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		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. MM 4.4-1(c) (This MM incorporates Measure Archaeology-5 from the Central Park Master Plan EIR) 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.	
Impact 4.4-2 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.	Potentially Significant	MM 4.4-1(a), MM 4.4-1(b)	Less than Significant
Impact 4.4-3 Construction activities associated with implementation of the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries.	Potentially Significant	MM 4.4-3 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.	Less than Significant
Geology and Soils			
Impact 4.5-1 The proposed project would not significantly expose people or structures to effects of seismic ground shaking or liquefaction.	Potentially Significant	MM 4.5-1 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.	Less than Significant
Impact 4.5-2 The proposed project could expose people or structures to effects of landslides.	Potentially Significant	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 slope face where the site improvements encroach upon the existing slopes (i.e., the northern slope or earthen berm). The slope shall then be	Less than Significant

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		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.	
Impact 4.5-3 Project implementation could result in soil erosion and the loss of topsoil.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.5-4 Development of the proposed project would be located on potentially unstable (compressible and corrosive) soils, which could result in on site settlement.	Potentially Significant	<p>MM 4.5-4(a) 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> <p>MM 4.5-4(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>MM 4.5-4(c) (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>	Less than Significant
Impact 4.5-5 The proposed project could be located on expansive soil.	Potentially Significant	MM 4.5-5 (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.	Less than Significant
Hazards and Hazardous Materials			
Impact 4.6-1 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.	Potentially Significant	<p>MM 4.6-1(a) (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</p>	Less than Significant

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		<p>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>MM 4.6-1(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>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 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 LEA will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.</p> <p>MM 4.6-1(d) 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>	
Hydrology and Water Quality			
<p>Impact 4.7-1 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>Potentially Significant</p>	<p>MM 4.7-1 (This MM incorporates Measures Water-2 and 3 from the Central Park Master Plan EIR) The project proponent shall prepare and implement a site-specific Water Quality Management Plan(WQMP). 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>Less than Significant</p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
		<p>The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal rates:</p> <ul style="list-style-type: none"> ■ 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) ■ Spill prevention and control BMPs ■ Slope protection and stabilization BMPs ■ Water efficient irrigation practices (Municipal Code 14.52 Water Efficient Landscape; water efficient guidelines and Conceptual Landscape Plan). ■ Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers) <p>The Project Proponent is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> ■ 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. ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Alternative building materials ■ Site design and landscape planning ■ Wet vaults for subsequent landscape irrigation ■ Sand filters for parking lots and rooftop runoff ■ Frequent street and parking lot sweeping ■ Media filter devices for roof top drain spouts (including proprietary devices) ■ Biofiltration devices (swales, filter strips, and others) ■ Proprietary control measures (if supporting documentation is provided) ■ Drain inlet filters ■ Pet waste station ■ The upstream drainage area must be completely stabilized 	
<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>Potentially Significant</p>	<p>MM 4.7-2 (This MM incorporates Measure Utilities-8 from the Central Park Master Plan EIR) 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. 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</p>	<p>Less than Significant</p>

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		<p>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>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>	
Impact 4.7-3 Implementation of the proposed project would alter the project site runoff characteristics that could result in more flooding off-site.	Potentially Significant	MM 4.7-2	Less than Significant
Impact 4.7-4 Implementation of the proposed project may contribute runoff that would exceed the capacity of existing stormwater drainage systems.	Potentially Significant	MM 4.7-2	Less than Significant
Impact 4.7-5 Implementation of the proposed project may provide substantial additional sources of polluted runoff during both construction and post-construction phases.	Potentially Significant	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.	Less than Significant
Impact 4.7-6 Implementation of the proposed project may otherwise substantially degrade groundwater quality by allowing infiltration of polluted stormwater.	Potentially Significant	MM 4.7-2	Less than Significant

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Land Use and Planning			
Impact 4.8-1 The proposed project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	No mitigation is required.	Less than Significant
Noise			
Impact 4.9-1 Construction activities associated with the proposed project would not exceed the standards established in the Huntington Beach Municipal Code.	Potentially Significant	<p>MM 4.9-1(a) (This MM is Measure Noise-3 from the Central Park Master Plan EIR) 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> <p>MM 4.9-1(b) (This MM is Measure Noise-5 from the Central Park Master Plan EIR) 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> <p>CR 4.9-1(a) The developer shall coordinate the development of a truck haul route with the Department of Public Works for the import or export of material. 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 haul routes must be submitted for approval to the Department of Public Works prior to issuance of any grading permit.</p> <p>CR 4.9-1(b) 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.</p>	Less than Significant
Impact 4.9-2 Construction activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration.	Less than Significant	No mitigation is required.	Less than Significant

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Impact 4.9-3 The proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in ambient noise levels.	Less than Significant	No mitigation is required.	Less than Significant
Public Services			
Impact 4.10-1 Implementation of the proposed project would not require the construction of new or physically altered fire protection facilities in order to maintain an acceptable level of service.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.10-2 Implementation of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios.	Less than Significant	No mitigation is required.	Less than Significant
Recreation			
Impact 4.11-1 Implementation of the proposed project would result in the construction of recreational facilities; however, construction of the recreational facilities would not result in an adverse physical effect on the environment.	Less than Significant	MM 4.11-1 (This MM is Measure Recreation-1 from the Central Park Master Plan EIR) 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.	Less than Significant
Impact 4.11-2 Implementation of the proposed project would not affect existing passive recreational opportunities.	Less than Significant	No mitigation is required.	Less than Significant
Transportation/Traffic			
Impact 4.12-1 Construction of 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.	Less than Significant	No mitigation is required.	Less than Significant

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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.	Potentially Significant	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.	Less than Significant
Impact 4.12-3 Implementation of the proposed project would not exceed standards established by the Orange County Transportation Authority.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.12-4 The project would not substantially increase roadway hazards.	Potentially Significant	<p>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 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"> ■ 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 <p>CR 4.12-4(a) On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.</p> <p>CR 4.12-4(b) Sight distance at each project access shall be reviewed with respect to standard Caltrans and City of Huntington Beach sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p>	Less than Significant
Impact 4.12-5 Implementation of the proposed project would not result in inadequate parking capacity.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.12-6 Implementation of the proposed project would not conflict with adopted policies supporting alternative transportation.	Less than Significant	No mitigation is required.	Less than Significant

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Utilities & Service Systems			
Impact 4.13-1 Implementation of the proposed project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.13-2 Implementation of the proposed project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements.	Less than Significant	MM 4.13-2 (This MM is Measure Utilities-7 from the Central Park Master Plan EIR) 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 program level elements during the interim until water from the Green Acres Project is available: <ul style="list-style-type: none"> ■ Reduce the required irrigable areas by 10 percent; ■ Enhance the utilization of existing groundwater systems (i.e., subpotable wells); or ■ Supplement the irrigation supply with water from the domestic water system. 	Less than Significant
Impact 4.13-3 Implementation of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.13-4 Implementation of the proposed project would require new sewer connections, but would not require or result in the construction of new or expanded wastewater conveyance systems.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.13-5 Implementation of the proposed project would include new stormwater treatment control BMPs, the operation of which would not result in significant environmental effects.	Potentially Significant	CR 4.13-5(a) Prior to grading activities, the Developer shall demonstrate, by providing a copy of the Notice of Intent submitted to the State Water Resources Control Board (SWRCB) and a copy of the subsequent issuance of a Waste Discharge Identification number, that coverage has been obtained under the General Permit. Projects subject to this requirement shall also prepare, submit and implement a Stormwater Pollution Prevention Plan. CR 4.13-5(b) Prior to issuance of certificate of use or occupancy, the developer shall demonstrate that all structural and non structural BMPs described in the WQMP have been installed and implemented in conformance with approved plans and specifications, and that all storm drain structures are clean and properly constructed.	Less than Significant

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Impact 4.13-6 Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments.	Less than Significant	MM 4.13-6 The developer shall install low-flow water devices and waterless urinals as part of the project.	Less than Significant
Impact 4.13-7 Implementation of the proposed project would not generate solid waste that exceeds the permitted capacity of landfills serving the City of Huntington Beach.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.13-8 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.	Potentially Significant	MM 4.13-8 (This MM is Measure Utilities-9 from the Central Park Master Plan EIR) Prior to construction of program level elements, additional electrical load analyses shall be undertaken to determine the need for additional electrical transformers.	Less than Significant
Impact 4.13-9 Implementation of the proposed project could increase the demand for natural gas, but would not require or result in the construction of new gas production or transmission facilities.	Less than Significant	No mitigation is required.	Less than Significant
Impact 4.13-10 Implementation of the proposed project would not result in the wasteful or inefficient use of energy by the proposed project.	Less than Significant	No mitigation is required.	Less than Significant

