

CHAPTER 6 Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that an EIR describe a range of reasonable alternatives to the project or to the location of the project that could feasibly attain the basic objectives of the project while reducing significant project impacts. An EIR is not required to 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. In addition, an EIR should evaluate the comparative merits of the alternatives. Therefore, this chapter sets forth potential alternatives to the proposed project and evaluates them, as required by CEQA.

Key provisions of the CEQA Guidelines relating to the alternatives analysis (Sections 15126.6 et seq.) are summarized below:

- The discussion of alternatives shall focus on alternatives to the project or its location that 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.
- The “no project” alternative shall be evaluated along with its impact. The “no project” analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved.
- The range of alternatives required in an EIR is governed by a “rule of reason”; therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

6.1 RATIONALE FOR SELECTING POTENTIALLY FEASIBLE ALTERNATIVES

The alternatives may include a different type of project, modification of the proposed project, or suitable alternative project sites. However, the range of alternatives discussed in an EIR is governed by a “rule of reason,” which CEQA Guidelines Section 15126.6(f) defines as:

... set[ting] forth only those Alternatives necessary to permit a reasoned choice. The Alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those Alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible Alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.

Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6(f)(1)) are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the project proponent could reasonably acquire,

control, or otherwise have access to an alternative site. An EIR need not consider an alternative whose effects could not be reasonably identified, and whose implementation is remote or speculative.

For purposes of this analysis, the project alternatives are evaluated to determine the extent to which they attain the basic project objectives, as presented in Section 3.3 (Project Objectives), while significantly lessening any significant effects of the project. The objectives are as follows:

City Objectives

- Orchestrate new public and private investment toward the establishment of a more lasting framework for growth and development—a framework of clearly defined districts, centers, street patterns, and local architecture, and landscape identity—upon which new development can reliably respond to, build upon, and draw value from.
- Re-position disinvested corridor properties to capture value in the contemporary marketplace.
- Begin the transformation of the visual character of Beach Boulevard from “anywhere strip” to its proper role as the iconic gateway to and from the beach, and as the city’s most visible north-south thoroughfare.
- Instigate the development of a network of pedestrian-oriented streets, promenades, and other public open spaces that encourage walking, and ultimately, walking in combination with transit ridership.
- Balance mobility and community development objectives that enable continued market-driven growth and development while maintaining minimum community mobility standards, and furthering patterns of land use and development that contribute toward long-term regional mobility and livability.
- Make the most of each increment of new development to build toward a more environmentally sustainable future city and region.
- Ensure that new buildings and landscaping contribute to the emergence of an increasingly visible and memorable visual identity appropriate to the unique history and character of the City.
- Ensure adequate utility infrastructure and public services for new development.

Applicant Objectives

Community

- Support regional mobility system by encouraging development within the existing corridor’s transportation and activity centers that will reduce vehicular trips and infrastructure costs, and encourages the expansion and use of public transportation services.
- Provide housing that will address the unmet demands for a class-A rental housing alternative of market rate and affordable housing that is centrally located to a variety of retail and office uses along Beach Boulevard.
- Construct a project within an area that has existing infrastructure to support development or that can easily be upgraded.

Development and Site

- Develop a mixed-use project that includes a premium residential community, together with a complementary commercial component to serve the demands from both the residential community and the adjacent office building tenants.

- Upgrade the quality of the immediately adjacent built environment by developing a new, attractively designed project to replace existing aging and outdated purpose-built mixed-use buildings and/or vacant lots which contribute to the sense of either underutilization or blight.
- Design a project with a mix of different unit square footages to optimize the project's appeal and incorporate secured parking and direct access to the design of the new residential units.
- Construct desirable amenities for the future residents within this mixed-use project, which may include programs such as activity/recreation facilities, outdoor amenities, meeting rooms and the like.
- Optimize the efficiencies that can be gained by constructing with sound green-building practices by incorporating those standards found in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
- Provide residents with a sense of safety and security within an attractively designed new building.

Economic

- Maximize the economic vitality of existing commercial development in the surrounding area by bringing a new source of demand for those goods and services to the market through the development of new residential units, while promoting local job opportunities.
- Provide retail and service type businesses that serve future residents of the project as well as the surrounding community, thus generating rents for the project and taxes for the City and other governmental entities.
- Utilize construction materials and methods, including those best practices of green building, to reduce costs of maintaining and operating the building, as a component of the goal of achieving an attractive return on investment as well as being a responsible member of the community.
- Optimize the value of the land and future building improvements by constructing an attractive project with appropriate density.
- Development underutilized parcels to accommodate higher and better economic uses, while enhancing the City's financial resources.
- Eliminate and prevent the spread of conditions of blight and create a more favorable environment for commercial and residential development by encouraging mixed-use development and stand alone commercial business types through the Specific Plan area.

In addition, the proposed project's objectives are consistent with those included in the BECSP for future development anticipated to occur on a site designated as a Neighborhood Center as described in Section 1.4.1-1 (Neighborhood Centers) of the BECSP:

- **Neighborhood Centers:** Neighborhood Centers are existing shopping centers that would retain their overall function and encourage eventual transition of the properties to achieve greater land use efficiency and a mixture of complementary uses. To encourage eventual maximum efficiency of land use and a less exclusively auto-oriented type of development, the Specific Plan allows for intensification with upper level housing, office, and/or lodging. New development on these sites may continue to provide exclusively shopping center uses with surface parking, or may also feature a wider mixture of uses and structured parking. In either case, ground level uses would continue to provide convenient neighborhood-serving retail uses such as supermarkets and specialty grocery stores, pharmacies and banks, as well as small-scale restaurants and cafes, personal and business services. Upper level uses may include apartments, condominiums, offices, or hotel rooms.

The Neighborhood Centers would be distinguished from other uses in the various segments by their enhanced visibility from the roadway. A portion of the new buildings would be built up to the back of the sidewalk, and the sidewalk would extend to the curb. Landscaping improvements would extend from the right-of-way line to the existing back-of-curb.

Alternatives to be Evaluated

The alternatives that are evaluated in this section include the following:

- **Alternative 1: No Project/No Development Alternative**—In addition to alternative development scenarios, Section 15126.6(e) of the CEQA Guidelines requires the analyses of a “no project” alternative. The purpose of examining such an alternative is to allow decision-makers to compare the effects of approving the project with the effects of not approving the project. For the purposes of this analysis, the “no project” alternative would serve as a “no development” alternative with the site remaining in its existing condition. Under this alternative all existing development and uses would remain. The undeveloped portion of the project site would remain in its existing condition. Section 15126.6(e)(3)(C) of the CEQA Guidelines states that the lead agency should analyze the effects of the no project alternative by evaluating what could reasonably be expected to occur in the foreseeable future if no changes were to occur. Therefore, under Alternative 1, the impacts of the proposed project are compared to the impacts that could occur under the existing development. As such, this alternative would result in the continuation of the existing commercial uses on the site and no improvements would be constructed at the site.
- **Alternative 2: Reduced Beach Mixed-Use Building Alternative**—This alternative assumes that the proposed Warner Mixed-Use building and the two retail buildings proposed on the corner of Beach Boulevard and Warner Avenue would remain, similar to the proposed project. However, the Beach Mixed-Use building would be reduced in size, as shown in Table 6-1 (Summary of Alternative 2). Alternative 2 would result in the demolition of the existing 9,200 square feet (sf) office building at the corner of Beach Boulevard and Cypress Avenue, and the existing 26,730 sf movie theater at the corner of Warner Avenue and Ash Street. All other existing development at the site would remain, including the fifteen-story office tower (196,000 sf), the retail uses along Warner Avenue (13,414 sf), all restaurant uses on site (18,322 sf), the 15,000 sf office building along Beach Boulevard, and the Bally’s Total Fitness building (42,343 sf). The reduced Beach Mixed-Use building would include 60 residential dwelling units and 3,600 sf of retail uses under Alternative 2.

All project design components would remain the same with regard to the retail development of the Warner Mixed-Use building and the corner of Beach Boulevard and Warner Avenue, as described for the proposed project. Retail uses in the Beach Mixed-Use building would continue to front onto Beach Boulevard and would be located on levels one and two of the proposed building. However the amount of retail uses would be reduced from 15,600 sf under the proposed project to 3,600 sf under Alternative 2. Retail uses would consist of small format retail shops or convenience uses.

Residential uses included in the reduced Beach Mixed-Use building would be reduced from 202 residential units (under the proposed project) to 60 dwelling units. Of the 60 residential units, 7 (would be) two-story town houses oriented towards Cypress Avenue and Elm Street with direct access from the street. Additionally, two one-bedroom flats would be located at ground level fronting Cypress Avenue, and 39 one-bedroom and 12 two-bedroom units located on levels 3

Use	Reduced Beach Mixed-Use Building	Warner Mixed-Use Building	Corner Retail Buildings	Total Alternative 2 Build-Out	Existing Development to Remain on Site with Alternative 2
Residential	60 du	77 du	NA	137 du	0
Retail	3,600 sf	3,000 sf	11,000 sf	17,600	13,414 sf
Offices	N/A	N/A	N/A	NA	211,000 sf
Restaurants	0	1,000 sf	0	1,000 sf	18,322 sf
Common Area	N/A	1,600 sf	0	1,600 sf	N/A
Public Open Space	0	6,000 sf	44,000 sf	50,000 sf	N/A
Private Open Space	N/A	4,800 sf	0	15,800 sf	N/A
Parking Spaces	91	55*	99**	245	863+?

SOURCE: Studio One Eleven at Perkowitz and Ruth Architects. Warner and Beach Boulevard Program Summary. June 2010.

du = dwelling unit

* Parking structure

** Surface parking

through 5 accessible via an internal corridor. A shared courtyard space would be provided on level 3. Parking would be provided in an internal three-level (one level below grade, one at grade, and one above grade) 81-stall parking garage accessed from Cypress Avenue.

Building heights would vary across the site, with the greatest height concentrated near Beach Boulevard, and lower heights located across from residential uses proposed along Elm Street and Cypress Avenue. Building heights would be a maximum of six stories.

Overall, Alternative 2 includes the new development of 17,600 sf of retail uses, 1,000 sf of restaurant uses, and 137 residential dwelling units, in addition to the existing uses to remain as shown in Table 6-1. As well, a minimum of 50,000 sf of public open space would be available to uses under Alternative 2 (including open space remaining on site and to be provided in the Warner Mixed-Use building).

6.2 ALTERNATIVES REJECTED AS INFEASIBLE

In addition to the identified alternatives, other alternatives were considered but ultimately determined to be infeasible as described below.

6.2.1 Alternative Locations/Sites

Given that the City of Huntington Beach is a highly urbanized area, underdeveloped or vacant land parcels of similar size to the project site are limited. Additionally, moving the project to another location would not satisfy many of the project objectives; nor would it reduce significant and unavoidable impacts to cumulative traffic conditions. The extent and intensity of all anticipated development activity within the BECSP area, including the proposed project, has been identified in the Specific Plan. The proposed project site is designated as a Neighborhood Center in the BECSP. Neighborhood Centers are identified as existing shopping centers that should be developed to achieve greater land use efficiency and a mixture

of complementary uses, including ground level commercial and upper level housing. Due to the project site's designation as a Neighborhood Center, it is anticipated that such uses would be developed on the proposed project site even if the proposed project were not implemented. Relocating the project to an alternate site outside of the BECSP area would not satisfy the stated City and Applicant objectives. Additionally, relocating the project to a site not identified as a Neighborhood Center would prevent a number of other project objectives from being achieved at other locations. Furthermore, relocating development to a location outside of the BECSP area would not achieve a reduction in trip generation and distribution from that anticipated under the proposed project. No feasible locations are available in the City to successfully achieve both the proposed project objectives and a reduction in project-related impacts. Therefore, this alternative was rejected as infeasible.

6.2.2 All Commercial

An All-Commercial alternative that would increase or maximize the amount of commercial uses on the site (as would be currently allowed) would not achieve the objectives of the proposed project and would not provide enough flexibility to adequately respond to changing market conditions over the long-term. Allowing only commercial uses would effectively represent the continuance of current uses on the project site and would not be consistent with policies and development framework of the City's General Plan and the BECSP to maximize land use opportunities. An All-Commercial alternative would not achieve the intent of the current Neighborhood Center designation on the project site, which encourages the integration of residential uses into existing shopping centers. Further, an All-Commercial alternative would not benefit from the traffic reductions identified in a mixed-use project and would therefore result in an increase in traffic when compared to the proposed project. As such, an All-Commercial alternative would not help to reduce significant impacts identified for the proposed project (Air Quality, Traffic) which does not achieve the goal of the CEQA analysis of project alternatives. Therefore, an All-Commercial alternative was rejected from further analysis in the EIR.

6.3 ANALYSIS OF ALTERNATIVES TO THE PROPOSED PROJECT

This section provides an analysis of the environmental impacts of each of the project alternatives, including a comparison of the potential impacts of the alternative to the proposed project, as well as the impacts that would result from implementation of the project alternatives themselves.

6.3.1 Alternative 1: No Project Alternative

■ Description

Section 15126.6(e) of the CEQA Guidelines requires the analysis of a "no project" alternative. The purpose of examining such an alternative is to help decision-makers to compare the effects of approving the project with the effects on not approving the project. This "no project" analysis must discuss the existing conditions of the site, as well as what would be reasonably expected to occur in the foreseeable future if the proposed project were not to be approved. For a development project (such as the proposed project), the analysis generally focuses on the property remaining in its existing state with the addition of no new development or improvements. The No Project Alternative represents the status quo; the project

site would continue to be developed with existing commercial uses including the fifteen-story office towers, movie theater. The undeveloped lot on the corner of Cypress Avenue and Elm Street would remain undeveloped. No improvements (building or amenities) would be developed at the site.

■ Potential Impacts

In general, no new environmental effects would directly result from the selection of this alternative. Maintenance of the project site in its current state would allow the existing commercial uses to continue, and the undeveloped lot would remain vacant. The project site would not be developed with new uses, and no demolition, grading or building construction activities would occur, eliminating potential construction-related air quality and noise impacts. No increase in traffic would occur above what currently exists as the site, as the No Project Alternative would not include additional uses or associated trips, eliminating potential traffic impacts. The absence of new traffic trips would eliminate potential operational air quality impacts associated with the proposed project. The project site would remain as it is aesthetically, and no changes to the visual character of the project site would occur. As no new development would occur on the project site, including earth-moving activities, the potential to encounter geology and soil constraints would be eliminated, in contrast to the proposed project. Further, as no new residential uses or additional commercial uses would be developed, increased demands associated with an increased residential population and increased building densities, including demands on utilities and public services, would not occur.

No significant and adverse environmental impacts would occur as a result of the No Project Alternative. However, as the entire BECSP area is currently constrained with regards to utility infrastructure and no upgrades to utilities or associated infrastructure would occur, the project site and the BECSP area as a whole, would not experience the benefit of the necessary upgrades.

Although implementation of the No Project Alternative would effectively eliminate all potential impacts associated with the proposed project, the No Project Alternative would fail to meet the objectives of the BECSP, and would not address the needs of the community including improvements to circulation, increased open space, and utility upgrades.

■ Attainment of Project Objectives

Under Alternative 1, the mixed-use project would not be fully realized and the project site would remain in its existing state. As a result, none of the stated City and Applicant project objectives would be achieved by implementation of the No Project Alternative, as the project site would remain underutilized and largely auto-oriented, and no new development that could contribute to the visual transformation of Beach Boulevard into an iconic gateway or introduce new public open spaces would occur. Further, allowing conditions to remain on the project site would prevent the designated Neighborhood Center from achieving greater land use efficiency with a mix of complimentary uses. While the No Project Alternative would eliminate most environmental impacts associated with the proposed project, it would not satisfy the identified project objectives.

6.3.2 Alternative 2: Reduced Project Alternative

■ Description

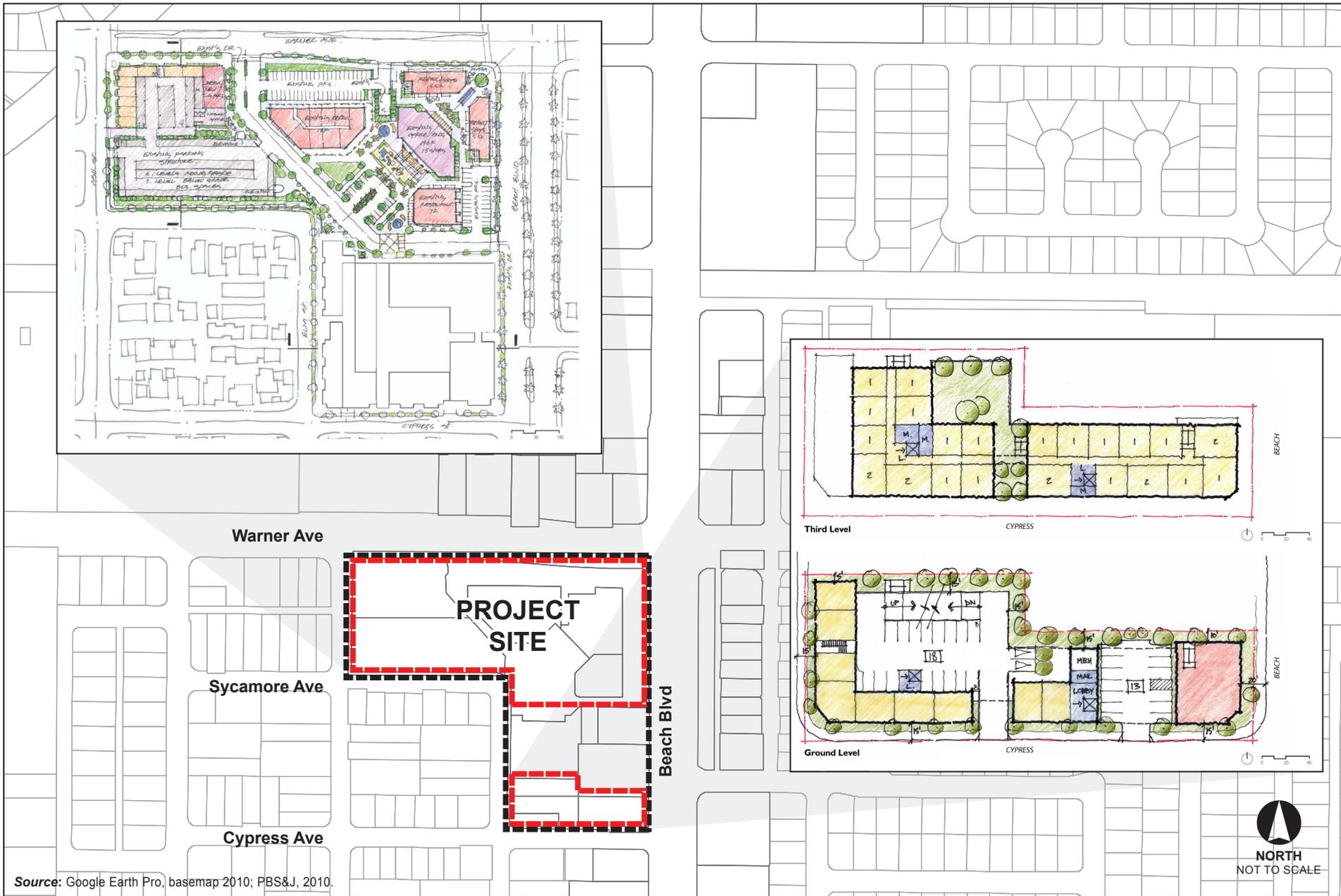
Alternative 2 assumes that the proposed Warner Mixed-Use building and two retail buildings proposed at the corner of Beach Boulevard and Warner Avenue would remain the same as the proposed project. The Beach Mixed-Use building would be reduced in size, as shown in Table 6-1, and depicted in Figure 6-1 (Alternative 2 Site Plan). The reduced Beach Mixed-Use building would include 60 residential dwelling units and 3,600 sf of retail uses. Alternative 2 would result in the demolition of the existing 9,200 sf office building at the corner of Beach Boulevard and Cypress Avenue and the existing movie theater (26,730 sf) at the corner of Warner Avenue and Ash Street. All other existing development at the site would remain, including the fifteen-story office tower (196,000 sf), the retail uses along Warner Avenue (13,414 sf), all restaurant uses on site (18,322 sf), the 15,000 sf office building along Beach Boulevard, and the Bally's Total Fitness (42,343 sf).

All proposed project components would remain the same with regard to the Warner Mixed-Use building, and the retail development on the corner of Beach Boulevard and Warner Avenue, as described for the proposed project. Retail uses in the Beach Mixed-Use building would continue to front Beach Boulevard and would be located on levels 1 and 2 of the proposed building. However, the amount of retail would be reduced from 15,600 sf under the proposed project to 3,600 sf under Alternative 2. Retail uses would consist of small format retail shops or convenience uses.

Residential uses in the reduced Beach Mixed-Use building would be reduced from 202 residential units under the proposed project to 60 dwelling units. Of the 60 residential units, 7 (would be) two-story town houses oriented towards Cypress Avenue and Elm Street with direct access from the street. Additionally, 2 one-bedroom flats would be located at ground level fronting Cypress Avenue, and 39 one-bedroom and 12 two-bedroom units located on levels 3 through 5 accessible via an internal corridor. A shared courtyard space would be provided on level 3. Parking would be provided in an internal three-level (one level below grade, one level at grade, and one level above grade) 81-stall parking garage accessed from Cypress Avenue.

Building heights would vary across the site, with the greatest height concentrated near Beach Boulevard, and lower heights located across from residential uses proposed along on Elm Street and Cypress Avenue. Building heights would be a maximum of six stories.

Overall, Alternative 2 includes the new development of 17,600 sf of retail uses, 1,000 sf of restaurant uses, and 137 residential dwelling units, in addition to the existing uses to remain as shown in Table 6-1. As well, a minimum of 50,000 sf of public open space would be available to uses under Alternative 2 (including open space remaining on site and to be provided in the Warner Mixed-Use building).



Source: Google Earth Pro, basemap 2010; PBS&J, 2010.



FIGURE 6-1
Alternative 2 Site Plan

100000407

■ Potential Impacts

Aesthetics

Development under Alternative 2 would be visually consistent with that proposed under the proposed project. Specifically, the Warner Mixed-Use building and the two retail buildings at the corner of Beach Boulevard and Warner Avenue would be the same as the proposed project. The Beach Mixed-Use building would be reduced in size, mass and height compared to the proposed project. Existing development at the project site, with the exception of the one-story office building on the corner of Beach Boulevard and Cypress Avenue and the movie theatre at corner Warner Avenue and Ash Street would remain.

As with the proposed project, there are no scenic vistas available from the proposed project site. As such, Alternative 2 would have a less than significant impact on scenic vistas in the City of Huntington Beach which are primarily located along the coast. As the project site is located approximately 3.7 miles from the ocean no views of the coast currently exist. Building heights would not exceed six stories under Alternative 2, which would ensure that Alternative 2 would not impact views to a greater extent than what was analyzed for the proposed project.

Overall, Alternative 2 would result in a reduced intensity of development on the project site compared to the proposed project. However, as seen from Warner Avenue, Ash Street, and from Beach Boulevard, north of the intersection with Warner Avenue, the project site would remain visually consistent with the proposed project, as development visible from these vantage points would be the same as the proposed project. The primary difference would be from the perspective of Beach Boulevard, south of Warner Avenue, due to the continued presence of the restaurant building and the reduced scale of the Beach Mixed-Use building. Additionally, views would be different from Cypress Avenue, Elm Street, and Sycamore Avenue where the reduced Beach Mixed-Use building would be visible and the Bally's Total Fitness building would remain. However, these changes would not be visually detrimental to the areas just a change from the proposed project. As such, consistent with the proposed project, changes to the visual character of the project site would be less than significant.

All development occurring under Alternative 2 would be designed in conformance with the design standards of the BECSP for identified Neighborhood Centers. Development standards relating to the visual quality and character of Alternative 2 would include regulations for building scale, frontage and building placement, streets, open space, architecture and signage. All building frontages would be oriented toward streets and public open space, as required by BECSP Section 2.4.1 (Building Orientation to Street and Public Open Spaces) and would be designed in compliance with BECSP Section 2.4.2 (Private Frontage Types). BECSP Section 2.4.2(3) includes specifications for private frontages, including allowable façade and entrance treatment for various types of entrances. Compliance with street regulations included as BECSP Section 2.5 would ensure that streets impacted as part of Alternative 2 are built to enhance the connectivity of the community and create a safe and attractive streetscape environment. Compliance with these development standards would ensure that implementation of Alternative 2 would not degrade the existing visual character and quality of the site and surrounding area. Rather implementation of Alternative 2 would provide a visual transition between the existing residential neighborhood south of the site and existing commercial uses on the proposed project site and on Beach

Boulevard. Proposed use would be complimentary in appearance to uses on and surrounding the site, and would therefore improve the visual quality of the area site, similar to the proposed project.

As the Warner Mixed-Use building and the retail buildings at the corner of Beach Boulevard and Warner Avenue would be the same as the proposed project and the height of the Beach Mixed-Use building would be reduced from six stories to five-stories, shadows created by Alternative 2 would be the same as the proposed project. Consistent with the proposed project, shadows cast from the proposed structures would not extend beyond adjacent roadways and sidewalks on all sides of the project site, but would create shadows on the proposed plaza on the corner of Beach Boulevard and Warner Avenue throughout the day; however, these shadows would not decrease the utility of the public open space. Therefore, as the structures would not substantially affect any existing or proposed light-sensitive uses as defined by the BECSP, implementation of Alternative 2 would result in less than significant impact due to shade/shadow, consistent with the proposed project.

Due to the urbanized nature of the surrounding area, a significant amount of ambient nighttime light currently exists, reducing the views of stars and affecting views of the nighttime sky. Streetlights and headlights along adjacent roadways provide a significant amount of existing ambient light surrounding the project site. Development of Alternative 2 would introduce nighttime lighting directly onto the project site, for security and way-finding. Consequently, the surrounding uses could be exposed to exterior lighting associated with the proposed building. However, BECSP Section 2.6.8(5)(a) requires that lighting fixtures shall be directed downward from the horizontal plain of the light source to preserve a dark sky and prevent unnecessary light pollution, and requires that lighting and planting plans for public and private frontage areas be visually and aesthetically coordinated. Furthermore, BECSP Section 2.6.8(5)(d) requires specific luminaire types that would prevent light spill over, and provide for an efficient distribution of lighting. Additionally, some of this light would be masked by existing street lighting and nighttime vehicular traffic. To address potential glare impact, mitigation measure BECSP MM4.1-2 requires that new structures be designed to maximize the use of nonreflective treatments, and that this must be demonstrated on final building plans. As such, compliance with mitigation measure BECSP MM4.1-2 would ensure that impacts related to daytime glare would be reduced to a less than significant level by reducing the reflective properties of the building materials employed, such as glass, metal, or finished concrete. This impact would be similar to the proposed project.

Overall, aesthetic impacts anticipated under Alternative 2 would be similar to the proposed project, although slightly less due to the reduced intensity of development that would occur on the project site and the reduced height and mass of the Beach Mixed-Use building proposed under Alternative 2. Impacts to aesthetics resources would be less than significant.

Air Quality

Implementation of Alternative 2 would require demolition of on-site structures and construction of residential units, similar to, but less than, the proposed project. The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment, because this growth is included in the projections used to formulate the AQMP. Therefore, projects, uses, and activities that

are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the RCPG are considered consistent with the AQMP growth projections. In turn, projects that are consistent with City's General Plan are considered to be consistent with the Growth Management Chapter, as the General Plan forms the basis for population and employment forecasts in the RCPG. This is because the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. Implementation of Alternative 2 would result in a new residential population of approximately 366 persons, a reduction of 379 persons from the proposed project.¹¹⁹ As approved, full build-out of the BECSP would result in a total population increase of 12,015 residents, which was within the SCAG population projection for 2030 increase of approximately 22,795 residents. The introduction of 366 residents would represent approximately three percent of the anticipated population approved for the BECSP EIR. Based on the consistency of the approved BECSP with current SCAG projections and AQMP forecasts, and as discussed above, the fact that Alternative 2 would represent approximately 3 percent of the total population increase anticipated in the BECSP EIR, the proposed project would not impair implementation of the AQMP, and this impact would be less than significant, similar to the proposed project.

Construction activities would occur in two phases with four discrete activities occurring within each phase; demolition, grading and excavation, building construction and architectural coating. Anticipated to start in summer 2012, Phase 1 would be identical to the proposed project, including the demolition of 26,730 sf of existing buildings along the southeast corner of Warner Avenue and Ash Street; grading and excavation; construction of a 89,044 sf mixed-use building and parking structure, and architectural coating of the new mixed-use building. Phase 2 would involve demolition of approximately 9,200 sf of existing office uses at the northwest corner of Beach Boulevard and Cypress Avenue, followed by grading and excavation. Excavation would include the export of approximately 4,000 cubic yards of soil during the construction of the below grade parking associated with Phase 2. Building construction would consist of the development of a maximum 63,779 sf mixed-use building (60 residential units and 3,600 sf of retail) and a three level parking structure. Upon completion of the building construction, architectural coating would be applied, with construction activities anticipated to be completed by fall 2016. Table 6-2 (Alternative 2 Estimated Daily Peak Construction Emissions) identifies daily emissions that are estimated to occur on peak construction days. These calculations assume that mitigation measures BECSP MM4.2-1 through BECSP MM4.2-14 have been implemented to reduce construction related emissions.

As shown, construction-related daily emissions would exceed SCAQMD significance thresholds for PM₁₀ and PM_{2.5} during the grading phases of Alternative 2. No other threshold is anticipated to be exceeded during construction. Due to the shortened construction schedule associated with Alternative 2 there would be an increase in the intensity of grading and excavation activities associated with construction of the subterranean parking level for Alternative 2. As such, the thresholds for PM₁₀ and PM_{2.5} would be exceeded during grading activities associated with development of Alternative 2, even with implementation of the identified mitigation measures. Therefore, Alternative 2 would result in a

¹¹⁹ Based on the existing average household size of 2.67 persons for the City of Huntington Beach.

significant and unavoidable construction related impact, similar to, but reduced from that which would occur with development of the proposed project. It should be noted that the thresholds for PM₁₀ and PM_{2.5} would only be exceeded during the grading phase associated with the below grade parking. The below grade parking would require approximately 4,000 cubic yards to be exported daily. The grading activities are anticipated to last approximately 20 days, and upon completion of grading activities no other thresholds would be exceeded. Therefore, this impact would be temporary in nature and would not result in long-term daily emissions that would exceed the SCAQMD threshold.

Table 6-2 Alternative 2 Estimated Daily Peak Construction Emissions						
Emissions Source	Peak Day Emissions in Pounds per Day					
	VOC	NO_x	CO	SO_x	PM₁₀^a	PM_{2.5}^a
2012 – PHASE 1 (DEMOLITION/GRADING/TRENCHING/BUILDING CONSTRUCTION)						
Exhaust	5.43	43.99	33.67	0.03	2.30	2.11
Fugitive Dust	0.00	0.00	0.00	0.00	8.87	1.85
Maximum Daily Emissions	5.43	43.99	33.67	0.03	11.02	3.83
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
2013 – PHASE 1 (PAVING/BUILDING CONSTRUCTION/ARCHITECTURAL COATINGS)						
Exhaust	52.78	20.78	22.29	0.02	1.42	1.30
Fugitive Dust	0.00	0.00	0.00	0.00	0.10	0.04
Maximum Daily Emissions	52.78	20.78	22.29	0.02	1.52	1.34
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
2015 – PHASE 2 (DEMOLITION/GRADING/TRENCHING/BUILDING CONSTRUCTION)						
Exhaust	3.17	28.00	22.29	0.03	1.19	1.09
Fugitive Dust	0.00	0.00	0.00	0.00	391.96	81.87
Maximum Daily Emissions	3.17	28.00	22.29	0.04	393.15	82.96
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	Yes	Yes
2016 – PHASE 2 (BUILDING CONSTRUCTION/ARCHITECTURAL COATING)						
Exhaust	58.17	7.65	14.35	0.02	0.40	0.37
Fugitive Dust	0.00	0.00	0.00	0.00	0.10	0.04
Maximum Daily Emissions	58.17	7.65	14.35	0.04	0.50	0.41
SCAQMD Thresholds	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

SOURCE: PBS&J 2010 (calculation sheets are provided in Appendix A)
Assumes the implementation of all BECSP EIR Mitigation Measures

Alternative 2 would result in development of 137 residential units and 18,600 sf of retail and restaurant space, which reduces the amount of residential and retail uses analyzed for the proposed project by 142 units and approximately 11,000 sf of retail uses, respectively. The analysis of daily operational emissions from Alternative 2 has been prepared utilizing the URBEMIS 2007 computer model recommended by the SCAQMD. The results of the URBEMIS 2007 calculations for the daily operational emissions of the proposed project are presented in Table 6-3 (Alternative 2 Net Daily Operational Emissions) (refer to Appendix A for URBEMIS 2007 outputs). The emissions shown below reflect the net increase in emissions anticipated by implementation of Alternative 2.

Table 6-3 Alternative 2 Net Daily Operational Emissions						
Emissions Source	Emissions in Pounds per Day^a					
	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Water and Space Heating (Natural gas)	0.10	1.27	0.59	0.00	0.00	0.00
Landscape Maintenance	0.37	0.06	4.64	0.00	0.00	0.00
Consumer Products	6.26	—	—	—	—	—
Architectural Coatings	0.34	—	—	—	—	—
Motor Vehicles	9.62	13.06	109.16	0.15	26.03	5.01
Maximum Daily Emissions	16.69	14.39	114.39	0.15	26.03	5.01
SCAQMD Thresholds (lb/day)	55.00	55.00	550.00	150.00	150.00	55.00
Significant Impact	No	No	No	No	No	No

SOURCE: PBS&J 2010 (calculation sheets are provided in Appendix A).

a. Assumes no natural gas fireplaces.

Similar to the proposed project, operation of Alternative 2 would not generate emissions that exceed the thresholds of significance recommended by the SCAQMD and would result in a less than significant impact. However, the amount of air pollutant emissions (i.e., CO, VOC, NO_x, SO_x, and PM₁₀) generated by motor vehicles and daily operation of Alternative 2 would be reduced from that analyzed for the proposed project. Therefore, operation of Alternative 2 would result in a less than significant impact, similar to but less than the proposed project.

Localized concentrations were estimated and assume implementation of mitigation measures BECSP MM4.2-1 through BECSP MM4.2-11, as well as project mitigation measures MM4.2-15 and MM4.2-16. It should be noted that due to the reduced project footprint, construction activities would take place in an area of less than five acres; therefore, consistent with SCAQMD LST recommendations, the LST Screening Tables were determined appropriate for determining if the LST threshold would be exceeded. As shown in Table 6-4 (Alternative 2 Total Construction Emissions and Localized Significance Thresholds), emissions would not exceed SCAQMD thresholds during Alternative 2 construction at any of the identified sensitive receptors for CO and NO₂.

However, PM₁₀ and PM_{2.5} exceed the SCAQMD thresholds at all sensitive receptors. This impact would be significant for PM₁₀ and PM_{2.5} during the mass grading phase of the project. With the implementation of mitigation measures BECSP MM4.2-1 through BECSP MM4.2-11, and project mitigation measures MM4.2-15 and MM4.2-16, the emissions of PM₁₀ and PM_{2.5} will be reduced during construction.

However, even with the inclusion of these mitigation measures, emissions of PM₁₀ and PM_{2.5} are anticipated to remain above the SCAQMD LST thresholds. Therefore, even with mitigation, impacts to localized sensitive receptors will remain *significant and unavoidable* during construction, similar to the proposed project.

Table 6-4 Alternative 2 Total Construction Emissions and Localized Significance Thresholds

<i>Distance</i>	<i>CO (lbs/day)</i>	<i>NO₂ (lbs/day)</i>	<i>PM₁₀ (lbs/day)</i>	<i>PM_{2.5} (lbs/day)</i>
Peak Daily On-site Emissions	22.9	43.99	391.96	82.96
Allowable emissions at 25 meters	715	147	6	4
Allowable emissions at 50 meters	1,041	143	17	6
Allowable emissions at 100 meters	1,395	156	31	11
Allowable emissions at 200 meters	2,444	186	60	24
Allowable emissions at 500 meters	7,121	269	145	79
Exceed Allowable emissions?	No	No	Yes	Yes

SOURCE: PBS&J, adopted from SCAQMD 2010.

Operation of Alternative 2 would generate local traffic volumes that would be lower than the proposed project. Similar to the proposed project, the traffic generated from Alternative 2 would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant, similar to the proposed project.

Potential sources of odor associated with the proposed project may result from construction equipment exhaust and application of asphalt and architectural coatings during construction activities, the temporary storage of typical household solid waste (refuse) associated with residential (long-term operational) uses, as well as odors produced from the various commercial uses, including restaurants. Standard construction requirements would be imposed to minimize odors from construction. Any construction-related odor emissions would be temporary, short-term, and intermittent in nature, and impacts associated with construction-related odors are expected to be less than significant. It is expected that any project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City’s solid waste regulations. Therefore, odors associated with construction and operation of Alternative 2 would not create objectionable odors, from either construction activities or daily operation that would affect a substantial number of people. This impact would be less than significant, similar to the proposed project.

Overall, air quality impacts anticipated under Alternative 2 would be less than the proposed project as Alternative 2 would not result in operational emissions that exceed the SCAQMD thresholds, similar to the proposed project. While construction activities would result in both regional and localized emissions that exceed the SCAQMD thresholds, these emissions would be temporary in nature and only occur during the 20-day grading phase of construction (to be completed over a 30-calendar-day period). As

such, construction related impacts for regional pollutant emissions would be similar to, but less than those identified for the proposed project and construction related localized impacts would be similar to the proposed project. Impacts relating to operations, CO hotspots and odors would be similar to, but slightly less than, the proposed project.

Biological Resources

The proposed project site is developed with commercial uses and consists almost entirely of paved surfaces. Biological resources on the project site are limited to trees and landscaping. The project site does not contain riparian habitats, wetlands, or sensitive species, nor does it contain a wildlife corridor or other biological resource of importance to the region. No adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or State habitat conservation plan are applicable to project site.

As implementation of Alternative 2 would result in the removal or disturbance of on-site trees and landscaping, Alternative 2 is subject to the provisions of the City of Huntington Beach Tree Ordinance (Chapter 13.50 of the Huntington Beach Municipal Code) which requires the submittal of a landscape plan, and the replacement of existing mature trees. Compliance with the City's Tree Ordinance would ensure that Alternative 2 would not interfere with or impact the implementation of any City, State, or federal policies or ordinances that apply to biological resources. Therefore, similar to the proposed project, Alternative 2 would result in a less than significant impact.

Within the limited trees located on the project site for landscaping purposes, there is the potential for birds protected under the Migratory Birds Treaty Act (MBTA) to nest. As a result of the removal of existing trees on the project site implementation of Alternative 2 could have a direct or indirect impact on habitat for nesting birds. However, implementation of mitigation measure BECSP MM4.3-1 would ensure protection of migratory bird species/habitat through focused surveys. Therefore, Alternative 2 would have a similar impact as the proposed project with respect to migratory birds. Impacts of Alternative 2 on biological resources would be similar to the impacts of the proposed project and would be less than significant.

Cultural Resources

Existing buildings on the project site were built in the mid-1980s. The buildings on the proposed project site are not greater than 45 years old, and are not identified historic resources. There are no other known historic resources on the proposed project site. Both the proposed project and Alternative 2 would result in ground disturbing activities, associated with grading and excavation of the subterranean parking levels, which could potentially disturb previously unknown archeological or paleontological resources, including human remains. Alternative 2 would be required to adhere to the policies of the General Plan and Municipal Code requirements with regard to cultural resources as well as mitigation measures BECSP MM4.4-2(b) and BECSP MM4.4-3(b) identified for the proposed project. Impacts of Alternative 2 would be similar to the proposed project and would be less than significant.

Geology and Soils

Similar to the proposed project, Alternative 2 could expose people and/or structures to adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. The proposed project site is located in an area identified susceptible to liquefaction. Impacts associated with seismic hazards, including liquefaction, would be addressed through adherence to applicable regulations including the City of Huntington Beach Building Code, which has adopted the 2007 CBC, the Grading and Excavation Code, and State requirements pertaining to geologic, soil and seismic hazards. Additionally, as required by mitigation measure BECSP MM4.5-1, a soil and geotechnical report would be prepared for Alternative 2. The design, grading, and structural recommendations of this report would be incorporated into the grading plan for Alternative 2.

Alternative 2 would require earth-moving activities, including subterranean excavation consistent with the proposed project. Grading and excavation would expose soil to erosional processes and could result in the loss of topsoil during construction. As part of the project, a site-specific Stormwater Pollution Prevention Plan, which is part of the NPDES Municipal General Permit, would be prepared for development under Alternative 2. Implementation of Best Management Practices during construction activities as required by National Pollution Discharge Elimination System (NPDES) permit would reduce the potential for soil erosion or the loss of top soil. Unstable soil conditions would be addressed through compliance with the Grading and Excavation Code and incorporation of the recommendations of the project-specific Geotechnical Engineering Feasibility Report into the project's final grading plan, as required by Mitigation measure BECSP MM4.5-1. Compliance with applicable requirements would ensure that this impact remain less than significant, similar to the proposed project.

Hazards and Hazardous Materials

Alternative 2 would result in a less intense version of the proposed project uses. Land uses would continue to include residential and commercial uses which do not include a component that would traditionally introduce hazards or hazardous materials to the site or the area. The site is not included on any environmental database lists, however the potential exists that unknown contaminants are encountered during earthmoving activities. Construction of Alternative 2 could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of mitigation measures BECSP MM4.6-1 and BECSP MM4.6-2 would minimize the potential risk of unknown contamination by implementing investigation and remediation efforts at the project site prior to issuance of a grading permit. As such, Alternative 2 would result in similar less than significant impacts with respect to hazards and hazardous materials as the proposed project.

Hydrology and Water Quality

With respect to hydrology and water quality, impacts associated with Alternative 2 would be similar to those identified for the proposed project, as the site would be almost entirely developed with impervious surfaces. Development of the vacant lot on the corner of Cypress Avenue and Elm Street would result in an increase of runoff from the site, under both Alternative 2 and the proposed project. However

development occurring on the remainder of the site, which is already developed with impervious surfaces, would not create additional runoff. Potential impacts to hydrology and water quality would be reduced through compliance with existing regulations and implementation of mitigation measures BECSP MM4.7-1 through BECSP MM4.7-4 which requires the preparation of a project-specific hydrology and hydraulic study to address potential issues. Therefore, impacts would be less than significant, similar to the proposed project.

Land Use

As with the proposed project, the reduced site is identified as a Neighborhood Center in the BECSP. Development occurring on the site would be regulated by Neighborhood Center development standards included in BECSP Sections 2.1.5. Alternative 2 would not introduce incompatible land uses to the site, rather it would continue existing commercial uses and introduce new residential uses to the site, as permitted by the BECSP. Residential uses included under both the proposed project and Alternative 2 would be oriented towards the existing residential neighborhood located to the south and west of the site. The introduction of these uses would not change land use patterns in a manner that would divide an established community, rather it would represent an extension of the existing residential community, and serves as a buffer between residential and commercial development. Further, Alternative 2 would not conflict with any applicable habitat conservation plans.

To ensure that proposed development is consistent with the BECSP, Alternative 2 would be required to submit Site Plan Review and conditional use permit applications. In order for the Site Plan Review application to be approved, the Director of Planning and Building must make the following findings:

- i. The project is consistent with the City's General Plan and all applicable requirements of the Municipal Code
- ii. The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood
- iii. The project will not adversely affect the Circulation Plan of this Specific Plan
- iv. The project complies with the applicable provisions of the BECSP and other applicable regulations

Approval of the required applications for Alternative 2 would ensure that it would not conflict with any applicable plans, policies, and regulations. Therefore, Alternative 2 would not conflict with land use policies established by the City, and would result in a less than significant impact, similar to the proposed project.

Noise

Demolition of existing structures and construction of new mixed uses would occur under Alternative 2. While construction activities would occur for approximately 3 years compared to 4 years for the proposed project, the construction noise impacts would be similar to the proposed project as the amount and type of demolition activities and construction activities would be similar. The closest noise sensitive receptors to the project site would be the residential uses located to the west of the site across Elm Street and the residential uses located to the west of the project site across from Ash Street and Sycamore Street. These residential uses are located approximately 75 feet from the Warner Mixed-Use portion of the project site. Construction activity noise levels at these residential uses would be approximately

83 dBA during the excavation/grading and external finishing phases of Alternative 2. Additionally, the residential uses associated with the proposed project would be occupying the Warner Mixed-Use building (Phase 1) during construction of the Phase 2 development. These future on-site residential uses would be located approximately 200 feet from construction activities and therefore would potentially experience noise levels of up to 74 dBA; however, the existing parking structure located along the southern edge of the property would serve to reduce construction noise levels by approximately 10 to 15 dBA. While construction noise could be a nuisance to nearby sensitive uses, compliance with the City's Noise Ordinance would ensure that construction noise impacts remain less than significant. Implementation of identified mitigation measures BECSP MM4.9-1 through BECSP MM4.9-3 would reduce temporary construction noise impacts, and construction related noise would be less than significant, similar to the proposed project.

As discussed above, similar construction activities would occur under Alternative 2 as with the proposed project; therefore, vibration levels could reach approximately 81 VdB within 50 feet of the project site. As such, sensitive receptors would not experience vibration levels during construction of Alternative 2 that would exceed the FTA's vibration impact threshold of 85 VdB for human annoyance and this impact would be less than significant, similar to the proposed project.

Alternative 2 would result in development of 137 residential units and 18,600 sf of retail and restaurant space, which reduces the amount of residential and retail uses from the proposed project by 142 units and approximately 11,000 sf. This reduction would reduce the number of vehicle trips generated by Alternative 2 compared to the proposed project. As such, operational noise impacts due to vehicle trips and human activity at the site would be slightly less than the proposed project. Operational noise impacts generated by residential uses such as mechanical equipment (HVAC) would be similar to the proposed project. Installation of shielding around HVAC systems would be required by Mitigation measure BECSP MM4.9-4, which would further reduce HVAC noise levels. Deliveries of goods to the retail component would be reduced from the proposed project due to the reduction of retail uses Mitigation measure BECSP MM4.9-5 would ensure that exterior living spaces, such as porches and patios are constructed in a manner so that noise levels, including noise from the occasional retail delivery activities, do not exceed the City's noise standards. With implementation of mitigation measures BECSP MM4.9-4 and BECSP MM4.9-5, operational noise would remain less than significant, similar to the proposed project. Overall, noise impacts anticipated under Alternative 2 would be similar to, but slightly less than, the proposed project, and would be less than significant.

Population and Housing

Alternative 2 would result in the development of 137 residential units, a reduction of 142 units compared to the proposed project. Once fully occupied, Alternative 2 could result in a population increase of approximately 366 persons, a reduction of 379 persons compared to the proposed project.¹²⁰

Residential development on the site was accounted for in the overall population growth analysis performed in the BECSP EIR. BECSP Section 2.1.1 establishes the maximum amount of net new development (MAND) of residential and commercial development permitted in the BECSP, which

¹²⁰ Based on the existing average household size of 2.67 persons for the City of Huntington Beach.

ultimately included 4,500 residential dwelling units and associated commercial uses. Section 4.10 (Population/Housing) of the BECSP EIR concluded that full build out of residential uses in the BECSP area would not exceed the City's General Plan policy of limiting growth, but would exceed SCAG 2030 household projections. However, the exceedance of such projections is an existing condition and is not a direct result of the BECSP. The BECSP would not exceed SCAG 2030 population projections, though it would represent approximately 56 percent of the remaining growth that is anticipated through 2030 in the City.¹²¹

Alternative 2 (137 units) accounts for approximately 3 percent of the 4,500 dwelling units ultimately approved for full build-out of the BECSP. As such, Alternative 2 would be well within the established MAND for the BECSP. When the MAND is reached, no further development may be permitted without an amendment to the MAND provisions and environmental review. Because BECSP EIR Section 4.10 concluded that population growth induced by implementation of the BECSP would result in a less than significant impact, population growth associated with Alternative 2 would not induce population growth beyond that already anticipated, and would result in a less than significant impact. Therefore, Alternative 2 would result in a reduced impact compared to the proposed project with respect to population and housing, and would remain less than significant.

Public Services

Fire Protection

Development of 137 residential units would result in a new residential population of approximately 366 persons, an estimated reduction of 379 persons at the project site.¹²² Implementation of Alternative 2 would not result in additional impacts to public services beyond those identified for the proposed project, which were found to be less than significant. Similar to the proposed project, all development plans prepared for Alternative 2 would be reviewed by the HBFD prior to construction to ensure that adequate fire flows would be maintained. The reduction in residential population, as well as compliance with all required policies, rules, and regulations would ensure that implementation of Alternative 2 would not require any new or physically altered fire facilities to maintain adequate response times and staffing, the construction of which could result in significant environmental impacts. In addition, implementation of Mitigation measure BECSP MM4.11-1 would ensure that the HBFD receives adequate staffing and/or equipment to maintain acceptable levels of service. This impact would be less than significant, and less than the proposed project.

Police Protection

The HBPD has 213 sworn personnel currently protecting 203,484 residents in the City. Implementation of Alternative 2 could result in approximately 366 new residents.¹²³ Using the worst-case population increase scenario, the additional 366 residents generated by Alternative 2 would increase the existing population of the City of Huntington Beach from 203,484 residents to 203,850 residents. This increase in residential population would reduce the increased demand on police services compared to the proposed

¹²¹ City of Huntington Beach, Section 4.10 (Population/Housing), *Beach and Edinger Corridors Specific Plan Environmental Impact Report* (August 2009).

¹²² Based on the existing average household size of 2.67 persons for the City of Huntington Beach.

¹²³ Based on the existing average household size of 2.67 persons for the City of Huntington Beach.

project. Consistent with the proposed project, this increase in residential population associated with Alternative 2 is not expected to notably affect HBPD resources given that general fund monies from increased property tax revenue associated with development as well as other fee revenues (i.e., building permit fees) may be used to augment equipment levels. Further, implementation of Mitigation measure BECSP MM4.11-1 would ensure that adequate staffing levels are maintained. Therefore, impacts to police services would be less than significant, and less than the proposed project.

School Service

The proposed project site would be served by the HBUHSD and the OVSD. Per the HBUHSD and the OVSD, the current level of enrollment within both school districts has been declining in recent years and this decline is expected to continue for the next several years. Additionally, schools serving the project site are currently operating below maximum capacity, and direct population growth resulting from implementation of Alternative 2 would not have substantial impact on the capacity of schools within the HBUHSD and OVSD. Additionally, both Districts anticipate that enrollment will be lower in the upcoming years and will continue to decline in the future. Due to declining enrollment within each District, new students generated as a result of development under Alternative 2 would not result in overcrowding and would likely help offset the current declining population. With implementation of code requirements BECSP CR4.11-1 and BECSP CR4.11-2, implementation of Alternative 2 would not require any new or physically altered school facilities to serve the project, the construction of which could result in significant environmental impacts. This impact would be less than significant, and less than the proposed project.

Library Service

Similar to the proposed project, implementation of Alternative 2 would place a higher demand on services provided by the Huntington Beach Library System. But as the demand for additional full-time employees would not substantially increase as a result of the increase in population, Alternative 2 would not result in a significant impact to the Huntington Beach Public Library system under current conditions. Nonetheless, implementation of Alternative 2 would contribute to the current condition of the City's library system being severely under staffed and staffing would need to be increased to meet current professional service standards for both current and new residents. Similar to the proposed project, implementation of code requirement BECSP CR4.11-3 would be required under Alternative 2 to ensure that these additional residents would not notably affect the current ratio of staff to resident. Library service impacts would be less than significant for Alternative 2, similar to, but less than, the proposed project.

Recreation

Alternative 2 would result in 137 residential units, generating an estimated population of 366 persons.¹²⁴ Alternative 2 would include a minimum of 50,000 sf of public open space on the site as well as private open space in the Mixed-Used buildings. Public open space would be designed in conformance to BECSP Section 2.6.4, which identifies guidelines for design of the various types of public open space. In addition to the provision of open space on the site, Alternative 2 would be subject to Project CR4.12-1

¹²⁴ Based on the existing average household size of 2.67 persons for the City of Huntington Beach.

which requires the payment of a park fee pursuant to Chapter 230.20 of the City's Zoning and Subdivision Ordinance. Compliance with Project CR4.12-1 and the BECSP would ensure that recreational impacts would be less than significant, similar to the proposed project.

Transportation/Traffic

The analysis in this section focuses on the nature and magnitude of the change in transportation and traffic patterns due to implementation of the reduced alternative. Alternative 2 would result in development of 137 residential units and 18,600 sf of retail and restaurant space. Table 6-5 (Alternative 2 Trip Generation Comparison) compares the trip generation of Alternative 2 with that of the proposed project and with existing.

Table 6-5 Alternative 2 Trip Generation Comparison								
Project Description	Amount	Peak Hour						ADT
		AM			PM			
		In	Out	Total	In	Out	Total	
Existing								
Commercial (Existing)	13,414	8	5	13	25	25	50	576
Restaurant	18,322	110	101	211	121	84	205	2,329
Office Tower	196,000	267	37	304	49	243	292	2,158
Single-Story Office	24,200	29	6	35	7	24	31	309
Health/Fitness Club	42,343	26	32	58	85	64	149	1,394
Movie Theater	26,730	0	0	0	155	10	165	2,087
Existing Trip Generation Total		440	181	621	442	450	892	8,853
Alternative 2								
Mixed-Use Residential	137 du	14	56	70	55	30	85	921
General Commercial (existing)	13,414	8	5	13	25	25	50	576
General Commercial	17,600	11	7	18	32	33	65	756
Restaurant	19,322	116	107	223	128	89	217	2,456
Office Tower (existing)	196,000	267	37	304	49	243	292	2,158
Single-Story Office (existing)	15,000	18	3	21	5	15	20	191
Health/Fitness Club (existing)	42,343	26	32	58	85	64	149	1,394
Alternative 2 Trip Generation Total		460	247	707	379	499	878	8,452
Net Change from Existing		20	66	86	-63	49	-14	-401
% Difference from Existing				14%			-2%	-5%

SOURCES: Austin-Foust Associates, Inc., *Beach-Edinger Corridors Specific Plan Area Traffic Analysis for Beach-Warner Project* (November 30, 2010), Table 2.

ADT = average daily traffic; du = dwelling unit; sf = square feet

As shown in Table 6-5, Alternative 2 would result in a five percent reduction in daily trips compared to existing conditions. Based on this reduction, all segments within the project study area are projected to

have slight decreases in daily traffic volumes with Alternative 2 compared to daily traffic volumes projected for the BECSP in 2030. However, the percentage change would be less than one percent. As such, Alternative 2 would not exceed anticipated daily traffic volumes with the BECSP that were determined to be less than significant in the BECSP EIR, consistent with the proposed project.

Similar to the proposed project, because of the overall reduction in ADT, Alternative 2 would not change the 2030 ICU and LOS with the BECSP at the intersection of Beach Boulevard and Warner Avenue, and Beach Boulevard and Slater Avenue.¹²⁵ The intersection of Beach Boulevard and Warner Avenue would continue to operate with an acceptable AM LOS (LOS C) and PM deficiency (LOS E). This PM deficiency requires mitigation as part of the overall BECSP, but mitigation is not a project responsibility since Alternative 2 would result in a decrease in PM peak hour trip generation and would not contribute to this condition. However, Alternative 2 would be subject to its fair-share contribution towards future, as-needed improvements to the area roadway system.

Alternative 2 would result in a reduction in ADT compared to existing conditions and would not exceed ADT 2030 Volumes for the BECSP. The Beach Boulevard and Warner Avenue intersection currently operates at LOS E and the changes to operation due to Alternative 2 will not change this LOS; although the anticipated reduction in ADT will help the daily operation of the intersection. As such, a less than significant impact to CMP intersections would occur as a result of Alternative, consistent with the proposed project.

Access to the site and the distribution of the parking would be substantially similar to the proposed project. Eight driveways would provide access to the site in a nearly identical configuration to the proposed project. Alternative 2 would be required to prepare a traffic control plan for its construction; to would ensure adequate emergency access would be maintained during construction. Compliance with city requirements and the site plan review process would ensure impacts related to design hazards and emergency access are less than significant, consistent with the proposed project

The amount of parking provided on the site would be designed to comply with the Parking Regulations established in BECSP Section 2.1.5 for the Neighborhood Center designation. Parking would be provided at varying ratios dependant on the land use. Parking for the proposed retail uses at the corner of Beach Boulevard and Warner Avenue, and the Warner Mixed-Use building would remain the same as the proposed project. Parking for the Beach Mixed-Use building would be provided in an internal three-level (one level below grade, one at grade, and one above grade) 81-stall parking garage accessed from Cypress Avenue. This would meet the parking requirements of the City of Huntington Beach based on approved parking ratios established in the BECSP for the project area. This impact is considered less than significant, similar to the proposed project.

As Alternative 2 would be located on the same site as the proposed project, and would include the same land uses in close proximity to alternative modes of transportation and locally serving commercial uses, Alternative 2 would be consistent with local policies related to alternative transportation, including the City of Huntington Beach General Plan Land Use and Transportation Elements, the Circulation Plan and Development Standards set forth in the BECSP.

¹²⁵ Austin-Foust Associates, Inc., *Beach-Edinger Corridor Specific Plan Area Traffic Analysis for Beach-Warner Project* (November 30, 2010).

Overall, Alternative 2 would result in additional traffic trips compared to the proposed project, although the level of significance of traffic impacts would be similar. Additionally, Alternative 2 would result in a slightly decline in projected daily traffic volumes for project area segments than was analyzed for the BECSP EIR. As such, less than significant traffic impacts would occur under Alternative 2, similar to the proposed project.

Utilities and Service Systems

Implementation of Alternative 2 would result in utility impacts that are similar to, but less than, the proposed project.

Domestic Water Supply

Alternative 2 would result in a water demand of 31,540 gallons per day (gpd), as shown in Table 6-6 (Water Demand for Alternative 2), which would result in a reduction in demand of approximately 37,700 gpd, as compared to the proposed project. The Diemer Filtration Plant has an operating capacity of 520 million gallons per day (mgd) and treats approximately 213 mgd, while the Jensen Filtration Plant currently has an operating capacity of 750 mgd and treats approximately 420 mgd.¹²⁶ If the imported water demand of Alternative 2 were treated solely at either Filtration Plant, this increase would represent less than 1 percent of the remaining capacities of either facility. For the reasons discussed in Section 4.14, under Impact 4.14-1 of this EIR, the development of Alternative 2 would not directly result in the construction of new treatment facilities or expanded water treatment facilities. Therefore, this is considered a less than significant impact, similar to, but less than the proposed project.

Table 6-6 Water Demand for Alternative 2			
Land Use	Generation Rates	Proposed Project	
		Units	Total Demand
Residential	200 gpd/du	137 units	30.69 afy (27,400 gpd)
Retail	0.15 gpd/sf	17,600 sf	2.96 afy (2,640 gpd)
Restaurant	1.5 gpd/sf	1,000 sf	1.68 afy (1,500 gpd)
Total		—	35.33 afy (31,540 gpd)(0.032 mgd)

SOURCE: PBS&J, *Water Supply Assessment for the Proposed Beach and Edinger Specific Plan Project*, Prepared for City of Huntington Beach (August 2009).

This is for the BECSP EIR contemplated 272 units for the proposed project site, with the same amount of retail and accessory uses. While the proposed project is slightly greater than this (seven units), it is within the total development (including residential units) approved for the overall EBCSP. The proposed project is only the second project proposed under the BECSP; therefore, there is sufficient capacity within the approved MAND and associated WSA to accommodate the proposed project.

New development on the project site would increase demands for municipal water services by approximately 31,540 gpd. Although imported water supplies from the Delta are of significant concern, for the reasons discussed in Section 4.14 under Impact 4.14-2 of this EIR, the City would be able to provide a reliable source of water to accommodate its existing users and the additional demand on water supplies created by the implementation of the reduced alternative for the 20-year projection. The City's

¹²⁶ City of Huntington Beach, Section 4.7 (Utilities/Services Systems), *Beach and Edinger Corridors Specific Plan Environmental Impact Report* (August 2009).

conservation programs coupled with increased groundwater would improve water supply reliability. In addition, implementation of mitigation measure BECSP MM4.14-1 would serve to reduce the municipal water demand of Alternative 2. Therefore this impact would be less than significant, similar to, but less than, the proposed project. As with the proposed project, the project Applicant shall submit building plans for approval to the City of Huntington Beach to incorporate the following project conditions to ensure that conservation and efficient water use practices are implemented for Alternative 2:

- Waterless urinals in the commercial and restaurant areas
- Ultra low-flush toilets in the residential units
- Low-flow shower heads and faucet aerators in the residential units
- Aggressive drought tolerant landscape design with the option to use artificial turf
- Efficient irrigation including smart irrigation controllers and separate irrigation meters
- Ultra water efficient clothes washers and other appliances in common areas
- Incentives for new residents to purchase ultra water efficient appliances
- Provide signs throughout the proposed project site to wisely use water
- Make available resources to residents and tenants on how to use water efficiently

Wastewater

For wastewater impacts, Alternative 2 would result in similar, but reduced impacts as compared to the proposed project. The NPDES permit system requires that all existing and future municipal and industrial discharges to surface waters within the City be subject to specific discharge requirements. Alternative 2 would not result in the discharge of wastewater to any surface water. Instead, operational discharges will be sent to the project's sewer system, which would ultimately be treated at one or more of the OCSD wastewater treatment plants. The OCSD wastewater treatment plants are required to comply with their associated waste discharge requirements (WDRs). WDRs set the levels of pollutants allowable in water discharged from a facility.

Compliance with any applicable WDRs, as monitored and enforced by the OCSD, would ensure that Alternative 2 would not exceed the applicable wastewater treatment requirements of the SARWQCB with respect to discharges to the sewer system. This would result in a less than significant impact, similar to, but less than the proposed project.

Alternative 2 would include the development of 137 residential units and approximately 17,600 sf of retail and 1,000 sf of restaurant space. As shown in Table 6-7 (Wastewater Generated from Alternative 2) below development of Alternative 2 would increase the amount of wastewater transported by the City's sewer system by approximately 39,270 gpd (0.12 mgd). However, this would be approximately 45,400 gpd (0.05 mgd) less than the proposed project.

Table 6-7 Wastewater Generated from Alternative 2			
<i>Land use</i>	<i>Quantity</i>	<i>Duty Factor</i>	<i>Estimated Flow</i>
Residential	137 du	250 gpd/du	34,250 gpd
Retail	17,600 sf	0.2 gpd/sf	3,520 gpd
Restaurant	1,000 sf	1.5 gpd/sf	1,500 gpd
Total	—	—	39,270 gpd (0.04 mgd) (43.99 afy)

SOURCE: City of Huntington Beach, Section 4.14 (Utilities and Services System), BECSP PEIR (2009).

The existing local wastewater collection lines are not adequate to meet the requirements of Alternative 2, and the project developer(s) would be responsible for constructing local mains and extensions to serve the proposed project. Prior to allowing additional connections to the sewer lines, the capacity of the existing sewers would need to be confirmed and a sewer study would be needed at the time of development to determine if the existing sewer lines need to be upgraded to accommodate the proposed project's sewer flow. Similar to the proposed project, Alternative 2 would be required to implement code requirements BECSP CR4.14-1 and BECSP CR4.14-2. In addition, any development connecting directly or indirectly to the OCSD sewer system is required to pay a connection fee in accordance with the OCSD Connection Fee Master Ordinance. The Connection Fee Program ensures that all users pay their fair share of any necessary expansion of the system, including expansion to wastewater treatment facilities. These fees are considered full mitigation under CEQA for potential impacts resulting from project development.

Construction of the wastewater collection systems for Alternative 2 would adhere to existing laws and regulations, and the infrastructure would be sized appropriately for the proposed project. Individual water and wastewater connections would occur as part of the proposed project site. In addition, code requirements BECSP CR4.14-1 and BECSP CR4.14-2 would ensure that proper sewer connections are provided for at the project site under this Alternative. Therefore, this impact is considered less than significant, similar to, but less than, the proposed project.

Solid Waste

Alternative 2 would reduce the overall amount of solid waste generated at the project site. Alternative 2 is estimated to produce approximately 658.6 pounds per day and approximately 240,389 pounds per year of solid waste. This translates to a generation rate of approximately 0.33 ton of solid waste per day and 121.2 tons of solid waste per year as shown in Table 6-8 (Waste Generated from Alternative 2). Development of Alternative 2 would result in a reduction of approximately 0.33 ton per day and 120.8 tons per year than analyzed for the proposed project.

Table 6-8 Waste Generated from Alternative 2

Land Use	Solid Waste Generation Rates (lbs/unit/day)	Proposed Project	
		Units	Waste Generated (lbs/day)
Residential (medium-high density)	4 lbs/dwelling unit/day	137 du	548 lbs/day
Retail	0.006 lbs/sf/day	17,600 sf	105.6 lbs/day
Restaurant	0.005 lbs/sf/day	1,000 sf	5 lbs/day
Total			658.6 lbs/day (0.33 tons/day) 240,389 lbs/yr (121.2 tons/yr)

SOURCE: California Integrated Waste Management Board, Estimated Solid Waste Generation Rates, <http://www.ciwmb.ca.gov/wastechar/wastegenrates/> (accessed August 20, 2010).

Rainbow Disposal is the exclusive hauler of all solid waste for the City of Huntington Beach. Rainbow Disposal’s Transfer Station has a design capacity of 2,800 tons per day, and current utilization ranges between 53 and 71 percent. For purposes of this analysis, and assuming a worst-case scenario of 71 percent current utilization, the daily solid waste contribution to this transfer station under Alternative 2 would be less than 0.1 percent at approximately 0.0001 percent of its entire design capacity. Utilization of the transfer station would remain at 71 percent under the implementation of Alternative 2.

As described in Section 4.14 (Utilities/Service Systems), there are three landfills (Frank R. Bowerman Landfill in Irvine; Olinda Alpha Landfill in Brea; and Prima Deshecha Landfill in San Juan Capistrano) that could serve the project site, which have a design capacity of 4,000, 8,000, and 8,500 tons per day, respectively. Based on landfill capacity, the solid waste contribution of 0.33 tons per day to any of the three landfills that serve the project site is less than 1 percent of their allowed daily capacity. This would be similar to, although less than, the proposed project and would result in a less than significant impact.

Energy

Alternative 2 would require similar, although slightly lower energy resources than the proposed project, due to the reduction of 142 residential units and approximately 12,000 sf of retail and 5,000 sf of restaurant space. This would reduce the overall demand for electricity and natural gas compared to the proposed project. As shown in Table 6-9 (Alternative 2 Projected Electricity Demand) the total annual electricity consumption by future development under Alternative 2 is estimated to be approximately 1,056,760.50 kWh/year. As this is less than the proposed project, and the proposed project would be served, Alternative 2 would also be served and an adequate supply of electricity is anticipated to be available to serve Alternative 2, similar to the proposed project. Development of Alternative 2 would comply with the provisions of Title 24 of the CCR and Alternative 2 would be designed to further conserve energy. Also, because SCE is currently in the process of upgrading its transmission systems, it is anticipated that the electricity demand generated by future development could be supplied without the need for additional construction or expansion of energy facilities beyond that which is planned.

Table 6-9 Alternative 2 Projected Electricity Demand

Type of use	Energy Consumption Rates	Proposed Development	Electricity (kWh/year)
Residential (medium-high density)	5,626.50 kWh/units/year	137 du	770,830.50 kWh/year
Retail	13.55 kWh/sf/year	17,600 sf	238,480 kWh/year
Restaurant	47.45 kWh/sf/year	1,000 sf	47,450 kWh/year
Total	—	—	1,056,760.50 kWh/year

SOURCE: South Coast Air Quality Management District, Natural Gas and Electricity Consumption Rates, CEQA Air Quality Handbook (1993).

As shown below in Table 6-10 (Alternative 2 Projected Natural Gas Demand) the project-generated demand for natural gas would be approximately 8,265,886 cf/year. The SCGC declares itself a “reactive” utility that will provide natural gas as customers request its services. The SCGC has indicated that an adequate supply of natural gas is currently available to serve the proposed project and that the level of service provided to the surrounding area would not be impaired by future development, including the reduction in demand anticipated under Alternative 2. New natural gas lines to serve future development at the project site would be located underground and would be constructed in accordance with the SCGC’s policies and extension rules on file with the CPUC at the time contractual agreements are made.

Table 6-10 Alternative 2 Projected Natural Gas Demand

Type of use	Energy Consumption Rates	Proposed Development	Natural Gas (ft ³ /year)
Residential (medium-high density)	48,138 ft ³ /unit/year	137 du	6,594,906 ft ³ /year
Retail	34.8 ft ³ /sf/year	17,600 sf	612,480 ft ³ /year
Restaurant	1,058.5 ft ³ /sf/year	1,000 sf	1,058,500 kWh/year
Total	—	—	8,265,886 ft³/year

SOURCE: South Coast Air Quality Management District, Natural Gas and Electricity Consumption Rates, CEQA Air Quality Handbook (1993).

Similar to the proposed project, all utilities impacts under the reduced alternative would be less than significant. However, because a reduction in overall resource consumption would occur under Alternative 2, the impacts would occur to a lesser degree than the proposed project.

Climate Change

Similar to the proposed project, construction of Alternative 2 would result in GHG emissions due to the operation of heavy pieces of construction equipment, in addition to worker commute trips to and from the project site and building supply vendor vehicles. As such, construction of Alternative 2 would result in additional GHG emissions, which could represent a substantial contribution. Similarly, operation of Alternative 2 would result in GHG emissions as a result of direct sources such as motor vehicles, natural gas consumption, solid waste handling/treatment, and indirect sources such as electricity generation. However, implementation of BECSP EIR mitigation measures MM4.15-1 through MM4.15-9, which are consistent with strategies recommended by the CCAT, CAPCOA, and the California Attorney General,

would reduce impacts associated with GHG emissions to less than significant levels, similar to the proposed project.

■ Attainment of Project Objectives

Under Alternative 2, new development would include 17,600 sf of retail uses, 1,000 sf of restaurant uses, and 137 residential units. Implementation of Alternative 2 would satisfy all of the identified project objectives of the BECSP Development Code, specifically the development standards included in BECSP Section 2.5.1 for areas designated as Neighborhood Center. Alternative 2 would result in the development of commercial and residential uses in a built-out portion of Huntington Beach and would be complimentary not only to the existing uses on the project site but to the surrounding area. Additionally, the Alternative 2 would include a minimum of 50,000 sf of public open space areas.

Additionally, Alternative 2 would reduce operational air quality impacts as compared to the proposed project. All other project related impacts would be similar or reduced under Alternative 2, including the significant and unavoidable short-term construction related air quality impact that is similar to, but reduced from that which would occur with development of the proposed project. Impacts relating to aesthetics, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation, utilities, and greenhouse gas emissions would be similar to the proposed project, but reduced in scale due to the reduction of residential units and commercial uses. Impacts relating to cultural resources, land use and recreation would be similar to the proposed project.

6.4 COMPARISON OF ALTERNATIVES

Table 6-11 (Comparison of Alternatives to the Proposed Project) provides a summary of the comparison of alternatives to the proposed project.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project/No Development Alternative would be environmentally superior to the proposed project due to minimization or avoidance of physical environmental impacts. However, the CEQA Guidelines require that if the environmentally superior alternative is the No Project Alternative, “the EIR shall also identify an environmentally superior alternative among the other alternatives” (15126.6(e)(2)).

While Alternative 2 would result in construction related criteria pollutant emissions that would exceed the SCAQMD thresholds, similar to, but reduced from that which would occur with development of the proposed project., this impact would be temporary in nature, lasting for approximately 20 days, and upon completion of grading activities no other thresholds would be exceeded.. During operation of Alternative 2 the amount of air pollutant emissions (i.e., CO, VOC, NO_x, SO_x, and PM₁₀) generated by motor vehicles and daily operation of Alternative 2 would be reduced from that analyzed for the proposed project. Therefore, Alternative 2 would be considered the environmentally superior alternative, as summarized in Table 6-11.

Table 6-11 Comparison of Alternatives to the Proposed Project

<i>Environmental Issue Area</i>	<i>No Project/No Development</i>	<i>Reduced Alternative 2</i>
Aesthetics	-	=
Air Quality (construction)	-	-
Air Quality (operation)	-	-
Biological Resources	-	=
Cultural Resources	-	=
Geology/Soils	-	=
Hazards and Hazardous Materials	-	=
Hydrology/Water Quality	-	=
Land Use/Planning	-	=
Noise	-	-
Population/Housing	-	-
Public Services	-	-
Recreation	-	=
Transportation/Traffic	-	+
Utilities/Service Systems	-	-
Greenhouse Gas Emissions	-	-

(-) = 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.

6.6 REFERENCES

Huntington Beach, City of. Section 4.13 (Utilities and Services System). *The Village at Bella Terra*, 2008.

PBS&J. *Water Supply Assessment for the Proposed Beach and Edinger Specific Plan Project*. Prepared for City of Huntington Beach, August 2009.

South Coast Air Quality Management District. Natural Gas and Electricity Consumption Rates. *CEQA Air Quality Handbook*, 1993.

