

# CHAPTER 10 Responses to Comments

## 10.1 ORGANIZATION OF THE RESPONSES TO COMMENTS

In total, twelve comment letters regarding the DSEIR were received during the review period from one state department, one organization, and nine individuals. Table 10-1 (Comment Letters Received on the Draft SEIR) provides a comprehensive list of commenters in the order that they are presented in this section.

<b>Table 10-1 Comment Letters Received on the Draft SEIR</b>				
<i>No.</i>	<i>Commenter/Organization</i>	<i>Abbreviation</i>	<i>Page Where Comment Begins</i>	<i>Page Where Response Begins</i>
<b>STATE DEPARTMENTS</b>				
1	Native American Heritage Commission	NAHC	10-3	10-45
<b>ORGANIZATIONS</b>				
2	Claremont Land Group	CLG (Includes letters no. 7 and 8 below)	10-8	10-46
<b>INDIVIDUALS</b>				
3	Baretich, Mary Jo	BAR	10-19	10-64
4	Bauer, Ralph	BAU	10-22	10-70
5	Davisson, Diane	DAV	10-25	10-74
6	Duffy, Warren	DUF	10-27	10-77
7	Franklin, Robert	FRA (Duplicate—also included in letter no. 2 above)	10-28	10-77
8	Geisse, M.D., Larry	GE1 (Duplicate—also included in letter no. 2 above)	10-33	10-78
9	Geisse, M.D., Larry	GE12	10-35	10-79
10	Mannion, Norma Jean	MAN	10-36	10-79
11	Murphy, Eileen	MUR	10-37	10-80
12	Urette, Linda	URE	10-39	10-82

In addition to the written comments noted above, 13 verbal comments were received at the Huntington Beach Senior Center Draft SEIR Public Information Meeting held on October 12, 2011, as outlined below.

**Table 10-2 Verbal Comments Received at the Draft SEIR Public Information Meeting**

<i>Commenter</i>	<i>Abbreviation</i>	<i>Page Where Comment Begins</i>	<i>Page Where Response Begins</i>
<b>PUBLIC TESTIMONY (DRAFT SEIR MEETING)</b>			
Baretich, Mary Jo	BAR-V	10-42	10-86
Bauer, Ralph	BAU-V	10-42	10-88
Dettloff, Bob	DET-V	10-42	10-88
Donovan, Nancy	DON-V	10-42	10-88
Durette, Linda	DUR-V	10-42	10-89
Franklin, Bob	BFRA-V	10-43	10-91
Franklin, Karen	KFRA-V	10-43	10-91
Geddes, Tim	GED-V	10-43	10-91
Livengood, Tom	LIV-V	10-43	10-92
Mannion, Norma Jean	MAN-V	10-44	10-93
McCready, Melissa	MCC-V	10-44	10-94
Murphy, Eileen	MUR-V	10-44	10-95
White, Mindy	WHI-V	10-44	10-95

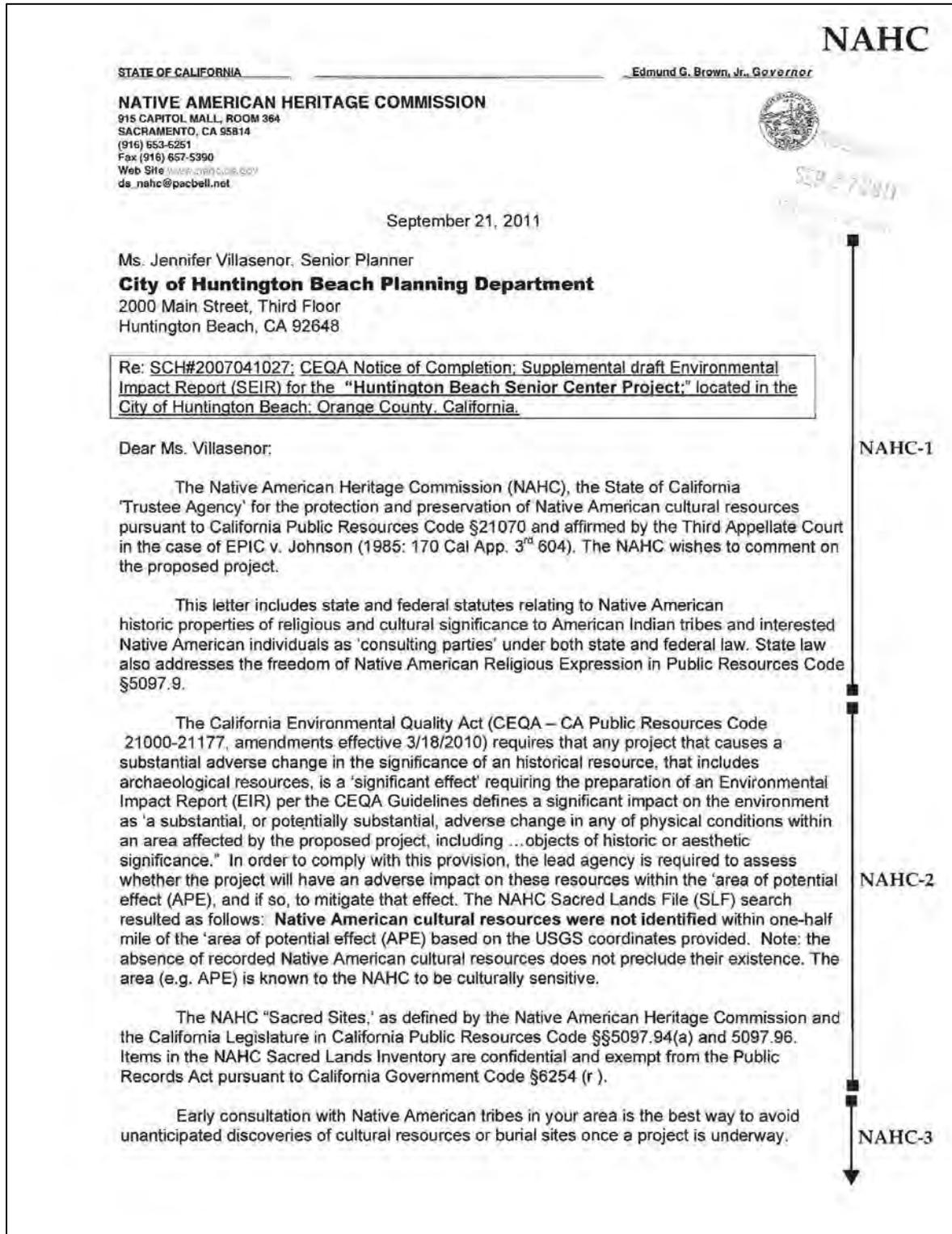
This chapter of the Final SEIR contains all comments received on the DSEIR during the public review period, as well as the Lead Agency's responses to these comments. Reasoned, factual responses have been provided to all comments received, with a particular emphasis on significant environmental issues.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

## 10.2 COMMENTS ON THE DRAFT SEIR

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

## 10.2.1 State Departments

## ■ Native American Heritage Commission (NAHC), September 21, 2011



Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

NAHC-3  
Cont.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254( r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

NAHC-4

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

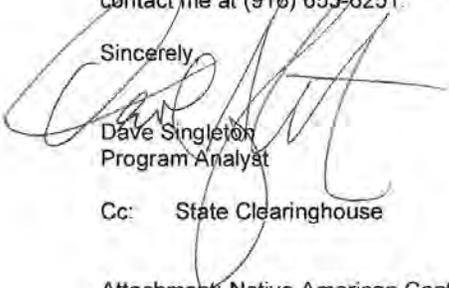
NAHC-5

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

NAHC-6

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

↑  
NAHC-6  
Cont.  
↓

**Native American Contacts**  
 Orange County  
 September 21, 2011

Ti'At Society/Inter-Tribal Council of Pimu  
 Cindi M. Alvitre, Chairwoman-Manisar  
 3098 Mace Avenue, Aapt. D Gabrielino  
 Costa Mesa, CA 92626  
 calvitre@yahoo.com  
 (714) 504-2468 Cell

Gabrielino Tongva Nation  
 Sam Dunlap, Chairperson  
 P.O. Box 86908 Gabrielino Tongva  
 Los Angeles, CA 90086  
**samdunlap@earthlink.net**  
  
 (909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation  
 David Belardes, Chairperson  
 32161 Avenida Los Amigos Juaneno  
 San Juan Capistrano CA 92675  
**(949) 493-4933 - home**  
 chiefdavidbelardes@yahoo.  
 com  
 (949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation  
 Anthony Rivera, Chairman  
 31411-A La Matanza Street Juaneno  
 San Juan Capistrano CA 92675-2674  
 arivera@juaneno.com  
 (949) 488-3484  
 (949) 488-3294 - FAX  
 (530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation  
 John Tommy Rosas, Tribal Admin.  
 Private Address Gabrielino Tongva  
  
**tattnlaw@gmail.com**  
 310-570-6567

Gabrielino Tongva Indians of California Tribal Council  
 Robert F. Dorame, Tribal Chair/Cultural Resources  
 P.O. Box 490 Gabrielino Tongva  
 Bellflower, CA 90707  
**gtongva@verizon.net**  
 562-761-6417 - voice  
 562-761-6417- fax

Gabrieleno/Tongva San Gabriel Band of Mission  
 Anthony Morales, Chairperson  
 PO Box 693 Gabrielino Tongva  
 San Gabriel, CA 91778  
 GTTribalcouncil@aol.com  
 (626) 286-1632  
 (626) 286-1758 - Home  
 (626) 286-1262 -FAX

Juaneno Band of Mission Indians  
 Alfred Cruz, Culural Resources Coordinator  
 P.O. Box 25628 Juaneno  
 Santa Ana, CA 92799  
**alfredgcruz@sbcglobal.net**  
 714-998-0721  
 714-998-0721 - FAX  
 714-321-1944 - cell

NAHC-6  
 Cont.

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

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

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



## 10.2.2 Organizations

### ■ Claremont Land Group (CLG, FRA, and GIE), October 31, 2011

CLG

CLAREMONT LAND GROUP

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[mallen@ClaremontLandGroup.com](mailto:mallen@ClaremontLandGroup.com)

Attorneys  
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 Claremont, CA 91711  
 (909) 354-8825  
 Fax (909) 398-1883

FILE NO.: CLG.008

October 31, 2011

**VIA EMAIL ONLY**  
*JVillasenor@surfcity-hb.org*

Jennifer Villasenor  
 Senior Fire Planning and Building Dept.  
 CITY OF HUNTINGTON BEACH  
 2000 Main Street  
 Huntington Beach, CA 92648

Re: Huntington Beach Senior Center  
 SUBSEQUENT EIR COMMENTS

Dear Ms. Villasenor:

As you know, I represent Parks Legal Defense and certain individuals regarding the Senior Center. I am disappointed that the City has failed to provide proper notice to me, as requested on several occasions. Despite the lack of notice, we have done our best to provide comments in a timely fashion. Attached hereto, please find the comments from Robert Franklin and from Larry Geisse, M.D. We incorporate by reference these comments as well as the many other comments sent under separate cover by others. Our comments here relate only to the Subsequent Environmental Impact Report (“SEIR”) and not to other difficulties with the proposal.

**BACKGROUND**

This Huntington Beach Senior Center (“Project”) was originally proposed as part of a “deal” with developers of a mixed-use project in downtown Huntington Beach. Essentially, the developer agreed to “build” the Senior Center in Central Park. All of the Quimby Act funds from the development, less a 15% fee, were to be used for the development of the Senior Center. The logic was that the City would get the Senior Center and the developer got what amounted to a 15% “break” on the fees. The City Council decided to place the facility in Central Park because the land was “free.” The Council then placed a measure on the ballot to approve a five-acre “Senior Center in Central Park” at the proposed location. The ballot measure made clear that the funding was to come entirely from the developer fees. That measure passed. The City Council then approved the project pursuant to an EIR. The approval was challenged. In the litigation, the City’s counsel conceded that the actions in placing the measure on the ballot without environmental review and allocating all the Quimby Act funds were illegal, but argued, ultimately successfully, that our challenge came too late. Challenges to the land use approvals and to the EIR were upheld.

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CLG-1

CLG-2

Jennifer Villasenor  
 Re: Huntington Beach Senior Center  
 SUBSEQUENT EIR COMMENTS  
 October 31, 2011  
 Page 2

We believe that the approval of the current Project is highly problematic in that voter approval was predicated on a particular source of funding. Indeed, the City officials pushing the project promised the voters that they would not pay “a penny.” However, it is now clear that the funding source is, at best, highly unlikely in the current environment. While the City still seems to be determined to loot the park funds to pay for the Senior Center, the funds just do not seem to be available to loot. In our view, this means that the matter must be placed before the voters to provide the voters with accurate information with regard to the funding of the Project. We also believe that the land use proposals are highly suspect on the record that the City has made thus far. However, these matters are better addressed at a later time. In this letter, we address strictly the adequacy of the SEIR.

CLG-3

#### **PROBLEMS WITH THE SEIR**

We are disappointed the SEIR ignores the teaching of the decisions by a trial court and the Court of Appeal in instructing the City to take into account the serious impacts of not only losing parkland, but losing the opportunity to replace the parkland by losing Quimby Act funds. This “double impact” is not addressed. Moreover, the SEIR continues to treat parkland as “free,” while imputing a cost to every other alternative site. This tendentious approach biases the analysis in favor of building in the park over other alternative sites. In fact, the EIR should treat the loss of parkland as a loss of value both in an economic sense and as the loss of the opportunity to provide open space.

CLG-4

The entire analysis suffers from a poor project description. The Project is mis-described in that it is not really a Senior Center at all, but rather a huge community and banquet facility. The current structure is so big in fact, that in order to be economically viable, it requires use for commercial and semi-commercial purposes such as banquet facilities and weddings, meeting rooms and the like in order to be sustaining. The huge size of the project has its own economic consequences. The economics, however, are not what are before us here. Instead, it is the environmental impacts forced by the huge scale of the Project proposed by the City.

CLG-5

The alternative analysis is further flawed because it arbitrarily, and surprisingly, ignores the alternatives most suggested by members of the public.

1. It does not, for example, consider any alternatives on the east side of Golden West that would allow the Senior Center to leverage existing infrastructure on that side of the street, including joint use of under-utilized parking and other assets. This location would also eliminate the visual impact entirely.
2. The SEIR also does not consider redesign of the project to allow for less intrusive alternatives. The analysis does not adequately discuss redesign of the Project to provide a more modest structure dealing only with specific senior issues.

CLG-6

CLG-7

Jennifer Villasenor  
 Re: Huntington Beach Senior Center  
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3. The SEIR nowhere considers decentralizing the activities so as to allow the use of existing buildings or repurposing structures but instead looks only at a huge facility in a single location. The SEIR is devoid of any justification for this analysis and it defies well-known environmental principles. For example, the SEIR fails to explain why existing buildings could not be used for some of the activities planned for the super center-sized Project. The school sites for example, might have some, but not all, of the activities and uses contemplated to be at the Senior Center. The use of the existing commercial buildings (and there are hundreds of thousands of square feet of vacant facilities throughout Huntington Beach) offer opportunities to provide for these services at a lower cost and without the egregious environmental impact created by the Wal-Mart size Senior Center contemplated here.
4. The SEIR fails to adequately consider design to the Senior Center consistent with less impact on the environment. Instead, it assumes a design picked by the developer. Other counties and cities throughout the United States have designed park facilities that have little impact on views and provide much less impact on recreational amenities. No serious effort to survey, review or analyze such designs is included.
5. The comparison between the available school sites and the Project are unfair. The analysis seems to give short shrift to the LEED principle of utilizing existing structures wherever possible. Further, it fails to consider the fact that were a school site chosen, not all of the traffic impacts of the mega-Senior Center would need to be realized in these locations. In particular, a school site would not require banquet facilities and weddings in order to make them economically viable. Hence, they would have much less impact on the environment than the proposed Senior Center.

CLG-8

CLG-9

CLG-10

Finally, and most disturbingly, the General Plan analysis is inadequate to the point of being frivolous. The General Plan is the central planning document for the City. Instead of providing the considered analysis, the General Plan and other land use approvals are brushed off in a few short paragraphs. The SEIR needs to give a complete analysis of recreational needs of the City, and in particular, the changing recreational needs as time has gone on. For example, the SEIR does not even consider the objections of young people at prior hearings. They objected that by squandering all the Quimby Act funds on just one project, the recreational opportunities most desired by young people were being, effectively, eliminated. Were the SEIR to consider more modest services to seniors and a less giant community center, some of these needs could be reasonably met.

CLG-11

Jennifer Villasenor  
Re: Huntington Beach Senior Center  
SUBSEQUENT EIR COMMENTS  
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**CONCLUSION**

We hope that the City will take this opportunity to re-evaluate this Project. The SEIR utterly fails to address the vast range of alternatives, including working systematically at more modest environmentally sustainable projects. While such projects might not provide a big building with a plaque with peoples' names on it, it will provide a sustainable and economically viable future to the people of Huntington Beach.

Very truly yours,

CLAREMONT LAND GROUP



MARK C. ALLEN III

CLG-12

MCA:mr

cc: Jennifer McGrath, City Attorney, City Attorneys' Office  
Clients

Robert Franklin  
PO Box 1171  
Huntington Beach, CA 92647  
rfranklinn@gmail.com

October 20, 2011

Ms Jennifer Villasenor  
Senior Planner  
Department of Planning and Building  
2000 Main Street  
Huntington Beach, CA 92648

CLG-13

RE: Comments to Draft Subsequent EIR No 07-002 – SCH 2007041027

Dear Ms Villasenor:

Thank you for the opportunity to comment on the Draft Subsequent EIR for the proposed General Plan Amendment (GPA) and associated five (5) acre development project which includes a 45,000 sq. ft., 52 foot tall, single-story structure with 227 (plus 24 future) parking spaces (Development) in West Central Park. As long-time residents and as stated at the public meeting on October 12, 2011, our concern is the protection of passive open space in West Central Park and the impact of the proposed structure and proposed activities of the development project to surrounding properties.

We have reviewed the DSEIR document and we respectfully submit the following comments:

The General Plan is a compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors.

CLG-14

In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, **Open Space**, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and **Parks and Recreation**). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan." (Bold emphasis added by authors.)

What is the primary use of a park? What are the goals and objectives for West Central Park as identified in the City of Huntington Beach General Plan? Does a clear and comprehensive master plan document for Central Park exist? If so, the information should be included in the DSEIR document. How else can land use and fiduciary decision-makers make the correct determination? Further, residents are entitled to ask these questions and information should be readily available.

CLG-15

Comments DSEIR No 07-002  
October 20, 2011  
Page 2

### General Concerns

The Project Title states "Huntington Beach Senior Center Project". This statement is misleading and incomplete. The proposed five (5) acre, 45,000 sq. ft. development project requires a general plan amendment to the existing Recreation Element contained in the General Plan. As such, the project title should be revised and include a reference to the proposed general plan amendment. Also, based on a thorough review of the DSEIR and the proposed Development, the Project Title and Project Description should also be revised to state "Huntington Beach Senior and **Community Center**".

CLG-16

The following supports the need to add "Community Center" to the Project Title and Project Description. The proposed Development appears to be beyond the scope of a "Senior Center":

- The proposed development requires **five (5) acres** for a 45,000 sq. ft., single-story structure with additional outdoor activity areas (not depicted on the site plan);
- Reaches **52 feet** in height!;
- Paves an area to provide **227 parking spaces** (with an area devoted to 27 additional spaces if needed);
- With permitted hours as stated in the DSEIR (not proposed - project already approved?) more consistent with renting out the facility as a community center.

CLG-17

The hours of operation for Special Activities are a concern. Proposed normal hours are from 8 am - 4:30 pm; Monday – Friday. These are consistent with existing Senior Centers. Special Activities are from 4:30 pm – 10:00 pm Monday – Sunday. Special Activities (not defined in DSEIR) could create noise impacts to existing residential to north and west of site. No analysis in DSEIR.

CLG-18

The Special Events are a great concern. The proposed hours for Special Events (not defined in DSEIR) are until 10:00 pm Sunday – Thursday and **12:00 pm midnight!** on Friday and Saturday! The Special Events have high potential to create noise impacts to existing residential to the north and west of site. No analysis in DSEIR.

What do have going on here – a nightclub?

Many would agree the proposed general plan amendment to change acreage in Central Park from "low intensity" to "high intensity" recreation use should be the primary focus of the DSEIR. The Project Description is very heavy on details associated with the Development with language for the proposed GPA as a secondary action. In reviewing the quite lengthy DSEIR document, it appears only a scant amount of analysis pertains to the proposed general plan amendment. The Project Description should be revised.

CLG-19

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Page 3

Proposed General Plan Amendment

The general plan amendment analysis in the DSEIR does not provide adequate quantitative information such as a complete inventory of acreage devoted to active or passive uses, an inventory of types of land use intensities (low, medium or high), definitions of low, medium or high intensity uses, legible maps or figures, nor a comparison of internal and external consistency with the General Plan as with other topics of review in the document. The DSEIR should be revised to include much more analysis.

CLG-20

Further the existing Master Plan of Central Park Uses should be attached as an appendix to better understand the potential impact of the of the proposed general plan amendment. The ratio of passive to active uses in the general plan amendment discussion in the DSEIR does not make sense.

CLG-21

It is our opinion, the proposed project (GPA and Development) represents an "incremental chipping away" of passive open space in Central Park which is a very valuable resource in the City of Huntington Beach. The GPA discussion does not properly evaluate the potential impacts of the proposed project (GPA or Development) to Central Park and the City's Park System. Why is the proposed site still vacant? Over the past 25 years developers have paid a great amount of development in-lieu fees for project approval. Where have the funds gone? Why is the site still unimproved?

CLG-22

Another concern with the proposed GPA is long range-planning. What if the proposed Development is not constructed? If the proposed GPA is actualized, a very large area (unable to determine from the DSEIR) in West Central Park will be changed from low to high intensity which would allow the possibility of a different type of unsuitable land use for the location.

CLG-23

The above stated reasons are why a comprehensive analysis of the proposed GPA is essential. Good planning is based on compatibility and proper land use interface. High intensity uses should be grouped together so as to minimize impacts to surround sensitive land uses such as low intensity recreational uses and existing residential uses.

The Development

Why is a single-story building 52 feet in height? Why is the Development parked at 5 parking spaces per 1,000 sq. ft. of floor area (retail parking demand)? A survey of Senior Centers in Westminster and Irvine reveal smaller structures, much less parking provided and hours of operation from generally 7:00 am to 5:00 pm. The facility in Fountain Valley is identified as a "Senior and Community Center" thus more parking provided to reflect higher parking demand. The Fountain Valley facility allows special activities in the evening thus hours of operation are permitted beyond 5:00 pm.

CLG-24

The floor plan for the proposed Huntington Beach Development depicts a large stage (no dimensions provided) so it would appear live entertainment or loud music from a DJ will be allowed for the undefined "receptions" referred to in the DSEIR. In the evening sound may create significant noise impacts to existing residential. Where is the noise study?

CLG-25

Comments DSEIR No 07-002  
 October 20, 2011  
 Page 4

What about alcohol consumption? Will "receptions" include wedding receptions with alcohol beverages? What about late night noise impacts? Guests leaving at midnight? Staff leaving after midnight? Persons starting engines; doors slamming; and vehicles accelerating up the grade toward Golden West Street late at night. No analysis in the DSEIR.

CLG-26

It appears the proposed Development is a "commercial use" being sited in an area used heavily for passive uses such as strolling, picnics, bike riding, and such. If an empirical survey of the the passive areas west of Golden West Street during peak times on weekends and summer was included in the DSEIR analysis, we are sure it would reveal the need for the proposed site to be improved consistent with the existing designation of low intensity. The park area west of Golden West Street is the last large contiguous park open space area in the City and it is highly used by residents – young and old.

CLG-27

As an alternative, an expansion on the north side of Central Library should be included in the DSEIR. Central Park on the east side of Golden West Street at the intersection of Talbert Avenue has two (2) major existing high intensity uses (Central Library and the Sports Complex plus parking areas). It is our understanding a consultant to the City prepared a site location feasibility study years ago which we feel is outdated and did not include public input. A new feasibility study should be commissioned to analyze current conditions, constraints and opportunities.

CLG-28

We are also concerned with the run-off of various toxic materials and liquids from the proposed Development parking area and its impact to the adjacent uses in West Central Park. The site plan for the proposed Development does not depict a buffer or any other manner to protect the areas surrounding the structure and parking area. A complete NPDES report and summary should be provided in the DSEIR to properly analyze impacts of the project to west Central Park areas in the vicinity of the proposed development.

CLG-29

Alternate Location

An additional alternative analyzing the construction of a "Senior Center" on the north side of Central Library in the DSEIR should be included because it is feasible, cost effective and reflects good land use planning. The proposed Development as analyzed in the DSEIR is in the wrong location. It should be located near the existing Central Library. The infrastructure is in place; it would be compatible with existing uses; and it would group high intensity uses together rather than spot zoning the west side of Central Park.

CLG-30

Another benefit to locating the "Senior Center" adjacent to Central Library is the close proximity of Seniors for using the library. The location for the proposed Development is located on the west side of Golden West Street which is on the opposite side of a major arterial street from Central Library. Street crossings for some – not all - seniors would be dangerous. Also the grade differential and distance from the proposed development to Central Library could be prohibitive. Using a shuttle would only add unneeded trips and exhaust to the environment.

CLG-31

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October 20, 2011  
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Summary

In conclusion, we agree it is time to either redevelop the existing Rodgers Senior Center at its present location (no discussion in DSEIR) or develop a senior center at an acceptable location. No denying the need for senior activities and support in Huntington Beach. We are seniors.

CLG-32

Our problem with the project is the proposed location. We also have a problem with how the project was described on the ballot. We do not feel the language was consistent with Measure C and the City Charter. We feel truthful information was excluded which may have resulted in a different outcome.

CLG-33

We also have a problem with the various signs identifying "the proposed Senior Center site as approved by the Voters" along Golden West Street. As a side note, we object to the costs associated with the manufacture and replacement of at least three (3) signs costing taxpayers over \$10,000. It is a waste of taxpayers funds. As seniors we must be frugal with funds – City management should do the same.

CLG-34

Thank you again for the opportunity to comment on the DSEIR for the proposed GPA and proposed Development project. Based on the misleading and incomplete Project Title and Project Description, the lack of adequate analysis and supporting documentation for the proposed GPA, the absence of analysis for a feasible alternative location near the Central Library and our general comments, the processing of the DSEIR should be suspended.

CLG-35

The document should be revised to include the identified essential information in order for the public and decision makers to have a full understanding of the potential impacts of the proposed project (which is consistent with the intent of CEQA) and re-circulate the document.

We appreciate your efforts in this process and we hope you understand our position is based strictly on land use and geography. Should you have any questions do not hesitate to contact us by mail, email or phone at 714.475.8095.

Sincerely,



Karen Franklin



Robert Franklin

## Comments on the Huntington Beach Senior Center Draft Subsequent Environmental Impact Report.

10/25/11

Sirs:

I would like to comment on Chapter 6, Alternatives to the Proposed Project.

I have two basic comments.

- 1) The Consideration of Alternatives **must** include the corner of Goldenwest and Talbert, the East side. This would be opposite of the proposed site across Goldenwest, at the far end of the parking for the Sports Complex. I have included a picture of the area with the proposed building placed on the site.

CLG-36

This area is already developed to some extent and utilities are already present. It covers all the other needs that the proposed site covers, but stops development in the park. It is also closer to the Library and Sports Complex for seniors to visit. The parking complex is already present and would triple as parking for the library, senior center and sports complex. The lot would serve patrons at different times of the day and different days of the week. The building, due to the elevation at the site, could be two stories, with the lower level entrance on Goldenwest (Bus), and the upper level entering in the parking complex (cars, vans).

The amount of money you would save in this location would be tremendous. It would also have lesser impacts than the proposed site in terms of aesthetics, Geology/Soils, Hazards, Land Use, and Utilities. This has to be the preferred site.

- 2) The Park View School Site is also a more superior alternative to the proposed site, based on the criteria set forth in your analysis. As I read it, there are 3 impacts that would be greater than the proposed site, all having to do with traffic at a school site (oxymoron). But there are **8 (eight)** impacts that are **less** than the proposed site. Eight better compared to three worse: this should be obvious. This has to be the better site.

CLG-37

Thank You.

Larry Geisse, M.D.  
6811 Corral Circle  
HB, Ca. 9648  
714-848-3891



## 10.2.3 Individuals

### ■ Baretich, Mary Jo (BAR), October 28, 2011

BAR

October 28, 2011

Jennifer Villaseñor, Associate Planner  
City of Huntington Beach  
Department of Planning  
2000 Main Street  
Huntington Beach, CA 92648

Re: Huntington Beach Senior Center Project Draft Subsequent EIR (DSEIR) No. 07-002

Dear Ms Villaseñor,

This letter addresses several significant environmental impacts directly related to the placement of a Senior Center in the original proposed location in Central Park.

**Section 4.3-18 Wildlife** . As proposed in the Central Park location, this Senior Center project will have significant environmental impacts on the migratory and resident birds, and raptors, which use Central Park as their nesting and foraging grounds, and on the neighboring homeowners. These impact were not adequately addressed with facts in the Draft Environmental Impact Report.

The burrowing owl, a State Species of Concern, was identified as potentially occurring within the project site. Given the regional rarity of this species, direct or indirect impacts to this species would constitute a substantial adverse impact to species that meets the definition of Sections 15380 (b), (c), or (d) of the CEQA guidelines, which is considered a significant impact. **This project could result in the direct loss of a sensitive species**, the permanent habitat loss including loss of foraging, nesting, or refuge, impair essential behavioral activities, such as breeding, feeding, or shelter/refuge, displacement of wildlife by construction activities, and displacement of wildlife by construction activities.

**MM4.3-1 and MM4.3-2, and project requirement PR4.3-1.** The drastic mitigation measures suggested and outlined by the DSEIR are designed to intimidate and eliminate any Burrowing Owls , raptors, and migratory birds **prior to and during construction**. The mitigation measures posing intimidating survey monitoring tactics of the nests, and other scare tactics to keep the resident Owls from nesting and discourage them from returning to their nests, is inhumane and against the MBTA, CDFG and USWFS regulations. The DSEIR is implying that it is okay to destroy their nests and use any means to discourage them to return. If this is the case, then the DSEIR is also in favor of discouraging all other birds from being nearby. Does that include destroying nests in trees and discouraging nesting too close to the proposed center? **Implementation of the proposed mitigation measures MM4.3-1 and MM4.3-2, and project requirement PR4.3-1, would eliminate the birds and animals in close proximity to the proposed Senior Center project, in direct violation to the MBTA, and not ensure the protection of these species and their natural habitats.**

**Construction Noise and Vibration.** "Migratory avian species that may use portions of the site (or the large trees immediately adjacent to it) for nesting during breeding season are protected under the Migratory Bird Treaty Act (MBTA). Project implementation and construction-related activities including, but not limited to, grading, materials laydown, facilities construction, vegetation removal, and construction vehicle traffic **will result in significant environmental impact with disturbance of nesting species protected by the MBTA.** Studies have shown that loud construction noises can cause the mother birds to panic and fly from their nests. Sudden escape often ejects eggs from the nest and leaves the nest open to predation and neglect in the mothers' absence.

**Ground-Borne Vibration** caused by the construction activities can be a significant environmental impact up to 500 feet or less from the source.

**Operational Noise.** **As proposed in the Central Park location, this Senior Center project will have significant environmental impacts caused by Noise and excessive lighting from the Center.** Since the Senior Center in Central Park is proposed to be open to group events, including parties and weddings with amplified music, up to 12:00 PM on Friday and Saturday evenings, there will be a significant impact upon the

BAR-1

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migratory and resident birds that nest in Central Park. **Night foraging birds and animals will be affected significantly.** Ambient sounds travel further at night and are amplified by the water in the lake. The neighboring human residents would also be impacted by more amplified decibels in the evening than the DSEIR implies.

While the DEIR attempted to quantify existing ambient noise levels, it never attempted to obtain the current ambient noise levels at night. The DSEIR failed to compare and contrast the difference between the current ambient noise at night and proposed project noise levels at night. A 5 dBA change is readily noticeable. In terms of human response to noise, a sound 10 dBA higher than another is judged to be twice as loud, and a 20 dBA higher four times as loud.

Any increase in ambient noise and frequencies can significantly affect the local wildlife. Two key metrics for measuring the effects of noise on animals are as follows:

The first, "alerting distance," is the distance at which sounds can be heard. These may be sounds made by a species to alert others to danger, or sounds made by predators (which the prey animals want to hear, so as to take cover).

The second, is "listening area," the full area around an animal in which it can hear other animals' calls, footsteps, and wing beats. A key insight offered by this approach is that even moderate increases in background noise can drastically reduce an animal's listening area.

For example, at night an owl needs to be able to acutely hear a mouse burrowing under the grasses. Birds, bats and small creatures communicating in the vicinity of the proposed project in Central Park in the evening may be unable to communicate distress or mating calls effectively. Bats, relying totally on echo location, are unable to find food when interference is produced by natural or mechanical means. Where the park in the evening is now a passive, quiet place, if this project as proposed is built, the evenings will cause significant negative environmental impacts on the night creatures.

Although it is recognized that noise can affect humans psychologically and be physically injurious, little attention has been paid to the potential effects that noise may have on individual animals and populations within an area. This ignorance of the potential harm that could be caused by our own actions and the inertia with which research and concern about the issue has grown is symptomatic of the anthropocentric way in which we value and view the world. Wanting to reduce the human-produced din in natural areas for the sake of our solitude is not unjust, but failure to consider the effects on other life within those areas epitomizes the arrogance and egocentrism with which we typically approach and subsequently degrade the environment. Physiological responses to noise include an increased heart rate, and altering of metabolism and hormone balance. Behavioral reactions consist of head raising, body shifting, trotting short distances, flapping of wings (birds), and panic and escape behavior. Studies have shown that these effects has the potential to cause bodily injury, energy loss, a decrease in food intake, habitat avoidance and abandonment, and reproductive losses. In escaping the noise the birds are forced into less secure roosting areas. In addition, is the possibility of habitat avoidance and abandonment which could jeopardize the future stability and success of the population.

**4.8 LAND USE/PLANNING**

This DSEIR section analyzes the potential for adverse impacts on the existing land use characteristics of the project site and adjacent areas resulting from implementation of the proposed project.

**Visual Impact - Impacts and Mitigation Measures** *Effects of Project Implementation* Additionally, the permitted height limit for the project site is 45 feet, with an additional 10 feet permitted for architectural projections. The overall height of the new structure would be approximately 30 feet, with architectural projections reaching up to 46 feet. Therefore, the project would be consistent with the permitted building heights for the site as established by Section 213.08 (Open Space District: Development Standards) of the City's Zoning Code. The DEIR did not address the **distracting significant visual impact of the huge building design**. As configured, it does not blend well with the surroundings. A more Mediterranean-style would be warmer and more inviting. Also, there is a huge unnecessary cost impact since this Center is



BAR-6  
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BAR-7

purported as being a one-story building, and yet the DEIR states that the building is to be 30 feet to 45 feet high. These are the heights of two and three story buildings. Why were there no alternative building designs submitted?

**Section 4.8.1 Environmental Settings - Existing General Plan/Zoning Designations.** This section states that "Recreation and Community Services Element requires the development of system wide parks and recreation master plan. Under the Central Park Master Plan, the project site is currently identified as the future location of a low intensity recreation use. Project elements were not solidified at the time of preparation of the Central Park Master Plan; however, it was assumed that general elements/activities might include barbeque and picnic amenities, restrooms, tot lot, and an open turf area. Implementation of the proposed project would result in a more intensive land use and would be considered a high intensity recreation use. A GPA would be required to incorporate the Central Park Master Plan into the Recreation and Community Services Element and update it to reflect the senior center site as a high-intensity recreation area."

**Impact 4.9-1 Construction and Operation of the Senior Center will cause an increased significant environmental impact.** According to Impact 4.9-1, **in order to exceed the construction and operational noise standards established in Huntington Beach, a GPA would be required to be implemented to re-designate the use of the project from low-intensity to high intensity**, to accommodate the development of the proposed senior center on the project site. This would legally allow the increase of noise from the construction and operation of the center to exceed the current noise allowance.

#### 4.12.2 Regulatory Framework - Federal - Americans with Disabilities (ADA) Act of 1990.

**A significant environmental impact** related to the placement of the project Senior Center proposed for Central Park is **the failure to address the steep incline from the project location to Goldenwest Street**. Seniors, and especially those using wheelchairs and walkers would not be able to go up the hill to catch a bus or walk across the street to Central Library. The elevation change is approximately 12 to 15 feet from the proposed parking lot to Goldenwest Street.

#### SUMMARY

**Based upon the abundance of significant environmental impacts associated with the proposed project in Central Park, and no significant environmental impacts associated with Alternative sites 4 and 5, my recommendations would be Alternative 5 first because of its more central location, then Alternative 4.**

**Alternative site 4**, Kettler is in close proximity to the largest concentration of seniors in the city, adjacent to a park, and is on flat land. This site is located close to the highest concentration of senior citizens. Also, the cost of the school, according to the School Board, is \$8 million dollars. This would leave money left over for renovations, and funds for improving the 18 city parks. All our parks need infrastructure upgrades and new restrooms.

**Alternative 5**, Park View School, is larger, and next door to Murdy Park. This site is more centrally located in the city and is on flat ground. Goldenwest is only one block away.

The school sites would have less impact on the surrounding neighborhoods than a school-full of active children.

Mary Jo Baretich  
21752 Pacific Coast Highway #23A  
Huntington Beach, CA 92646

BAR-7  
Cont.

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BAR-10

BAR-11

■ Bauer, Ralph (BAU), October 21, 2011

BAU

**From:** Charlene Bauer [mailto:rbauer1022@verizon.net]  
**Sent:** Friday, October 21, 2011 3:40 PM  
**To:** Villasenor, Jennifer  
**Subject:** Public Comments to Draft of Subsequent Environmental Impact Report for the Senior Center Project

**Public Comments to Draft of Subsequent Environmental Impact Report for the Senior Center Project**

October 21, 2011

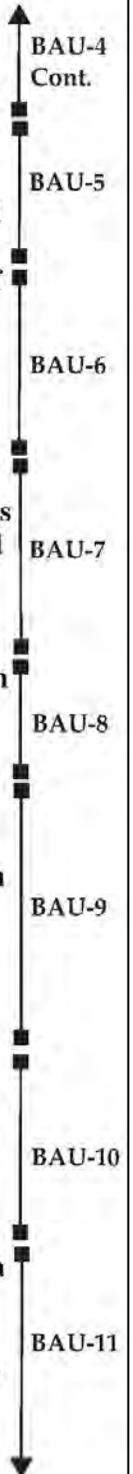
**From; Ralph Bauer (714-846-3927)**  
**To City of Huntington Beach Planning Department**  
**Attention: Jennifer Villsenor**

- 1. It is requested that the original report from the L.P.A. and TS.MG Inc. be added to the EIR as an appendix.  
**Rationale:** The report started the initial planning of the Senior Center, thus it is a significant document. It is referred to in the EIR but not included.
- 2. The results of the Election required for part approval process and the ballot argument should be included as an appendix.  
**Rationale:** This vote of the people is uncommon in projects of this type and support by the electorate is significant. Measure T was mentioned in the EIR and more detail is desirable. The ballot arguments on both sides of the matter show that the people were informed and thus could vote their conscience,
- 3. Section 2.5 (significant and unavoidable) should be rewritten. If the first sentence of that paragraph is true, the second and third sentences don't make sense.  
**Rationale:** Paragraph doesn't make sense since aesthetics are in the eyes of the beholder. The location of the Senior Center site is in a borrow pit from which substantial amounts of dirt was removed to build the 405 Freeway. To say that a attractively designed building with attractive landscaping has aesthetics problems compared to a dirt quarry just doesn't make sense.
- 4. Clarify the number of elements that were addressed. **Rational:** At the



public hearing the spokesperson mentioned that fourteen elements were addressed. In looking at the draft it appears there are only thirteen elements. What is the fourteenth element?

- 5. In the biological element no mention was made of the history of the site. Since it was a quarry, only minimal biological resources could exist. No evidence was given for foraging habitat. The presence of foraging habitat and other biological issue were based on speculation.
- 6. The section on cultural resources does not recognize the great amount of dirt removal (to the depth of about fifteen feet). Any paleontological and archeological resources have long since been removed because of the quarrying in the site. There is no need for involvement by the Gabrielno Indian Tribe as consultants. Adjacent archeological sites discussed have no bearing on this site.
- 7. The Senior Center does not detract from existing recreational activities since at present none occur on the site. If anything the Senior Center enhances recreational activities. It will bring more people to the site to use recreational facilities thus the Senior Center enhances the recreational element. The Quimby Act indicates that a facility like a Senior Center is an allowed as a recreational use.
- 8. The transportation/ traffic element does not note that the degree to which traffic is increased at the proposed site is the degree to which it is reduced at the existing site. Further the fact that the proposed site is on a major bus route suggests that overall traffic the proposed maybe reduce because people will take public transportation rather than driving on their own car.
- 9. The overall choice of alternatives is flawed for the following reasons:
  - a) Financing for the proposed Senior Center was intended to come from park fees. Park fees can be used for recreational only on designated park land. Thus any alternatives sites which are not city park land could not use park fees thus dooming a new Senior Center on those sites. Why study sites that cannot use city park funds for construction?
  - b) The present site of the Senior Center was rejected as infeasible. The rejection is not justified. First, city park funds can be used on this site. Second, since the current site is already being used for a Senior Center, a new up-to-date building on this site could be a included as an alternative to the Central Park site. It is strongly recommended that the current Senior Center site be studied as an alternative.
  - c) The site at the northwest corner of Ellis and Edwards is adjacent to a residential development thus there would be far greater noise and traffic issues which probably could not be mitigated. The proposed site is insulated from residences thus is a much better choice. Finally, the Ellis- Goldenwest property would require another vote of the people at substantial cost in time and money to the city with no



assurance of passage.

d) The Kettler School site is beset restrictions. The details of which can be found in the title report. That report should be included in an appendix. The assumption that a school building can serve is an adequate Senior Center is not justified. The needs of seniors' vs. children require a different architecture. Further City park funds could not be used on this site. There is no evidence that this site is for sale.

e) The Park View site has problems similar to the Kettler Site. Further, this site is definitely not for sale, since the Oceanview School District is currently studying future building and attendance needs generated by four residential projects in the general area of Park View School. These residential projects may require that the site be used for a public school. It should be noted that the process for the reuse of a unused school is long and complex. This process was not mentioned in the EIR.

f) The Magnolia Tank Farm site is unrealistic since it is well known that petroleum contamination on such sites can not be alleviated sufficiently for human use. Choosing this site as a alternative in the absence of expensive environmental studies is totally unrealistic. The site is not geographically central for convenient use by seniors.

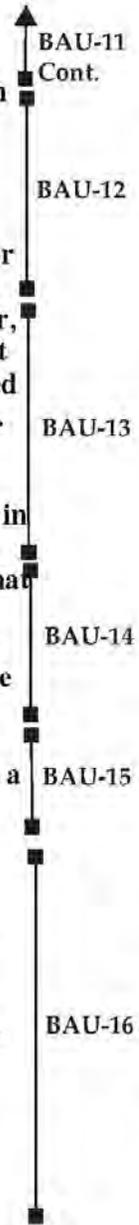
g) The Cove site is not for sale and not zoned for a Senior Center. Further a potential purchase by the City would not have the benefit a reduced price of school sites.

**Final Comments**

The draft EIR commissioned by the City is deeply flawed. For the lay person to single out all the flaws would take resources beyond the capability of most of the public. Above some obvious flaws have been singled out. There are many more.

Since the City commissioned and paid for the report they should insist on a more accurate and complete document. It would be wise to start over using all the information and history available for the proposed site, the existing site, the alternatives in the report, the alternatives which were rejected and possible new alternatives (for example, City owned properties along Gothard Street).

This message has been checked for all known viruses by MessageLabs.





We have no power and very little money, but I hope you will consider the huge impact building the Senior Center in the park would have on people like us. I live on Rio Vista Drive, and the Senior Center would be built just behind our backyard. We moved here in 1978 and were promised that the park would be kept natural. Now they want to build a community center-type building there--45,000 square feet—that is 25 times larger than the house we live in. That is enormous! They put up their sign that it had been approved by the voters of Huntington Beach, but it was barely approved. There were almost as many people who opposed it. That means that almost half of the people in Huntington Beach were against it. They never mention that. We are not against Seniors, but we don't see why the addition of a new Senior Center should have to destroy the middle of our largest park. People like to go to the park to get back to nature and see natural surroundings. Earlier this year, there was a jazz festival at the library. That is much farther away from us than the new Senior Center would be. The noise was so loud, we could not hear our televisions and radios. My heart was pounding from the stress, and I got a migraine headache. The Senior Center would be much closer to us and much louder. Building it would probably mean one to two years of constant noise, starting very early in the morning and continuing all day. However, that would only be the beginning of the noise. I have read in the paper, that raising money to keep this very large Senior Center going will require renting it out for parties and weddings which will include their outdoor area. Parties and Weddings will require loud music which will go on and on for as many nights as they can rent it out. This will affect the value of our homes when we want to sell them. It will be constant noise behind us for the rest of our lives, not to mention the lights.

We already have so much light from the sports fields that it is ridiculous. They tried to get the sports fields built for many, many years. They finally told us it would cost the taxpayers no money, and it got approved. Then it was built, and that turned out to be a big lie. Now I am afraid something similar will happen with the Senior Center.

I have several relatives who are lawyers who have told me that my only option will be to sue for money to insulate my house, get all new windows which block sound, and an air conditioning system; so I can keep my windows closed. They said other people on my street may want to do the same. I certainly hope this does not turn out to be my only choice left. I would so much rather that they built the Senior Center in a place that does not generate so much controversy.

What really struck me the most was hearing, (in the meeting at the library), that they had determined that "the noise from the Senior Center would be insignificant."

I would like to see how INSIGNIFICANT the people who wrote that would judge the noise if it was right behind THEIR house for the rest of their lives.

Thank you for considering our situation.

DAV-1  
Cont.

DAV-2

DAV-3

DAV-4

DAV-5

■ Duffy, Warren (DUF), October 28, 2011

DUF

City of Huntington Beach

As a long time resident, property owner and taxpayer I am writing to you to ask that you be much more thorough in the prosecution of your plans to construct a new Senior Center in Central Park. Previous city councils and planning commissions have shown a remarkable incapacity for bringing projects, once begun, to a successful conclusion.

At Central Park you will recall, the city sent hundreds of thousands of dollars to a charlatan developer in the great Pacific Northwest who promised us various upgrades and improvement projects at our Sports Complex. The money is gone and the improvements never happened.

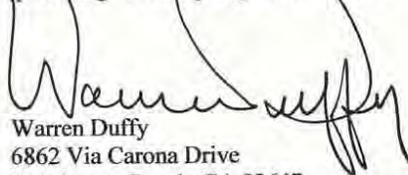
Along Pacific Coast Highway, the city exercised very short-sighted development capacity and produced an ongoing blight for the city. I refer to the blocks and blocks of shabby, fenced off property, full of rusty rebar and overgrown with weeds that was touted to be a major upgrade to our beachfront. It's been years and years in the making but as yet, it hasn't happened. The city isn't even enforcing the basic maintenance of the site.

On Beach Boulevard, certainly one of the most traveled highways into our community, there is a partially constructed building just south of Slater Avenue that received approval from the city but again, no long term vision was apparently exercised. Now we can proudly boast of another half built eyesore.

My greatest fear is not that the squirrels, the coyotes or even we residents will be negatively impacted by a new Senior's Center in Central Park. My biggest fear is: this will be another half-completed project with more unfulfilled hopes and dreams, more rusty rebar and another half finished environmental disaster that benefits no one.

Please do your due diligence on this project. Please make certain there is money in the bank to complete the Senior Center once you give it the go-ahead. Please don't invade Central Park with the same recklessness that Beach Blvd and PCH were invaded and impacted so negatively.

One mistake is understandable. Two are forgivable. But this litany of errors is getting quite long. Please pledge to do better.



Warren Duffy  
6862 Via Carona Drive  
Huntington Beach, CA 92647  
[duffy@duffyandcompany.net](mailto:duffy@duffyandcompany.net)  
714 847 8835

RECEIVED

SEP 28 2011

City of Huntington  
Beach

DUF-1

■ Franklin, Robert (FRA duplicate), October 20, 2011

**Duplicate**

Robert Franklin  
PO Box 1171  
Huntington Beach, CA 92647  
rfranklinn@gmail.com

October 20, 2011

Ms Jennifer Villasenor  
Senior Planner  
Department of Planning and Building  
2000 Main Street  
Huntington Bach, CA 92648

RE: Comments to Draft Subsequent EIR No 07-002 – SCH 2007041027

Dear Ms Villasenor:

Thank you for the opportunity to comment on the Draft Subsequent EIR for the proposed General Plan Amendment (GPA) and associated five (5) acre development project which includes a 45,000 sq. ft., 52 foot tall, single-story structure with 227 (plus 24 future) parking spaces (Development) in West Central Park. As long-time residents and as stated at the public meeting on October 12, 2011, our concern is the protection of passive open space in West Central Park and the impact of the proposed structure and proposed activities of the development project to surrounding properties.

We have reviewed the DSEIR document and we respectfully submit the following comments:

The General Plan is a compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors.

In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, **Open Space**, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and **Parks and Recreation**). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan." (Bold emphasis added by authors.)

What is the primary use of a park? What are the goals and objectives for West Central Park as identified in the City of Huntington Beach General Plan? Does a clear and comprehensive master plan document for Central Park exist? If so, the information should be included in the DSEIR document. How else can land use and fiduciary decision-makers make the correct determination? Further, residents are entitled to ask these questions and information should be readily available.

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FRA-2  
FRA-3

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Comments DSEIR No 07-002  
October 20, 2011  
Page 2

### General Concerns

The Project Title states "Huntington Beach Senior Center Project". This statement is misleading and incomplete. The proposed five (5) acre, 45,000 sq. ft. development project requires a general plan amendment to the existing Recreation Element contained in the General Plan. As such, the project title should be revised and include a reference to the proposed general plan amendment. Also, based on a thorough review of the DSEIR and the proposed Development, the Project Title and Project Description should also be revised to state "Huntington Beach Senior and **Community** Center".

FRA-4

The following supports the need to add "Community Center" to the Project Title and Project Description. The proposed Development appears to be beyond the scope of a "Senior Center":

- The proposed development requires **five (5) acres** for a 45,000 sq. ft., single-story structure with additional outdoor activity areas (not depicted on the site plan);
- Reaches **52 feet** in height!;
- Paves an area to provide **227 parking spaces** (with an area devoted to 27 additional spaces if needed);
- With permitted hours as stated in the DSEIR (not proposed - project already approved?) more consistent with renting out the facility as a community center.

FRA-5

The hours of operation for Special Activities are a concern. Proposed normal hours are from 8 am - 4:30 pm; Monday – Friday. These are consistent with existing Senior Centers. Special Activities are from 4:30 pm – 10:00 pm Monday – Sunday. Special Activities (not defined in DSEIR) could create noise impacts to existing residential to north and west of site. No analysis in DSEIR.

FRA-6

The Special Events are a great concern. The proposed hours for Special Events (not defined in DSEIR) are until 10:00 pm Sunday – Thursday and **12:00 pm midnight!** on Friday and Saturday! The Special Events have high potential to create noise impacts to existing residential to the north and west of site. No analysis in DSEIR.

What do have going on here – a nightclub?

Many would agree the proposed general plan amendment to change acreage in Central Park from "low intensity" to "high intensity" recreation use should be the primary focus of the DSEIR. The Project Description is very heavy on details associated with the Development with language for the proposed GPA as a secondary action. In reviewing the quite lengthy DSEIR document, it appears only a scant amount of analysis pertains to the proposed general plan amendment. The Project Description should be revised.

FRA-7

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Page 3

Proposed General Plan Amendment

The general plan amendment analysis in the DSEIR does not provide adequate quantitative information such as a complete inventory of acreage devoted to active or passive uses, an inventory of types of land use intensities (low, medium or high), definitions of low, medium or high intensity uses, legible maps or figures, nor a comparison of internal and external consistency with the General Plan as with other topics of review in the document. The DSEIR should be revised to include much more analysis.

FRA-8

Further the existing Master Plan of Central Park Uses should be attached as an appendix to better understand the potential impact of the of the proposed general plan amendment. The ratio of passive to active uses in the general plan amendment discussion in the DSEIR does not make sense.

FRA-9

It is our opinion, the proposed project (GPA and Development) represents an "incremental chipping away" of passive open space in Central Park which is a very valuable resource in the City of Huntington Beach. The GPA discussion does not properly evaluate the potential impacts of the proposed project (GPA or Development) to Central Park and the City's Park System. Why is the proposed site still vacant? Over the past 25 years developers have paid a great amount of development in-lieu fees for project approval. Where have the funds gone? Why is the site still unimproved?

FRA-10

Another concern with the proposed GPA is long range-planning. What if the proposed Development is not constructed? If the proposed GPA is actualized, a very large area (unable to determine from the DSEIR) in West Central Park will be changed from low to high intensity which would allow the possibility of a different type of unsuitable land use for the location.

FRA-11

The above stated reasons are why a comprehensive analysis of the proposed GPA is essential. Good planning is based on compatibility and proper land use interface. High intensity uses should be grouped together so as to minimize impacts to surround sensitive land uses such as low intensity recreational uses and existing residential uses.

The Development

Why is a single-story building 52 feet in height? Why is the Development parked at 5 parking spaces per 1,000 sq. ft. of floor area (retail parking demand)? A survey of Senior Centers in Westminster and Irvine reveal smaller structures, much less parking provided and hours of operation from generally 7:00 am to 5:00 pm. The facility in Fountain Valley is identified as a "Senior and Community Center" thus more parking provided to reflect higher parking demand. The Fountain Valley facility allows special activities in the evening thus hours of operation are permitted beyond 5:00 pm.

FRA-12

The floor plan for the proposed Huntington Beach Development depicts a large stage (no dimensions provided) so it would appear live entertainment or loud music from a DJ will be allowed for the undefined "receptions" referred to in the DSEIR. In the evening sound may create significant noise impacts to existing residential. Where is the noise study?

FRA-13

## Duplicate

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What about alcohol consumption? Will "receptions" include wedding receptions with alcohol beverages? What about late night noise impacts? Guests leaving at midnight? Staff leaving after midnight? Persons starting engines; doors slamming; and vehicles accelerating up the grade toward Golden West Street late at night. No analysis in the DSEIR.

FRA-14

It appears the proposed Development is a "commercial use" being sited in an area used heavily for passive uses such as strolling, picnics, bike riding, and such. If an empirical survey of the the passive areas west of Golden West Street during peak times on weekends and summer was included in the DSEIR analysis, we are sure it would reveal the need for the proposed site to be improved consistent with the existing designation of low intensity. The park area west of Golden West Street is the last large contiguous park open space area in the City and it is highly used by residents – young and old.

FRA-15

As an alternative, an expansion on the north side of Central Library should be included in the DSEIR. Central Park on the east side of Golden West Street at the intersection of Talbert Avenue has two (2) major existing high intensity uses (Central Library and the Sports Complex plus parking areas). It is our understanding a consultant to the City prepared a site location feasibility study years ago which we feel is outdated and did not include public input. A new feasibility study should be commissioned to analyze current conditions, constraints and opportunities.

FRA-16

We are also concerned with the run-off of various toxic materials and liquids from the proposed Development parking area and its impact to the adjacent uses in West Central Park. The site plan for the proposed Development does not depict a buffer or any other manner to protect the areas surrounding the structure and parking area. A complete NPDES report and summary should be provided in the DSEIR to properly analyze impacts of the project to west Central Park areas in the vicinity of the proposed development.

FRA-17

#### Alternate Location

An additional alternative analyzing the construction of a "Senior Center" on the north side of Central Library in the DSEIR should be included because it is feasible, cost effective and reflects good land use planning. The proposed Development as analyzed in the DSEIR is in the wrong location. It should be located near the existing Central Library. The infrastructure is in place; it would be compatible with existing uses; and it would group high intensity uses together rather than spot zoning the west side of Central Park.

FRA-18

Another benefit to locating the "Senior Center" adjacent to Central Library is the close proximity of Seniors for using the library. The location for the proposed Development is located on the west side of Golden West Street which is on the opposite side of a major arterial street from Central Library. Street crossings for some – not all - seniors would be dangerous. Also the grade differential and distance from the proposed development to Central Library could be prohibitive. Using a shuttle would only add unneeded trips and exhaust to the environment.

FRA-19

Duplicate

Comments DSEIR no. 07-002  
October 20, 2011  
Page 5

Summary

In conclusion, we agree it is time to either redevelop the existing Rodgers Senior Center at its present location (no discussion in DSEIR) or develop a senior center at an acceptable location. No denying the need for senior activities and support in Huntington Beach. We are seniors.

FRA-20

Our problem with the project is the proposed location. We also have a problem with how the project was described on the ballot. We do not feel the language was consistent with Measure C and the City Charter. We feel truthful information was excluded which may have resulted in a different outcome.

FRA-21

We also have a problem with the various signs identifying "the proposed Senior Center site as approved by the Voters" along Golden West Street. As a side note, we object to the costs associated with the manufacture and replacement of at least three (3) signs costing taxpayers over \$10,000. It is a waste of taxpayers funds. As seniors we must be frugal with funds – City management should do the same.

FRA-22

Thank you again for the opportunity to comment on the DSEIR for the proposed GPA and proposed Development project. Based on the misleading and incomplete Project Title and Project Description, the lack of adequate analysis and supporting documentation for the proposed GPA, the absence of analysis for a feasible alternative location near the Central Library and our general comments, the processing of the DSEIR should be suspended.

FRA-23

The document should be revised to include the identified essential information in order for the public and decision makers to have a full understanding of the potential impacts of the proposed project (which is consistent with the intent of CEQA) and re-circulate the document.

We appreciate your efforts in this process and we hope you understand our position is based strictly on land use and geography. Should you have any questions do not hesitate to contact us by mail, email or phone at 714.475.8095.

Sincerely,

Karen Franklin

Robert Franklin

■ Geisse, M.D., Larry (GEI1 duplicate), October 25, 2011

Duplicate

Comments on the Huntington Beach Senior Center Draft  
Subsequent Environmental Impact Report.

10/25/11

Sirs:

I would like to comment on Chapter 6, Alternatives to the Proposed Project.

I have two basic comments.

- 1) The Consideration of Alternatives **must** include the corner of Goldenwest and Talbert, the East side. This would be opposite of the proposed site across Goldenwest, at the far end of the parking for the Sports Complex. I have included a picture of the area with the proposed building placed on the site.

This area is already developed to some extent and utilities are already present. It covers all the other needs that the proposed site covers, but stops development in the park. It is also closer to the Library and Sports Complex for seniors to visit. The parking complex is already present and would triple as parking for the library, senior center and sports complex. The lot would serve patrons at different times of the day and different days of the week. The building, due to the elevation at the site, could be two stories, with the lower level entrance on Goldenwest (Bus), and the upper level entering in the parking complex (cars, vans). The amount of money you would save in this location would be tremendous. It would also have lesser impacts than the proposed site in terms of aesthetics, Geology/Soils, Hazards, Land Use, and Utilities. This has to be the preferred site.

- 2) The Park View School Site is also a more superior alternative to the proposed site, based on the criteria set forth in your analysis. As I read it, there are 3 impacts that would be greater than the proposed site, all having to do with traffic at a school site (oxymoron). But there are **8 (eight)** impacts that are **less** than the proposed site. Eight better compared to three worse: this should be obvious. This has to be the better site.

Thank You.

Larry Geisse, M.D.  
6811 Corral Circle  
HB, Ca. 9648  
714-848-3891



GEI-1

GEI-2



## ■ Geisse, M.D., Larry (GEI2), October 31, 2011

Page 1 of 1

**GEIS**

**From:** LGeisse [mailto:lgeisse@aol.com]  
**Sent:** Monday, October 31, 2011 2:45 PM  
**To:** Villasenor, Jennifer  
**Subject:** HB Senior Center Draft Subsequent EIR Comments

Jennifer:

I would like to comment on Section 4.3 - 2, Raptor Foraging Habitat.

The mitigation plan is very non-specific and, in the present form, does nothing to mitigate the loss of Raptor Foraging Habitat. Planting trees does not replace the loss of 5 acres of foraging habitat. The rodents that the birds feed on do not live in trees. There are currently plenty of trees for the raptors. They need places to forage, not trees to sit in. This is not an acceptable solution to the problem. The loss needs to be replaced 1:1 with an additional 5 acres of land where the birds can forage. This land needs to be in the immediate area of the planned site. For this reason alone, this site is not acceptable, as this biological loss cannot be mitigated.

Thank you.

Larry Geisse, M.D.  
 6811 Corral Circle  
 Huntington Beach, Calif, 92648  
 714-848-3891

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GEIS-1

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■ Mannion, Norma Jean (MAN), October 25, 2011

**MAN**

**From:** Villasenor, Jennifer [JVillasenor@surfcity-hb.org]  
**Sent:** Thursday, October 27, 2011 3:33 PM  
**To:** Garlett, Carrie R  
**Subject:** senior center - SEIR comment

**From:** njmannion@verizon.net [mailto:njmannion@verizon.net]  
**Sent:** Tuesday, October 25, 2011 9:16 PM  
**To:** Villasenor, Jennifer  
**Subject:** Senior Center Project

To: Jennifer Villasenor, Senior Planner  
 From: Norma Jean Mannion, Huntington Beach resident

Re: Proposed Huntington Beach Senior Center

I attended the Public Comment Meeting regarding the Senior Center Project Draft Subsequent EIR held at the library on October 12, 2011. There were approximately 25 people in attendance who are obviously interested in following this process. Those who spoke (I was one of them) were questioning the wisdom of using our parkland for such a project. It is my belief that many more people would turn out if 1) they knew about these meetings, and 2) they thought the time invested in these meetings would have any impact at all.

MAN-1

It occurred to me as we sat through this meeting that there has not been enough consideration as to how this project will transform such a beautiful green space within our city. Has anyone read the comments on-line regarding our Huntington Beach Central Park? Many comments are made by visitors who stumbled onto the park in their travels, others are made by people who visit the park regularly and consider it a true gem situated in the center of a beautiful city. The comments I read describe the park as a "glorious place," "a quiet and relaxing place," a "romantic environment," a place where you can "lose yourself within the city." The writers of these comments mention the trees, lake, ducks, playgrounds, frisbee golf, dog park, trails, nature center, even the smells of the earth. I'm sure they could not imagine a 45,000 square foot building surrounded by 227 paved parking spaces and the resulting hubbub of activity. It will certainly seem out of place with such a passive environment. I cannot even fathom how the decision to transform such a peaceful, beautiful, green area came to be considered.

MAN-2

In Huntington Beach we have over 172 so-called private neighborhoods (I am talking about those under the control of associations) where nary a project is placed. These areas comprise a great area of HB, and yet they do not suffer the infringement of public buildings, cell phone towers, schools, churches, shopping sites, or any other project that brings in traffic, noise, or congestion. The public neighborhoods of HB must, by design, suffer the imposition of all such infrastructure. Why should the one gem belonging to all the people of HB now suffer the incursion of a huge structure and resultant congestion in Central Park?

MAN-3

Central Park is used by so many people who come there to get away from congestion. On holidays such as July 4th, Labor Day, Thanksgiving, etc. it is used to the maximum by people who, I assume, have no back yard or big dining room to accommodate family gatherings. They make great use of Central Park, and I'm sure they would like to save every inch of green space for family gatherings. In addition, the park is used by joggers, strollers, cross country teams, concert goers, Civil War enthusiasts, and friends meeting friends. It seems such a shame to situate such a high intensity project within a passive park. I really believe you would hear comments from many more residents if they knew about public meetings and if they didn't feel that their voice is lost at City Hall.

MAN-4

The senior citizens of HB are some of the most thoughtful people you will meet. They are the ones I saw commenting at the meeting to save Central Park from further encroachment. The reported 3000 who use the senior center now are certainly enterprising enough to find the center if it is placed at any of the alternative sites.

Remember, if we chip away at Central Park this time, changing it from a low intensity area to a high intensity area, it will be so much easier to take another piece the next time. Please, let's be wise and save this green space for our children and for the future.

Thank you for taking time to read my comments.

Norma Jean Mannion

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■ **Murphy, Eileen (MUR), October 21, 2011**

**MUR**

RECEIVED  
NOV 04 2011  
Dept. of Planning  
& Building

October 21, 2011

Jennifer Villasenor, Senior Planner

Huntington Beach

2000 Main Street

Eileen Murphy

BCLT

201 21<sup>st</sup> Street

HB, CA 92648

**Comments**

1. After careful consideration of the Huntington Beach Senior Center Project Draft EIR, the projected plan is more like a Community Center rather than a Senior Center. The projected "Center" is being planned in a passive park area; it doesn't have a permit or an approved EIR. The significant unavoidable impacts are enough to stop the project for the good of the Community. This plan affects the loss of open space in our parks which all need upgrading. MUR-1
2. Pacific City did not want affordable housing or parks. The Pacific City project was agreed upon to be spent on upgrading all of our parks. The City has agreed to allow the developer, Pacific City, to build the Community Center in one park. The 26 million dollars which was promised to the City should be contributed to all parks not just one. The projected "Center" is only benefitting one park. MUR-2
3. Aesthetics

Cumulative- "the project would alter the Character of Central Park reducing the amount of undeveloped open space contributing to the incremental visual degradation of the area resulting in a cumulatively considerable aesthetic impact" (Draft conclusions). MUR-3

4. Senior Centers do not need facilities for wedding receptions or other social events. They need well-lighted, easy access, walkable flat grounds or buildings with elevators and rails.

MUR-4

5. Traffic hasn't been studied enough.

MUR-5

6. It is too far from Central Library for seniors to walk to and from carrying their books. I am a 95 year old Senior and very active and involved in my community. I am one who should know what is needed in a Senior Center Community.

MUR-6



Eileen Murphy

201 21<sup>st</sup> Street

HB, CA 92648

■ Urette, Linda (URE), October 31, 2011

Fwd: EIR Senior Center Questions

Page 1 of 3

URE

**From:** Urette, Linda D (IS) [mailto:Linda.Urette@ngc.com]  
**Sent:** Monday, October 31, 2011 12:29 PM  
**To:** Villasenor, Jennifer  
**Subject:** EIR Senior Center Questions

Hi Jennifer,

I attended the meeting at Central Library to discuss the EIR for the Senior Center. I provided you with a long list of questions that night. I have a few additional questions and I would appreciate it if they are addressed, as well.

- Is this a senior center or a community center?
- Many of the responses provided at the above mentioned meeting referred to a list of objectives for site selection. What are the objectives (in order of priority)?
- The general plan currently shows the senior center as an extension of the Central Library (on the same property). Why is this not being considered? It appears to be an ideal location, with the infrastructure (including parking) already in place and no neighborhoods affected. It seems that it would save quite a bit of money, preclude the seniors from having to walk up the hill and cross a busy street to use the library, and it already has the rental facilities at a beautiful location.



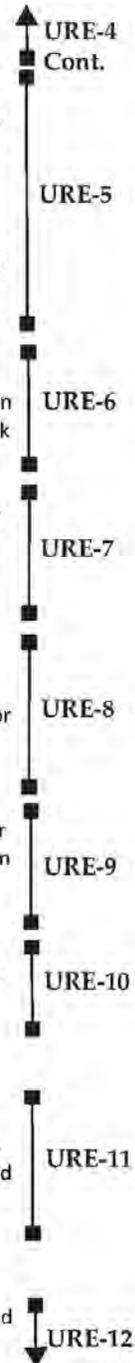
[https://mail.pbsj.com/OWA/?ae=Item&t=IPM.Note&id=RgAAAAAGw\\$upwj9VQoit9Y...](https://mail.pbsj.com/OWA/?ae=Item&t=IPM.Note&id=RgAAAAAGw$upwj9VQoit9Y...) 10/31/2011

Additionally, it's already approved!

- We have so many empty buildings in HB, which are a blight on the city. Why are we not considering using one of these locations? Some are close to Bella Terra, where the seniors can go shopping, have lunch or take in a movie. Transportation is already in place. The infrastructure is already in place. It would be a lot cheaper to buy and retrofit one of these properties, than starting from nothing. And, since they're already in a business district, construction noise and "party" noise (once built) should not be as big of an issue with neighborhoods. Since low-income housing is going in next to Bella Terra, and seniors will most likely represent a large portion of this demographic, why not consider building the senior center close to the housing project (i.e. Home Depot Expo).
- Is this not being considered because the City intends on using "park" money to build the senior center and in order to do so, it must be built in a park? If so, why are we using "park" money when our parks are in dire need of maintenance? And, why not plant the meadow so people won't think of it as "nothing but dirt"?
- Why not retrofit the current senior center? Why give up control of the property we are currently using? Is this really financially wise? I've heard that the Central Park location is more "central". Technically, I don't think it is...it's really about the same, when you look at the HB footprint on a map.
- The EIR said that in order to mitigate noise from the Senior Center in the central park west location, that a wall or sufficient shrubbery must be provided around the perimeter of the building. Won't this block the view of the lake? Meaning, won't this negate the whole purpose for putting the senior center there? What is the City's legal obligation to adhere to the suggested mitigations in the EIR?
- Why does a single story building have to have architecture over 20 feet high (the proposed is over 40 feet)? What is the purpose? This will preclude the senior center from blending in anywhere. In a park situation, it will be an eyesore. I believe it will cause misdirected animosity towards the seniors over time.
- Up until recently, the land was being used by remote control (RC) folks. Why was it banned? If it was because of the noise, won't a party/wedding at the "senior center" be noisier?

Comment: Please remember, there are neighborhoods that WILL be deeply impacted. We're already impacted by the noise from the sports complex which carries over the lake, and parking is already an issue on the weekends. The construction noise for Cathy Mays has been disturbing, and this is a MUCH smaller scale.

Please feel free to contact me if you have any questions about these questions or questions I asked at the meeting. Thank you in advance for addressing my questions!



Fwd: EIR Senior Center Questions

Page 3 of 3

Linda Urette

(818) 421-6540 cell

↑  
URE-12  
Cont.  
■

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## 10.2.4 Public Testimony (Draft SEIR Meeting)

### ■ Verbal Comments Received at the Draft SEIR Public Information Meeting

#### Verbal Comments on Senior Center DEIR

##### ■ Mary Jo Barelich

- Opposes the industrial design of the project in a park setting. BAR-V-1
- Rodgers Senior Center site is feasible and could be rehabilitated to accommodate new senior center. BAR-V-2
- There are biological impacts due to migratory birds nesting and foraging at the site. Noise impacts of keeping facility open until 10 pm and 12 am Friday and Saturday would be very significant to birds and animals. BAR-V-3
- Banquet hall uses should not be allowed. BAR-V-4
- There is a 15' elevation difference – how does the City expect people to get up that hill particularly with walkers and wheelchairs? Is this a significant impact? BAR-V-5
- A bus stop should be added at the intersection of Goldenwest and Talbert. BAR-V-6
- Prefer senior center to be located at the Cove site. BAR-V-7
- The Kettler School site seems more cost effective because infrastructure is already in place. BAR-V-8
- The preference would be to put the senior center at closed school sites. BAR-V-9
- Park View is the best alternative as it is centrally located. BAR-V-10
- The proposed facility should be strictly a senior center. If only a senior center, size of project could be reduced. BAR-V-11

##### ■ Ralph Bauer

- LPA/TSMG Study should be added as an Appendix to the EIR. BAU-V-1
- The results of the Measure T vote should be added as an Appendix to the EIR. BAU-V-2
- Section 2.5 states that there are no project specific impacts and there are inconsistencies with the significant cumulative impact and alternatives analysis. BAU-V-3
- The Park View School Site is not for sale. BAU-V-4
- The Kettler School Site restricts what the site can be used for. BAU-V-5

##### ■ Bob Dettloff

- How does Alternative 3 mitigate the significant and unavoidable cumulative aesthetic impact identified for the proposed project by moving the project from one site in Central Park to another site in Central Park? DET-V-1

##### ■ Nancy Donovan

- Would like to know more about the financing of the project. DON-V-1

##### ■ Linda Durette

- Before the 2006 vote, the City said the first people that would be hired would be event coordinators. Did the EIR take into account the City using the facility for banquet hall and catered events and the associated noise and safety impacts? DUR-V-1
- Did the Police Department consider private events when reviewing for impacts to service and response times? DUR-V-2

- Would alcohol be allowed at special/private events? Would the City maintain a 10 pm curfew at the facility? DUR-V-3
- Did the EIR consider the fact that noise carries over water (Huntington Lake)? Residents that live across Huntington Lake can hear people from Sports Complex events. DUR-V-4
- Was a cost analysis performed? What are the additional costs of having to provide infrastructure to site (i.e. – electrical and plumbing) that other alternative sites already have in place? What is the cost to taxpayers for this? DUR-V-5
- Consider not having rental rooms and using facility/space to actually serve seniors such as installing a heated lap pool for seniors with arthritis. DUR-V-6
- If Council approves project, are they required to implement the mitigation measures specified in the EIR? DUR-V-7
- Did the EIR consider impacts to original owners of tract west of Huntington Lake that bought homes according to the original Central Park Master Plan? DUR-V-8

■ **Bob Franklin**

- The biggest issue to be analyzed in EIR is the General Plan Amendment. EIR needs more analysis of GPA impacts and converting land from low intensity to high intensity. BFRA-V-1
- There should be an inventory and quantitative discussion of impacts. BFRA-V-2
- Availability of passive uses in Central Park is being reduced and is not enough. BFRA-V-3
- There should be more analysis of noise impacts particularly uses at night (up to and past 10 pm). BFRA-V-4

■ **Karen Franklin**

- Has this project been approved? If not, then why is there a sign at the proposed project site stating that it's the site of the Huntington Beach Senior Center? How much did the sign cost? Why was sign approved? This is the second sign, so when and why was it approved? KFRA-V-1
- The senior center should be located at a different site. KFRA-V-2

■ **Tim Geddes**

- Does Alternative 2 considered all kinds of configurations? GED-V-1
- If project funding is cut in half, would the project size be cut in half also? GED-V-2
- Why is the existing Rodgers Senior Center site considered infeasible as an alternative site, as the site is already development with an existing senior center? GED-V-3
- Could a smaller senior center work on the Rodgers Center site, in the event that funding is cut? GED-V-4
- Does Alternative 2 include use of the facility as a community use or only for senior center use? GED-V-5
- Is the assumption that the other alternatives would operate the same as the proposed project (as a community facility and available for rent for private events)? GED-V-6

■ **Tom Livengood**

- Won't the proposed project impact residents across from the project site on Ellis Avenue and Goldenwest Avenue? LIV-V-1

■ **Norma Jean Mannion**

- Did the EIR study the foot traffic between the two parks? MAN-V-1
- Pedestrian crossing at intersection of Goldenwest and Talbert is a dangerous due to the number of vehicles in the area. MAN-V-2
- How will we ensure that people will be safe when crossing intersection, especially seniors? MAN-V-3
- The project would increase existing night glow and noise. MAN-V-4
- Senior center would make project site area less peaceful. MAN-V-5
- Were lighting impacts on Shipley Nature Center considered? MAN-V-6
- All alternatives are better than the proposed project site. Prefers former school sites because infrastructure is already in place. MAN-V-7

■ **Melissa McCready**

- The proposed site is within a park, but why isn't the proposed project site considered a single-family residential area? MCC-V-1
- Did the EIR consider noise impacts from the proposed facility with outdoor patios and activity areas – residents can hear music from jazz festival, events at Sports Complex, etc. MCC-V-2
- How does City not expect that there would be noise impacts from renting out facility for events and weddings? MCC-V-3
- Concerned by construction noise impacts. MCC-V-4

■ **Eileen Murphy**

- The Rodgers Senior Center site should be considered as an alternative since it is developed with an existing senior center. MUR-V-1

■ **Mindy White**

- Why would the Rodgers Senior Center have to be acquired? WHI-V-1
- Why would the proposed site be incompatible on the Rodgers Senior Center site when an existing senior center is already there? WHI-V-2
- Why would a senior center at former school sites be incompatible? Because they lack access from an arterial? They once operated as schools. Senior center uses would be better than school uses that involve buses. WHI-V-3
- What is the reason for analyzing the tank farm site as an alternative? WHI-V-4
- Why were alternatives considered infeasible due to GPA, when the proposed project requires a GPA? WHI-V-5
- Why would alternative sites create greater impacts than the proposed project? Since alternatives are smaller impacts should be less. WHI-V-6
- Concern with proposed location, as it could cause visual degradation. WHI-V-7
- Why are noise, traffic and air quality impacts for the Cove Site alternative more than the proposed project? There is still a lot of industrial area around there. WHI-V-8
- It seems that the Cove site having to be re-designated from Residential to accommodate senior center site would be better for the site than adding to density of that area. WHI-V-9

## 10.3 RESPONSES TO COMMENTS ON THE DSEIR

### 10.3.1 State Departments

#### ■ Native American Heritage Commission (NAHC), September 21, 2011

- NAHC-1 This comment contains introductory statements. No further response is required.
- NAHC-2 This comment provides information on the provisions regarding historic or aesthetic significant resources as defined by the California Environmental Quality Act (CEQA). The comment states that Native American cultural resources were not identified for the proposed project during a Sacred Lands Inventory search. In addition, this comment provides information regarding the use of the term “Sacred Site” as defined by the Native American Heritage Commission (NAHC) and the California Legislature in California Public Resources Code. This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. Comment has been noted and no further response is required.
- NAHC-3 This portion of the comment states that Native American tribes in the area of the proposed project should be consulted since culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area. The NAHC states that contact information for the culturally affiliated tribes and individuals have been provided at the end of the comment letter. This comment also describes federal and State regulations and requirements associated with Native American cultural and historic resources.
- Atkins (formerly PBS&J) archaeologists utilized the contact list for the culturally affiliated tribes and individuals to conduct informal data gathering for the presence of Native American resources within the project area. The summary is provided on Subsequent EIR (SEIR) page 4.4-4, Table 4.4-1 (Archaeological Sites in and within 0.5 Mile of the Project Site). According to the summary, there are six prehistoric archaeological resources recorded within a 0.5 mile of the project site and one of them, CA-ORA-142, is partially located within the project site. Testing conducted in 2007 confirmed that the site had been largely destroyed and that remaining, intact cultural deposits are unlikely. In addition, one historic resource is recorded within a half mile of the project site (30-150064), but is not located within the project site.
- This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. Comment has been noted and no further response is required.
- NAHC-4 This comment provides information on the federal and State regulations regarding the protection of confidentiality of “historic properties of religious and cultural significance.” The comment provides information on the disclosure process of

religious and/or culturally significant resources to the public. This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. The comment has been noted and no further response is required.

NAHC-5 This comment provides information regarding provisions on accidental discovery of archeological resources and human remains. Mitigation measures MM4.4-1(a), MM4.4-1(b) and MM4.4-1(c) on SEIR pages 4.4-10 through 4.4-11 would ensure the monitoring of construction activities by a qualified professional and require scientific recovery and evaluation of any archaeological or paleontological resources that might be encountered. In addition, mitigation measure SEIR MM4.4-3 on page 4.4-12 reflects provisional measures in case human remains are discovered. Mitigation measure MM4.4-3 would ensure appropriate examination, treatment, and protection of human remains, as required by law. No further response is required.

NAHC-6 This comment provides closing remarks. The comment encourages the consultation and ongoing relationship between the Native American tribes, lead agencies, project proponents and their contractors. Lastly, this portion of the comment provides the actual contact information for culturally affiliated tribes and individuals.

As discussed in written comment NAHC-3 above, the list of culturally affiliated tribes and individuals provided by the NAHC was utilized by Atkins (formerly PBS&J) archaeologists to conduct informal data gathering regarding the presence of Native American resources within the project area. The summary is provided on SEIR page 4.4-4, Table 4.4-1 (Archaeological Sites in and within 0.5 Mile of the Project Site). The remainder of the comment provides information and closing remarks. No further response is required.

### 10.3.2 Organizations

#### ■ Claremont Land Group (CLG), October 31, 2011

CLG-1 This comment contains introductory statements and also stated that they did not receive proper notice regarding the Draft SEIR. Notices were sent to the public within a 2,000-foot radius and were also provided in newspapers and on the City website. Copies of the Draft SEIR were made available at Library and City Hall. Additionally, the notice was sent to the commenter's address and one of the named petitioners (Mindy White, Verbal Comments below).

This comment also mentions that two comment letters (from Robert Franklin and Larry Geisse, M.D.) were incorporated into this comment letter as attachments. This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. No further response is required.

- CLG-2 This comment provides background information regarding the Senior Center project and a summary of the history of the proposed project, including Measure T and Quimby Fund, from the commenter's perspective.
- The DSEIR provides similar site background and project background on SEIR pages 3-9 through 3-10. A detailed discussion regarding the Quimby Act funds in relation to the proposed project is provided on SEIR pages 4.11-14 through 4.11-15. This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. No further response is required.
- CLG-3 This comment expresses concern about the approval and funding for the proposed Senior Center. This comment also states the views of the commenter regarding the ballot measure and other aspects of the project unrelated to the adequacy of the environmental analysis in the DSEIR. However, the commenter concluded that these concerns would be addressed at a later time and that comments will only be provided on the Draft SEIR.
- The comment also contains a form of introductory statement. The comment is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. The commenter's opinion and disapproval has been noted and will be forwarded to the decision-makers for their consideration. No further response is required.
- CLG-4 This comment states that the Draft SEIR has not addressed the court's instruction to the City to consider the impacts of the loss of parkland and the loss in the opportunity to replace the parkland with the Quimby Act funds. The comment also states that the cost of the proposed project site has not been considered and the Draft SEIR discussion should include losing both open space and economic losses.
- According to the Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 filed on December 15, 2009 (court ruling), the court ruled in favor of the City and stated that the City could use in-lieu funds from the Pacific City project to finance the senior center. The courts however, did note that the previous EIR did not discuss the loss of open space throughout the City, caused by the City's use of all of the Pacific City project's Quimby fees to construct the senior center instead of obtaining or creating additional parklands or open space.<sup>1</sup>
- Fees collected from Quimby funds can be utilized to improve existing parkland, upgrade other facilities, acquire park property, or acquire property in Central Park

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<sup>1</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

that the City does not currently own; meaning that the City is not required to utilize the Quimby funds for any one recreational opportunity, nor for an opportunity directly related to the project the Quimby Fund was collected from. However, funds cannot be used for the operation or maintenance of park facilities.

As discussed on DSEIR pages 4.11-14 through 4.11-15, use of all of the Quimby funds for the senior center project would mean that the money would not be available for acquisition of parkland, open space, or upgrading existing facilities in the City. However, the proposed senior center project would not result in the loss of City parkland, similar to how the development of other City facilities in parks throughout the City did not result in the loss of parkland (i.e., the Central Library, Murdy Community Center, Edison Community Center, Lake Park Clubhouse, etc.). Further, as discussed on DSEIR pages 4.11-12 and 4.11-13, the General Plan has established a “parkland to population” ratio of 5 acres per 1,000 persons. Currently, the City meets the City’s adopted park standard and is not deficient in parkland. The proposed project does not contribute to an additional residential population such that a reduction in the City’s current parkland ratio of 5.25 acres per 1,000 residents would occur. To this end, the proposed senior center project does not result in a significant impact to park opportunities Citywide, and no mitigation resulting from a deficiency in parkland would be required. Therefore, the use of Quimby funds for the senior center project rather than land acquisition or other park improvement projects becomes a policy decision and not an environmental matter. As an aside, CEQA does not require an economic analysis of a proposed project and, as such, a discussion of the “economic sense” of the proposed project was not provided, per commenter’s suggestion.

CLG-5

Generally, this comment suggests that the proposed project is not consistent with the Project Description contained in the DSEIR. The comment states that the project is not correctly described and that the senior center is, in fact, “... a huge community and banquet facility”. The comment goes on to state that the structure is so large that “... it requires use for commercial and semi-commercial purposes such as banquet facilities and weddings, meeting rooms, and the like in order to be sustaining.” Finally, the commenter suggests that there are economic consequences of the “huge size” of the project but that only environmental impacts will be discussed.

Regarding the size of the senior center, as described on DSEIR page 3-9, a feasibility study was prepared for the proposed senior center use in 2006. The size and location of the senior center facility studied in the Draft EIR and Draft SEIR was taken directly from this feasibility study to accommodate the need of the anticipated senior population within the City of Huntington Beach, as discussed on DSEIR page 3-9. The description, design, and location of the proposed senior center is consistent with this feasibility study, and space for “commercial and semi-commercial uses”, as referenced by the commenter, was not added to the size of the facility necessary for senior services.

Further, it is important to understand that use of the senior center for public meetings and public or private events would be ancillary to the facility's primary use as a senior center and would not be a commercial enterprise to financially sustain the senior center, as suggested by the commenter. The primary use of the senior center is to provide services for seniors such as the Seniors Outreach Program, which includes transportation, meals, and counseling and visitation services. However, there are times throughout the day and week that the space(s) would not be occupied by senior activities. As an amenity to the community, meeting and multi-purpose rooms could be made available for use for meetings and social functions (public meeting rooms, weddings, and banquet facilities). This would be similar to space available in the Central Library which is frequently used for events such as community meetings and public EIR meetings (as an example). However, use of the senior center for special activities or receptions is not a requirement to fund the senior center. Fees taken in for facility rental are not for profit, but rather are used to provide staff at these events and to cover facility operating costs (during an event) as well as for on-going facility maintenance. The senior center would operate similarly to all other facilities in the City with respect to required permits and fees (i.e., Edison Community Center, Central Library, Lake Park Clubhouse). Finally, while the senior center will operate as an amenity to all Huntington Beach residents, as discussed above, the primary purpose of the center is for senior services.

Overall, this comment is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers for their consideration. No further response is required.

CLG-6

This comment states that the alternatives selected to be analyzed are flawed and ignored the suggestions made by the public. The comment states that an alternative site east of Goldenwest Street should have been considered, as it could utilize existing infrastructure on the east side of Goldenwest Street and would eliminate visual impacts as identified for the proposed project.

The alternative sites that were selected were based on the Huntington Beach Senior Center Feasibility Study (Feasibility Study) prepared by LPA, Inc. and TSMG, Inc. in 2006. The proposed alternative sites were selected based on criteria used for the Feasibility Study. Further, per the court ruling, the City was required to address specific alternatives and alternative sites including the Kettler School Alternative Site, for which the DSEIR was prepared. Per CEQA Guidelines Section 15126.6, the discussion of alternatives must focus on alternatives capable of either avoiding or substantially lessening any significant environmental effects of the project.<sup>2</sup> The City is not required to address every Alternative suggested by the public or decision-

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<sup>2</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

makers. The discussion regarding selection of alternatives and alternative sites is provided under *Methodology for Selection of Alternative* on DSEIR pages 6-1 through 6-4. Discussion of alternatives determined to be infeasible is provided on DSEIR pages 6-4 through 6-7.

The commenter is not specific as to which location east of Goldenwest Street they are referring to. However, due to the reference to the parking lot, it is assumed that they are referring to the Sports Complex site. The area proposed by the commenter is a former landfill with soil cover depth at approx 15 to 16 feet before trash is reached. During the sports complex site layout and design, it was recommended to avoid excavation of landfill materials during grading and construction of the sports complex. As such, the site is limited as to placement of structures and based on existing programming of the area, space for the senior center is not available. Further, the conceptual grading for the senior center at the proposed location would excavate up to approximately 10 feet at the proposed site to support the senior center structure. Due to the soil conditions under the Sports Complex parking lot, this site may require deeper excavation due to the potential for settlement and poses greater potential geology and soils impacts. In addition, there is an active methane extraction/landfill gas system that creates potential for greater hazards/hazardous materials impacts both to the public and workers. No further response is required.

CLG-7

This comment states that the Draft SEIR "... does not consider redesign of the project to allow for less intrusive alternatives." Further, the commenter suggests "... a more modest structure dealing only with specific senior issues." See Response CLG-5 regarding the size of the proposed senior center and how it was derived. See Response CLG-6 regarding the range of alternatives analyzed.

Further, Alternative 2 (Reduced Project/Alternative Configuration) provides a revised configuration of the project elements on the identified 5-acre project site with a reduced size/intensity. An analysis of environmental impacts associated with implementation of this alternative is provided on DSEIR pages 6-14 through 6-23. Alternative 2 would result in less air quality, hydrology/water quality, noise, transportation/traffic, and utilities/service system impacts than the proposed project. No further response is required.

CLG-8

This comment states that the Draft SEIR does not consider decentralization of the activities to allow the use of existing buildings but instead looks only at a single facility in a single location. The comment states that the Draft SEIR is devoid of any justification of such analysis. The comment states that the Draft SEIR fails to explain why existing buildings could not be used for some, if not all, of the activities planned for the "super center-sized" project. The comment states that other existing commercial buildings offer opportunities to provide a senior center at a lower cost.

Per CEQA Guidelines Section 15126.6, the discussion of alternatives must focus on alternatives capable of either avoiding or substantially lessening any significant

environmental effects of the project. See Response CLG-5 regarding the size of the proposed senior center and how it was derived. See Response CLG-6 regarding the range of alternatives analyzed. Further, per DSEIR page 6-5, use, remodel, or repurposing of the existing Rodgers Senior Center structure; construction or repurposing of Satellite Senior Centers (utilizing multiple, smaller buildings including the school buildings tangentially identified by the commenter); and using existing, vacant commercial space within the City were analyzed (and ultimately dismissed as project alternatives) in DSEIR Section 6.2, on DSEIR pages 6-4 through 6-7. Additionally, explanation of the alternative site selection was provided under “Methodology for Selection of Alternative” on DSEIR pages 6-1 through 6-4. No further response is required.

CLG-9 This comment states that the Draft SEIR assumes a design picked by the developer and fails to consider a design that has less impact on the environment. The comment states that other jurisdictions have designed their recreational facilities to have little impact on views and provide much less impact on recreational amenities, unlike the proposed alternatives.

See Response CLG-5 regarding the size of the proposed senior center and how it was derived. Further, it should be noted that the design of the senior center was not determined by the project developer/builder. The City determined the program needs and associated space requirements and provided that information to the architects and building designers prior to preparing the conceptual site layout and floor plan.

See Response CLG-6 regarding the range of alternatives analyzed. Further, contrary to the commenter’s statement, Alternative 2 (Reduced Project/Alternative Configuration) of the DSEIR did analyze a project alternative that would potentially reduce impacts to the proposed project (although not necessarily below a less-than-significant level). It should be noted that the proposed design has gone through review by the Design Review Board. Additionally, a new project objective was added during the process of preparation of the DSEIR (that was not incorporated in the 2007 Draft EIR) that incorporates LEED and green building principles to emphasize the City’s priority of minimizing environmental impacts and promoting environmental sustainability. The concerns of the proposed design selection associated with the alternative sites have been noted and will be forwarded to the decision-makers for their consideration. No further response is required.

CLG-10 This comment states that the comparison between the available school sites and the project are unfair. The commenter suggests that the analysis of the school sites is given deferential treatment to the Leadership in Energy and Environmental Design (LEED) principle (identified as a project objective). The commenter also suggests that not all of the traffic impacts of the proposed project would be realized for the school alternatives because the project would be reduced in size (including a loss of banquet and wedding facilities, as alleged by the commenter) to fit into these existing structures.

LEED standards, and their potential incorporation, are not a CEQA threshold or an issue required for environmental analysis. In the case at hand, independent of the environmental or CEQA analysis, one of the proposed project objectives included the following:

Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development.

The intent of this objective is to ensure that construction and operational activities reduce the short- and long-term impacts to the environment and do not individually list the LEED perspective or the specific principle of utilizing existing structures where possible. The mention of this objective and the LEED reference in Chapter 6 (Alternatives to the Proposed Project) is to identify whether or not an alternative satisfies the objectives identified for the proposed project. The school site alternatives would result in the reuse and modification of existing older buildings to accommodate the proposed senior center facility. Since these alternatives would include modification of an existing structure and would not change the building materials, these alternatives would not involve green construction materials or green building practices to the extent a new building could. Additionally, existing heating, cooling, plumbing, and electrical systems of older buildings are less energy efficient when compared to these systems in new buildings.

Contrary to the commenter's suggestion, the alternatives analysis included in the DSEIR does consider that, if a school site were chosen, changes to the proposed project size and uses would need to take place. As described on DSEIR page 6-32, the proposed Kettler School Alternative Site currently has a structure of approximately 38,412 square feet that would be reused and modified for the proposed senior center facility. As described on DSEIR page 6-45, the Park View School site is currently developed with a structure that is 56,837 square feet in size. This would accommodate the senior center, as proposed, but could also accommodate some design changes so that the existing structure could be reused. The subsequent environmental analysis of these alternatives may not result in the impacts anticipated or desired by the commenter but the intent of the commenter's analysis suggestions has been met. Refer to CLG-5 regarding economic viability and banquet facilities.

Traffic impacts are not based solely on the proposed facility uses. Traffic analysis takes into consideration the existing traffic conditions in the immediate vicinity of a project or alternative site, the potential addition of or changes to trip generation and distribution in said vicinity, and the traffic impacts resulting from implementation of the proposed project or alternative. The Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation (Traffic Evaluation) was prepared by Urban Crossroads on August 3, 2011. According to the Traffic Evaluation, the

Kettler School Alternative site (as discussed on pages 6-43 to 6-44) and the Park View School Alternative site (as discussed on page 6-57) would have a greater impact on traffic than the proposed project site based on the location, adjacent uses, local access (through residential uses), and parking.<sup>3</sup> No further response is required.

CLG-11

This comment states that the General Plan analysis is inadequate and that the Draft SEIR should provide a complete analysis of current and changing recreational needs of the City. The commenter goes on to state that the Draft SEIR did not consider the objections of young people at prior the hearings and recommends consideration of a more modest center.

In response to the court ruling, the General Plan Amendment is necessary to incorporate and update the Central Park Master Plan.<sup>4</sup> Comments provided by all attendees at previous community meetings were addressed in the previous Draft EIR and Final EIR, as well as in the current Draft SEIR. See Responses CLG-5 and CLG-6 regarding the range of alternatives analyzed. As discussed under Response CLG-4, use of park funds for a senior center is a policy decision for the City's decision makers based on priority and is not an environmental issue.

The applicable General Plan goals and policies relating to recreation issues, including established standards for parkland based on population, are discussed on DSEIR pages 4.11-7 through 4.11-9. An analysis of the applicable General Plan goals and policies with respect to the proposed project are discussed under the consistency analysis portion of the regulatory framework of each environmental issue area. In addition, implementation of the proposed project would include a General Plan Amendment (GPA) to update and incorporate the Central Park Master Plan into the Recreation and Community Services Element. The Central Park Master Plan would re-designate the project site from a low-intensity area to a high-intensity area, and would accommodate the development of the proposed senior center on the project site (refer to page 4.11-15 of the DSEIR). The comment has been noted and will be forwarded to the decision-makers prior to project approval. No further response is required.

CLG-12

The alternative sites that were selected were based on the Huntington Beach Senior Center Feasibility Study (Feasibility Study) prepared by LPA, Inc. and TSMG, Inc. in 2006. The proposed alternative sites were selected based on specific criteria described in the Feasibility Study (Appendix 12). The City is not required to address every Alternative suggested by the public or decision-makers. The discussion regarding selection of alternatives and alternative sites is provided under "Methodology for Selection of Alternative" on DSEIR pages 6-1 through 6-4. Discussion of alternatives determined to be infeasible is provided on DSEIR pages 6-4 through 6-7. In addition,

<sup>3</sup> Urban Crossroads, *Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation (Revised)* (August 3, 2011).

<sup>4</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

this comment contains conclusion statements for the Claremont Land Group's comment letter and information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. No further response is required.

CLG-13 This is the first attachment to the Claremont Land Group's comment letter. The attachment is a letter from Robert Franklin to the City of Huntington Beach Department of Planning and Building dated October 20, 2011. This letter from Robert Franklin was also submitted directly by Mr. Franklin and is addressed again later as Response FRA.

This portion of the comment contains introductory statements including a summary of the proposed project. This comment also expresses general concern over the proposed project. This comment contains information that is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. Comment has been noted and no further response is required.

CLG-14 This comment summarizes the purpose of a General Plan and its elements. The comment provides information and is not a direct comment on the content or adequacy of the Draft SEIR. The comment does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers for their consideration and no further response is required.

CLG-15 The comment questions the use, goals and objectives of parks and the Central Park in the General Plan. In addition the comment questions if a master plan document for the Central Park exists, and if so, requests that it be provided in the Draft SEIR.

The site was previously analyzed as part of the City's 1999 Master EIR for the Master Plan of Recreation Uses for Central Park (Master EIR) and was considered for use as a low-intensity recreation area, although this use was never developed on site. Development of the proposed project would require a change in designation from low to high intensity recreation on the 5-acre project site. The remainder of the 14-acre undeveloped area would remain designated as low intensity. The proposed project would require an amendment to the existing recreational use designation for the project site as designated by the Central Park Master Plan. The proposed project would require an amendment to the Recreation and Community Services Element of the City's General Plan to incorporate the Central Park Master Plan of Uses and update it to reflect the proposed senior center. The proposed changes to the Central Park Master Plan of Uses would be incorporated in the Recreation and Community Services Element as Figure RCS-2 and is depicted in DSEIR Figure 3-9 (Central Park Master Plan of Uses) identifying the land uses for Central Park. DSEIR pages 3-19 to 3-20 identify text changes on page III-RCS-2 of the Recreation and Community Services Element for the amendment.

A list of all the General Plan goals and policies applicable to the proposed project are listed under the Regulatory Framework portion of each environmental issue area. The

site background and project background information (referenced by the commenter) are provided on DSEIR pages 3-8 through 3-10. Information regarding the Central Park site previous analysis as part of the City's 1999 Master Plan EIR for the Master Plan of Recreation Uses for Central Park is provided on DSEIR page 3-8. Master Plans, General Plans and past EIRs are public record and documents are available to the public at the City Department of Planning and Building public counter. No further response is required.

- CLG-16 The comment suggests that the proposed project title should be revised to include a reference to the proposed GPA. In addition, the comment suggests that the proposed project should also be revised to include Community in the title. The title of the project is not required to include reference to all requested actions of a proposed project and generally functions only to identify the project for easy reference by the City, public and other agencies. As such, additional language in the project title is not warranted. The community center designation as suggested by the commenter is not required. See Response CLG-5. This comment has been noted and will be forwarded to decision-makers prior to consideration of project approval. No further response is required.
- CLG-17 This comment provides arguments as to why "Community Center" should be added to the proposed project title by accurately summarizing some of the proposed project characteristics including size of the site, height of the building and the number of parking spaces although no correlation as to why this would result in a change to the project title is provided. See Response CLG-16. The comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- CLG-18 This comment accurately summarizes the hours of operation of the proposed senior center as outlined in the Draft SEIR and expresses concern over the hours of operation for special activities and events. The comment also suggests that these special activities and events are not defined in the DSEIR and could result in noise impacts to existing residential areas to the north and west of the project site.
- As stated on DSEIR page 3-18, the proposed senior center would be used for a variety of recreational programs and activities serving senior citizens. The primary uses of the senior center include recreation and social services for seniors such as the Seniors Outreach Program, which includes transportation, meals, and counseling and visitation services. As stated on DSEIR page 3-18, when these standard recreational and social programs are not using the rooms within the proposed senior center, the facility could be used for public meetings or receptions. Typical hours of operation would range from 8:00 AM to 4:00 PM for normal operations, with special programs and classes available until 10:00 PM. Special events, such as wedding receptions, would be permitted to use the multi-purpose room Friday and Saturday nights until 12:00 AM. The proposed project hours of operation is consistent with other senior centers within the region. For example, the Center at Founders Village in the City of

Fountain Valley is another senior center that holds special events. Hours of operation for special events at the Fountain Valley Senior Center are on Fridays from 7:00 PM to 12:00 AM., Saturdays from 8:00 AM to 12:00 AM and Sundays from 3:00 PM to 12:00 AM.

As discussed on DSEIR page 4.9-16 and 4.9-20, according to data referenced by the Environmental Protection Agency, normal human conversation produces noise levels of 65 dBA at a distance of approximately three feet and attenuates at a rate of 6dBA per each doubling of distance. The closest sensitive receptor is located approximately 800 feet to the west of the proposed project site. As such the noise associated with human conversation from special events at the senior center would be reduced to approximately 43 dBA at the closest sensitive receptor, below the City of Huntington Beach Noise Ordinance Exterior Noise Standards. In addition, as discussed beginning on DSEIR page 4-20, special events held during operation of the senior center could include additional noise and would be required to comply with the City of Huntington Beach Noise Ordinance exterior noise standards. In addition, the City facility rental regulations have mandatory conditions, prohibited activities and security requirements that also apply to the use of the proposed project for special events. For example, per City municipal code 13.48.080 sound amplifying systems within any park or facility are not permitted. DJ's are allowed only indoors and if the music or sound could be heard outside then it is an indication the music is too loud. In addition pursuant to City municipal code 13.48.110 alcohol cannot be consumed in outdoor areas of the park or in park parking lots. A "nightclub" type of environment would not be permitted per the City municipal code and the City facility rental regulations.

In compliance with this regulation, and to prevent noise impacts to nearby residences, the noise level of senior center operations as heard from nearby residences would be no greater than 55 dBA from 7:00 AM to 10:00 PM and 50 dBA from 10:00 PM to 7:00 AM. Therefore, increased noise associated with operation of the senior center, including those associated with special events, would be required to adhere to the established standards. Additionally, measurement of the current noise levels in the area was taken in November 2011 to ensure that accurate analysis of noise impacts was prepared.

Finally, contrary to the commenter's suggestion, analysis of potential noise impacts of the proposed senior center, including special activities and events (as defined in the 2007 Draft EIR and Draft SEIR), was included in both the 2007 Draft EIR and Draft SEIR. No further response is required.

CLG-19

This comment states that the proposed General Plan Amendment (GPA) to change recreation uses on the 5-acre project site from low intensity to high intensity recreation uses should be the primary focus of the Draft SEIR.

Chapter 3 (Project Description) of the DSEIR provides a description of the proposed project characteristics, one component of which is the proposed GPA. The analysis

of the change of the 5-acre project site from low intensity to high intensity recreational uses (the GPA) and the associated senior center construction is discussed comprehensively throughout the DSEIR, as appropriate with respect to each environmental issue area. See Responses CLG-11 and CLG-15. No further response is required.

CLG-20

The comment states that the GPA analysis does not provide adequate quantitative information such as a complete inventory of acreage devoted to active or passive uses, a definition and inventory of the types of land use intensities (low, medium or high), nor a comparison of internal and external consistency with the General Plan. Further, the comment states that the Draft SEIR should be revised to include more analysis.

A map to identify the existing and proposed land uses within Central Park is provided in Figure 3-9 (Central Park Master Plan of Uses) on DSEIR page 3-21. Information regarding the total acreage for Central Park and the description of active and passive uses is provided on DSEIR pages 3-19 and 4.11-13. The DSEIR states that 125 acres have been developed or planned for active use while the remaining 218 acres of Central Park have been developed or planned for passive uses. Active uses are described in Section 4.11 (Recreation) of the DSEIR to include the Sports Complex, Central Library, equestrian center, dog park, and the Parks Trees and Landscape yard, as well as miscellaneous facilities such as the bandstand, amphitheatre, restaurants, the youth shelter, and Adventure Playground. Passive uses include barbeque and picnic amenities, restrooms, tot-lots, open turf areas, and parking uses. A qualitative analysis of the 5-acre senior center site conversion from passive to active parkland is adequately discussed in DSEIR Section 4.11 (Recreation).

The City does not maintain an inventory of acreage of the low, medium and high intensity recreation designations. In fact, these designations were not utilized city-wide until the Central Park Master Plan was processed in 1999. The designations were used only for those areas that were not otherwise developed or programmed with a use/activity, or planned for something specific. These designations were used to provide an indication of the level of use or activity that would be developed or programmed in that particular area at a future time and are not necessarily representative of any one type of use. No additional analysis is warranted in the DSEIR and no further response is required.

CLG-21

This comment requests that the Master Plan of Central Park Uses be attached as an appendix to the Draft SEIR, suggesting that the associated GPA discussion in the Draft SEIR does not make sense.

DSEIR Figure 3-9 (Central Park Master Plan of Uses) shows the existing and proposed Central Park Master Plan of Uses and provides the relevant information from the Central Park Master Plan of Uses as it relates to the environmental analysis of the proposed project. In addition, a detailed analysis of the ratio of passive to

active recreational uses with respect to the GPA is provided in DSEIR Section 4.11 (Recreation). Specifically, DSEIR page 4.11-13 states that the total acreage of Central Park is 343 acres, 125 acres of which have been developed or planned for active use and the remaining 218 acres have been developed or planned for passive uses. As such, the acreage in Central Park is divided into approximately 63.5 percent passive use areas and 36.5 percent active use areas. The change in 5 acres from passive to active uses for the proposed senior center project would constitute a small, less than significant percentage reduction (1.5 percent) in passive use areas within Central Park. Further, the commenter is not specific as to what portions of the analysis provided in the DSEIR do not make sense. As such, no further response is required.

CLG-22

The comment states that the proposed project represents an incremental chipping away of passive open space in Central Park, which they consider to be a very valuable resource in the City. The comment states that the General Plan Amendment discussion does not properly evaluate the potential impacts of the proposed project to Central Park and the City's Park system. Lastly, the comment requests information on why the proposed site is still vacant and undeveloped, and the allocation of development in-lieu fees.

Regarding the proposed change of passive to active recreational uses at the project site and the associated analysis, the impacts of potential loss of open space and parkland from the implementation of the proposed project are discussed throughout the DSEIR but specifically on DSEIR page 4.11-12. Associated cumulative impacts of this change (which is presumably what the commenter is suggesting) are discussed on DSEIR pages 4.11-13 through 4.11-15. DSEIR pages 3-8 through 3-10 provide a description of the background of both the site and the project which help to offer an explanation of past decisions and processes as well as the current standing of the proposed project site (refer to pages 3-8 through 3-10). The commenter suggests that "... Over the past 25 years developers have paid a great amount of development in-lieu fees for project approval." Then goes on to ask, "Where have the funds gone?" This is not a CEQA issue, nor is it the responsibility of the environmental analysis for the proposed project to determine how the City has collected and/or allocated in-lieu development fees. As such, no further response is provided. However, City records, including budgets, contracts, and project approval documents can be obtained from the City Clerk's office and are available for search on the City's website.

CLG-23

This comment expresses continued concern over the GPA and long-range planning within the City. The commenter inquires as to what would happen if the proposed project was not constructed and the future possibility of an "unsuitable" high intensity land use constructed in its place.

See Response CLG-21 regarding the ratio of passive to active recreational uses with respect to the GPA. Regardless of whether the proposed project is implemented, recreational amenities planned for the project site. The existing Central Park Master Plan includes development of recreational amenities such as turf, benches, picnic

tables, restroom facilities, tot lot, etc. As discussed on DSEIR page 4.11-13, the change in 5 acres from passive to active uses for the proposed senior center project would constitute a small percentage reduction (1.5 percent) in passive use areas within Central Park. In general, any projects proposed in the City would have to go through a project approval process. The project approval process would include some level of environmental analysis and project review process to address the potential impacts and suitability of the future project, similar to what the senior center process for which this DSEIR and FSEIR have been prepared. The public would have an opportunity to review and comment on any future project during the approval process. As discussed on DSEIR page 4.8-3, the proposed project site has a zoning designation of OS-PR (Open Space—Parks & Recreation). Development of park and recreational facilities within the OS-PR zone is subject to Conditional Use Permit (CUP) approval by the Planning Commission, which requires findings of compatibility with the neighborhood and uses within the park as well as conformance to City codes. The commenter also utilizes this comment as a summary of the previous comments regarding the GPA. This comment is noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

CLG-24

The commenter provides what seem to be rhetorical questions regarding the project characteristics before he provides a few details regarding senior centers in other Orange County cities (Westminster, Irvine and Fountain Valley). The commenter suggests that these other senior center developments are smaller and have shorter operating hours, with the exception of the Fountain Valley senior center that allows special activities in the evening. It should be noted that Irvine has two senior centers that include multi-purpose rooms in addition to either a separate ballroom or auditorium that are available for rent. Additionally, the Fountain Valley senior center allows for facility rental, similar to what is proposed for the Huntington Beach senior center.

Regarding the project characteristics, Table 3-2 (Summary of Project Site Characteristics) on DSEIR page 3-18 identifies that the proposed project would include a one story building, approximately 30 feet in height, with architectural features such as parapets and vaulted ceilings to a maximum of 46 feet. The proposed building is not 52 feet in height, as suggested by the commenter, although one architectural feature reaches to 52 feet (the floor plan shows this is where the chimney/fireplace would be located). Further, as discussed on DSEIR page 3-9, the senior center was designed to respond to the needs of the Huntington Beach senior community, as identified in the Feasibility Study prepared in 2006. In addition, as discussed on DSEIR page 4.12-43, the City parking requirement for the proposed senior center use is determined on a case-by-case basis and is specified by the Conditional Use Permit. The consultant that prepared the senior center Feasibility Study suggested a parking standard of 4 to 5 spaces per 1,000 sf of building space for the senior center, based on the consultant's experience designing senior centers. For

purposes of the DSEIR analysis, Table 4.12-11 (Parking Calculation) uses the more conservative requirement of 5 spaces per 1,000 sf with a total parking requirement of 225 parking spaces (a minimum of 227 spaces to be provided). No further response is required.

CLG-25

The comment states that the development floor plan depicts a large stage for live entertainment or loud music from DJs. The comment expresses concern over the evening sound that may create a significant noise impact at nearby residential land uses and insinuates that these noise impacts were not addressed by asking “Where is the noise study?”

The stage depicted on the site plan is for a multi-purpose room to be used primarily for recreational programs and activities serving the patrons of the senior center (refer to Figure 3-4 [Site Plan] on DSEIR page 3-11) and would not include a “very large area” for live entertainment as asserted by the commenter. See Response CLG-18 regarding noise impacts as a result of the proposed project. To address the request of the commenter regarding the location of the noise study, information regarding noise measurements and modeling of the existing and future noise levels, respectively, at the project site and in the surrounding area is provided in Appendix 9 of the DSEIR. No further response is required.

CLG-26

The comment expresses concern over alcohol usage at the proposed project site during special activities as well as the potential for late night noise impacts.

Any alcohol usage at the proposed project site would be under the regulation of the City of Huntington Beach Municipal Code 9.84 (Alcohol Use Permit). A request for an Alcohol Use Permit must be filed 45-days prior to the event with the City required application information and a filing fee. All applications for Alcohol Use Permits are reviewed by the City on a case by case basis and any person not of good character or reputation would not be authorized for a permit. The application of the Alcohol Use Permit would also include review for any additional labor charges that might involve the Huntington Beach Police Department or other city departments. This process and policy is consistent with the Alcohol Use Information for Clubhouse Rental application that regulates all public rental spaces.

Contrary to the commenter’s statement, analysis of potential noise impacts resulting from special activities or events was prepared for the proposed project. Traffic related noise impacts, as specifically identified by the commenter, are discussed on DSEIR pages 4.9-16 and 4.9-20. See Response CLG-18 regarding noise impacts as a result of the proposed project. No further response is required.

CLG-27

The commenter suggests that the proposed project is a commercial use being located within a heavily passive use area. Refer to Response CLG-5. Further, the commenter believes that the current passive uses west of Goldenwest Street are heavily utilized and the current low intensity use is more needed or desired by the community. The analysis appropriately evaluates impacts within Central Park as a whole and does not

separate Central Park into west Central Park and east Central Park, relative to Goldenwest Street. However, the analysis considers the availability in terms of acreage of remaining passive recreational area within the entire Central Park acreage after the project, which was determined to be adequate such that the proposed conversion to active recreational uses would be considered less than significant. This comment is the expression of the commenter's opinion regarding the proposed project site and does not provide a direct comment on the content or adequacy of the DSEIR, nor does it raise any specific environmental issue. No further response is required.

CLG-28

This comment suggests that an alternative site should be analyzed for the proposed project and goes on to state that the feasibility study conducted previously is outdated and a new feasibility study should be commissioned to analyze current conditions, constraints and opportunities. Regarding the suggested project alternative, the area identified by the commenter is currently developed with exercise stations, an outdoor music area/bandstand, the Talbert Lake diversion area, and paved park access walkway. Removal of those developments would not necessarily create a more desirable location than the current, vacant project site and would result in a loss of these amenities in their current location. Additionally, CEQA Guidelines Section 15126.6 requires that an EIR address a reasonable range of alternatives, and not necessarily all possible alternatives. Further, the DSEIR was prepared in response to the court ruling, which required that the City address additional alternative sites, including potentially vacant school sites, and this judgment did not require that the City address sites on the east side of Goldenwest Street.<sup>5</sup> In addition, an addition north of the library on the east side of Goldenwest Street would not necessarily lessen environmental impacts and would likely result in greater recreational impacts.

There is no evidence (presented by the commenter or otherwise) that the feasibility study prepared for the proposed project is outdated. As stated above, the DSEIR was prepared in direct response to the court ruling, which did not challenge the adequacy of the existing feasibility study.<sup>6</sup> This is not a direct comment on the content or adequacy of the DSEIR, nor does it raise any specific environmental issue. No further response is required.

CLG-29

The comment is concerned with the run-off of various toxic materials from the proposed project's parking area and impacts to the adjacent uses west of Central Park. In addition, the comment request that a complete NPDES report and summary be provided in the DSEIR to properly analyze impacts to the west of Central Park and areas in the vicinity of the proposed development.

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<sup>5</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

<sup>6</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

As discussed on DSEIR page 4.6-14, no known hazardous materials or wastes are present within the proposed project site. In addition, compliance with local, state, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction and operation activities.

The proposed project would not prepare a NPDES report (as suggested by the commenter) but would be subject to the Municipal NPDES Permit (CAS000002). Implementation of mitigation measure MM4.7-2 on DSEIR page 4.7-3, would assure that on-site drainage is adequate to prevent on-site flooding and that peak stormwater runoff rates are reduced to the maximum extent practicable to prevent contributions to off-site flooding. As required by mitigation measure MM4.7-2, the Drainage Plan will include measures to reduce post construction peak runoff rates and timing to existing levels, as ensured by the City's Public Works Department. As a result, the proposed project would not contribute to future runoff rates on site or to off-site areas (including the Shipley Nature Center) above those that currently exist. No further response is required.

CLG-30 Similar to Comment CLG-6, the commenter suggests that an additional alternative site on the east side of Goldenwest Street. However, the commenter suggests that a location on the north side of the Central Library should be addressed in the DSEIR. See Response CLG-28.

Additionally, DSEIR pages 6-1 through 6-4 describe the "Methodology for Selection of Alternative" as well as a discussion of alternatives considered but rejected. No further response is required. Furthermore, the project does not propose to change the zoning designation of the project site as recreational facilities are permitted with a CUP under the existing OS-PR zoning designation. As such, no spot zoning of the project site would occur.

CLG-31 This comment provides additional information supporting the commenter's position on the alternative site adjacent to the Central Library. See Responses CLG-6 and CLG-28.

This comment also expresses concern over senior citizen pedestrian safety along Goldenwest Street and traffic impacts from shuttles services. As discussed on DSEIR page 4.12-41, typical traffic signals are timed using a pedestrian walking speed of 4 feet per second (fps). In areas with a high concentration of senior citizens, a slower pedestrian walking speed (e.g., 2.8 fps) is recommended. The minimum green time for pedestrians to cross Goldenwest Street at this walking speed is 44 seconds and safe crossing time would be provided for senior citizens. As discussed on DSEIR pages 4.12-38 to 4.12-39, a project impact is defined as a change in ICU of 0.01 or greater, where deficient traffic operations are projected to occur (i.e., LOS E or F). The project would not result in a change in ICU of 0.01 or greater at any of the project intersections in either the AM or PM peak hour or during weekend conditions

including shuttle services. The intersection of Goldenwest Street (NS) and Slater Avenue (EW) is anticipated to operate at LOS E conditions during the PM peak hour; however, this condition would occur even without the proposed project. Shuttle services provided at the senior center would not increase any impact to the project site.

CLG-32 This comment states that a senior center is needed in the City of Huntington Beach, either redevelopment of the existing Rodgers Senior Center or at an “acceptable” location.

As discussed on DSEIR page 6-5, the Rodgers Senior Center was determined to be an infeasible alternative site. Due to the known constraints from the small size of the site, lack of available funding to accommodate a more costly development on this site, and because this site would not provide a centrally-located senior center within the City, the Rodgers Senior Center alternative was rejected from further analysis. The remainder of this comment is opinion and no further response is required.

CLG-33 This comment expresses objections to the proposed project location and how the project was described “...on the ballot” (not consistent with Measure C and the City Charter). This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

CLG-34 This comment expresses disapproval of the various signs along Goldenwest Street identifying the proposed project site as the “proposed Senior Center site as approved by the Voters.” The commenter also objects to the costs of the signs. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

CLG-35 This comment summarizes key points of the comment letter and contains conclusion statements. The commenter believes that the Draft SEIR should be recirculated. According to CEQA Section 15088.5, “a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review ...” However, no new or significant information has been provided and no new impacts or mitigation measures have been identified that would require recirculation of the document. The comments have been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

CLG-36 This is the second attachment to the Claremont Land Group’s comment letter. The attachment is a letter from Larry Geisse, M.D. to the City of Huntington Beach Department of Planning and Building dated October 25, 2011. This letter from Larry Geisse was also submitted directly by Dr. Geisse and is addressed again later as

Response GEI-1. This comment recommends the corner of Goldenwest Street and Talbert Avenue, at the far end of the parking lot for the Sports Complex, to be considered as an alternative site. This comment provides supporting arguments for this recommended alternative site and provides a photo of the recommended site.

See Response CLG-6 regarding the selection of alternative project sites and information on the commenter's recommended alternative site as well as the requirements based on both CEQA and the court ruling.<sup>7</sup> See Responses CLG-6, CLG-28, and CLG-30 regarding alternative site locations along Goldenwest Street. No further response is required.

CLG-37 The commenter states that the Park View School Site is more superior to the proposed site and compares the number of impacts. The commenter states that the Park View School Alternative has three impacts that would be greater than the proposed project and eight that would be less. However, this summary of impacts is incorrect with respect to the Park View School Alternative and seems to identify the Kettler School Alternative. In any event, while both school sites would result in less impacts than the proposed project for several impact areas, the Environmentally Superior Alternative was determined to be Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street), which also results in impacts either similar to or less than the proposed project in all but one impact area. This is not a direct comment on the content or adequacy of the DSEIR, nor does it raise any specific environmental issue. No further response is required. Refer also to Responses CLG-6 and CLG-10.

### 10.3.3 Individuals

#### ■ Baretich, Mary Jo (BAR), October 28, 2011

BAR-1 This comment contains introductory statements and material. This is not a direct comment on the content or adequacy of the DSEIR, nor does it raise any specific environmental issue. No further response is required.

BAR-2 This comment suggests that impacts to migratory and resident birds, and raptors, were not adequately addressed in the Draft SEIR. Contrary to this statement, the potential impacts on migratory and resident birds, including raptors, that may nest and forage within Central Park, were adequately addressed in the DSEIR and supporting biological resources technical documents. Impact 4.3-1 in DSEIR Section 4.3.7 provides a complete analysis of the potential project-level impacts on nesting migratory and resident birds, including raptors, afforded protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG

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<sup>7</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

Code). Further, Impact 4.3-1 in DSEIR Section 4.3.7 provides a complete analysis of the potential project-level impacts on raptor foraging habitat.

The analyses for Impact 4.3-1 and Impact 4.3-2 reference specific project studies that were performed by qualified biologists in determining the potential for the project site and immediate vicinity to support nesting and foraging migratory and resident birds, including raptors. A Burrowing Owl Survey was conducted in 2008 by PBS&J (Atkins) to determine the presence or absence of burrowing owl in accordance with protocol recommended by the California Department of Fish and Game (CDFG) and California Burrowing Owl Consortium. The Burrowing Owl Survey concluded that there was no evidence of burrowing owl activity in or near the site during a total of four site visits. The habitat quality on and in the immediate vicinity of the site is relatively low for burrowing owl, and the general area is isolated from known occurrences of the species. In addition, a Nesting Habitat for Protected or Sensitive Avian Species Survey was conducted in 2009 by PBS&J (Atkins). The Sensitive Avian Species Survey did not identify any sensitive bird species (including raptors) on site, but did identify approximately seven common bird species on site that are protected by the MBTA and CFG Code, including common raptors. Additional nesting surveys conducted by qualified PBS&J (Atkins) biologists in 2009 determined that active nests for bird species (including raptors) protected under the MBTA and CFG Code were not present on or in the immediate vicinity of the site during the surveys, which were conducted during the breeding season for the region, nor was there any evidence of breeding activity.

Despite the determination that no common or sensitive birds were nesting during the time of the breeding season surveys, suitable nesting and foraging habitat is still present, and there remains the potential for common birds (including raptors) to both nest and forage within the site and the vicinity. Further, despite the determination that no burrowing owl were present during the time of the protocol-level surveys, marginal nesting and suitable foraging habitat for burrowing owl is still present, and there remains a very low potential for burrowing owl to nest and forage within the site and vicinity. Consistent with the findings of the DSEIR, the proposed project could therefore result in potentially significant impacts on nesting birds in violation of the MBTA and CFG Code, in addition to raptors through the permanent loss of raptor foraging habitat. Also consistent with the findings of the DSEIR, the proposed project could result in potentially significant impacts on the burrowing owl, which is a California State species of special concern.

Mitigation measure MM4.3-1(a) included on DSEIR page 4.3-19 proposes that project construction avoid the breeding season for nesting birds (including raptors). If project construction cannot avoid the breeding season, a qualified biologist shall be retained to conduct a pre-construction survey to determine the presence or absence of nesting birds within suitable nesting habitat that occurs within 500 feet of proposed construction activities. If nesting birds are determined to be present, all

active bird nests shall be avoided, with appropriate buffers, during project construction. Construction would not be allowed to commence within the avoidance areas until it is determined by a qualified biologist that the bird nests are no longer active. Therefore, with the implementation of MM4.3-1(a), the project would result in less than significant impacts to nesting birds (including raptors), and would be in compliance with the provisions of the MBTA and CFG Code. No additional mitigation would be required.

Mitigation measure MM4.3-1(b) on DSEIR pages 4.3-19 to 4.3-20 proposes a pre-construction survey and avoidance measures to ensure that burrowing owls are protected in accordance with the mitigation protocols and requirements of the CDFG. Protocol-level surveys shall be conducted for the burrowing owl prior to construction to confirm the continued absence of the species on and in the immediate vicinity of the site. The surveys shall be conducted by a qualified biologist in accordance with protocol recommended by the CDFG and California Burrowing Owl Consortium. If burrowing owls are determined to be present, the City shall follow the mitigation protocols and requirements set forth for the species by the CDFG. All avoidance and minimization measures shall be conducted by a qualified biologist, and any passive relocation activities are required to be conducted in consultation with the CDFG.

Mitigation measure MM4.3-2 on DSEIR pages 4.3-22 to 4.3-23 proposes measures to compensate the permanent loss of raptor foraging habitat as a result of project implementation. The proposed measures were developed in consultation with the U.S. Fish and Wildlife Service (USFWS) and CDFG. The loss of foraging habitat would be fully mitigated by the City through dedication of open space, conservation, and/or enhancement of raptor foraging habitat to ensure a compensation ratio of 1:1 and no-net-loss of the habitat. Mitigation measure MM4.3-2 also proposes that mitigation will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Area/Urban Forest/Trailhead. The measure proposes that the enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. This measure further proposes that, prior to ground disturbance, the City shall identify the particular site or area to be enhanced, and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. The plan will be reviewed for approval by a qualified biologist.

Implementation of mitigation measure MM4.3-2 would result in mitigation that is biologically equivalent or superior to the current condition with respect to raptor foraging. In summary, impacts to migratory and resident birds, including raptors, were addressed in the DSEIR. No further response is required.

- BAR-3 The commenter suggests that the proposed project could result in a direct loss of sensitive species and that the proposed mitigation is inappropriate for the identified species that the mitigation intends to assist. See Response BAR-2. The measures proposed for burrowing owl are in compliance with the mitigation protocols and requirements of the CDFG and California Burrowing Owl Consortium. In the unlikely event that burrowing owls are determined present, any avoidance activities implemented for the project, included passive relocation, if approved by CDFG, would be conducted by qualified biologists in consultation with the CDFG. Further, the measures proposed in the DSEIR for avoidance of nesting birds would ensure that no birds are eliminated from the project area in violation of the MBTA and CFG Code. As such, the proposed project would not result in impacts to sensitive species not addressed in the DSEIR and the proposed project will not result in direct conflicts with the MBTA, as suggested by the commenter. No further response is required.
- BAR-4 This comment states that construction of the proposed project will result in significant impacts by disturbing nesting species that are protected by the MBTA. Mitigation measure MM4.3-1(a) would ensure that active bird nests are not disturbed by noise and vibration during project construction in violation of the MBTA and CFG Code. As such, the proposed project would not result in impacts to sensitive species not addressed in the DSEIR. No further response is required.
- BAR-5 The comment states that ground-born vibration caused by the construction activities can be a significant environmental impact up to 500 feet or less from the source. Mitigation measure MM4.3-1(a) would ensure that active bird nests on a project site and within 500 feet are not disturbed by noise and vibration during project construction in violation of the MBTA and CFG Code. As such, the proposed project would not result in impacts to sensitive species not addressed in the DSEIR. No further response is required.
- BAR-6 This comment states that the light and amplified sounds in the evening hours will significantly impact the migratory and resident birds that nest in Central Park. In addition, the comment states that the neighboring residences would be impacted by amplified sounds in the evening hours. As discussed in the DSEIR, project operation is not anticipated to result in substantially adverse noise- and lighting-related impacts to wildlife species inhabiting the local area. As addressed in the DSEIR, the existing baseline condition already exposes wildlife to noise and nighttime lighting associated with existing developments. Further, in response to this comment, current noise levels were confirmed by Atkins staff in November 2011 to ensure that noise levels are similar to those studied in the Draft EIR. Finally, mitigation measures MM4.1-3(a) through MM4.1-3(e) require low level lighting that is focused directly on the project site and appropriate shielding of on-site light sources (primarily vehicular). Project operation would not be expected to increase noise and light levels in the local area such that wildlife cannot carry out their life history requirements. The wildlife

occurring in the local area have adapted to noise and lighting disturbances that are consistent with urban areas, and would be expected to continue to persist in the area along with the proposed project development, without being substantially adversely affected.

With respect to the “neighboring human residents”, see Response CLG-18. No further response is required.

BAR-7

This comment correctly summarizes project characteristics as they relate to the height of the proposed structure, and establishes that the proposed project meets the height requirement of the City Zoning Code. However, the comment goes on to state that the Draft SEIR did not address the “distracting significant visual impacts of the huge building design” and asks why no other alternative building designs were submitted.

As shown in Table 3-2 (Summary of Project Site Characteristics) on DSEIR page 3-18, the proposed project would include a one story building, approximately 30 feet in height, and reaching up to 46 feet with architectural features such as parapets, vaulted ceilings. The discussion of different view points from the implementation of the proposed project are provided on DSEIR pages 4.1-17 through 4.1-23. In addition Impact 4.1-2 on DSEIR page 4.1-23 provides a discussion on the project impacts on the existing visual character or quality of the site and its surroundings. As discussed in Response CLG-5, the proposed project design is a direct result of the results of a feasibility study prepared for the senior population needs within the City of Huntington Beach. Finally, contrary to the statement of the commentator, other building designs were analyzed in Alternative 2 (Reduced Project/ Alternative Configuration) and Alternative 3 (Central Park Alternative Site [Northwest Corner of Ellis Avenue and Goldenwest Street]). Other alternative site designs were considered in the reuse of existing structures, as included in Alternative 4 (Kettler School Alternative Site) and Alternative 5 (Park View School Alternative). With respect to the commenter’s suggestion that a more Mediterranean-style design would be more inviting, it should be noted that the proposed design has gone through review by the Design Review Board. Further, the DSEIR noted that cumulative impacts to visual/aesthetic characteristics of the area would be significant and unavoidable as a result in the permanent change from an undeveloped site to a developed site. No further response is required.

BAR-8

This comment summarizes the existing land use designations of the Recreation and Community Services Element as well as the Central Park Master Plan designation of the proposed project site and associated/allowable uses. The comment provides information from the DSEIR and is not a direct comment on the content or adequacy of the DSEIR. However, it should be noted that, per the court ruling the

DSEIR was prepared, in part, to address the impacts of the required GPA.<sup>8</sup> No further response is required.

- BAR-9 The commenter states that construction and operation of the senior center will cause an increased significant environmental impact. The commenter goes on to say that the proposed project would require a GPA to convert allowable uses at the site from low intensity to high intensity, which would "... legally allow the increase of noise from the construction and operation of the center ...". Refer to Impact 4.9-1 on DSEIR pages 4.9-16 through 4.9-19 regarding analysis of construction noise impacts. Refer to Response CLG-18 regarding the potential for noise impacts. Refer to Response BAR-8 regarding the GPA. No further response is required.
- BAR-10 This comment states that the analysis does not address the steep incline between the project location and Goldenwest Street and that the proposed project does not meet the Americans with Disabilities (ADA) Act of 1990. The commenter also states that the elevation change between the proposed project site and Goldenwest Street is approximately 12 to 15 feet and that this incline is unsafe for seniors and especially those using wheelchairs.
- As discussed on DSEIR page 4.12-44, the proposed project would provide ADA ramp access from the proposed project site to the Talbert Street intersection, as well as from the OCTA bus stops located approximately 100 feet north and south of the intersection of Goldenwest Street and Talbert Avenue intersection. This ADA ramp access would provide a safe pathway for the pedestrians and bus patrons. As such, the proposed project design did consider the requirements of the Americans with Disabilities Act of 1990 and the potential environmental impacts have been analyzed in the DSEIR. No further response is required.
- BAR-11 This comment includes the commenter's preference between the project alternatives analyzed in DSEIR Chapter 6. The commenter states (incorrectly) that Alternative 4 (Kettler School Site Alternative) and Alternative 5 (Park View School Site Alternative) result in no significant environmental impacts and that they prefer Alternative 5 over Alternative 4 since it is more centrally located to the city's senior population. The commenter feels that the senior center facility on the school sites would have less impact on the surrounding neighborhoods than the previous operation as an active school. The commenter does not provide a direct comment on the content or adequacy of the DSEIR, nor does it raise any specific environmental issue. However, the comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

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<sup>8</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

## ■ Bauer, Ralph (BAU), October 21, 2011

- BAU-1 This comment includes introductory statements. As well, the comment requests that the Feasibility Study prepared for the proposed project is attached as an appendix to the DSEIR. The Feasibility Study has been included as Appendix 12 of the DSEIR. No further response is required.
- BAU-2 The commenter requests that the election results and ballot arguments for Measure T are attached as an appendix to the Draft SEIR. The election results and ballot arguments are not associated with the content or adequacy of the DSEIR, and do not address a specific environmental issue. While the information is not included as an appendix to the DSEIR, text has been added to Chapter 3 (Project Description) to include the result of the Measure T ballot vote. This comment is a request associated with policy and has been noted. The comment will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAU-3 The commenter states that Section 2.5 (Significant and Unavoidable) should be rewritten. The comment states that if the first sentence of the paragraph is true, the second and third sentences do not make sense. Section 2.5 on DSEIR page 2-3 identifies the significant and unavoidable impacts resulting from the proposed project. The paragraph summarizes that no project-specific significant and unavoidable impacts were identified and one significant cumulative impact associated with aesthetics would occur. This is consistent with the analysis required by CEQA for aesthetics and the information or analysis does not have to be rewritten (as suggested by the commenter). Additionally, it should be noted that DSEIR Section 4.1 (Aesthetics) considered the subjective nature of aesthetics and potential impacts to aesthetics. No change is necessary and no further response is required.
- BAU-4 The comment states that clarification is needed as to the number of elements that were addressed, recounting that at the Draft SEIR public meeting, the spokesperson mentioned that fourteen elements were addressed and the commenter only sees thirteen elements. There are total of seventeen CEQA-related issue areas including the following: (1) Aesthetics, (2) Agriculture Resources, (3) Air Quality, (4) Biological Resources, (5) Cultural Resources, (6) Geology/Soils, (7) Greenhouse Gas Emissions, (8) Hazards and Hazardous Materials, (9) Hydrology/Water Quality, (10) Land Use/Planning, (11) Mineral Resources, (12) Noise, (13) Population/Housing, (14) Public Services, (15) Recreation, (16) Transportation/Traffic, and (17) Utilities/Services Systems. Greenhouse Gas Emission thresholds were added as a new CEQA issue area in 2011. Of the seventeen CEQA issue areas, Agricultural Resources, Population and Housing, and Mineral Resources were scoped out during the Initial Study/Notice of Preparation process. The commenter should also note that the Greenhouse Gas Emissions analysis is included in DSEIR Section 4.2 (Air Quality and Greenhouse Gas Emissions) and is not a standalone section. Therefore, fourteen CEQA issue areas are addressed in the DSEIR. No further response is required.

- BAU-5 The commenter states that there is no mention of the history of the site as a quarry pit in Section 4.3 (Biological Resources). The comment also states that there is no evidence that foraging habitat exists and the presence of this biological resource is speculative.
- The baseline utilized for the environmental analysis is the existing conditions and not the previous use of a site. DSEIR pages 4.3-2 and 4.3-10 identify the literary survey research and field survey research sources. It also provides a summary of the survey research results. Detailed findings of the survey results are provided in the DSEIR in Appendix 4. No additional information regarding the site history as a quarry is necessary. See Response BAR-2 regarding foraging habitat. No further response is required.
- BAU-6 The commenter states that consultations with the Gabrieliño Indian Tribe are not necessary since paleontological and archeological resources have long since been removed by previous dirt removal. In addition, the comment states that adjacent archeological sites discussed have no bearing on the proposed project site.
- Consultation with culturally affiliated tribes and individuals that may have knowledge of the religious and cultural significance of the historic properties in the project area is required by federal and State regulations. Protection of any possible paleontological and archeological resources is also mandated by federal and State regulations and are fully analyzed in the DSEIR. No change to the DSEIR text is required and no further response is required.
- BAU-7 The commenter states that the recreational activities proposed for the senior center would enhance the proposed project site and the Quimby Act allows for the expenditure of funds for such a recreational use.
- This comment expresses the positive opinion of the commenter regarding the project and is not a direct comment on the content or adequacy of the DSEIR. However, it should be noted that the site is used for informal (i.e., not programmed) recreational uses currently. Further, DSEIR Section 4.11 (Recreation) analyzed the potential impacts to the existing and proposed recreational uses and determined that the proposed project would result in less than significant impacts to recreation. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAU-8 The commenter states that while the proposed project may increase traffic at the proposed project site, an equivalent reduction in traffic would be experienced at the existing senior center site. Additionally, the commenter suggests that traffic would be reduced at the proposed project site because of the location along a major bus line serving the project area.
- A traffic study was conducted for the proposed project site to determine the level of traffic within the project area with and without the proposed project. The findings of

the traffic study are reflected in the DSEIR. Refer to DSEIR pages 4.12-2 through 4.12-9 for the summary of the existing traffic volumes and intersection conditions at the proposed project site. Refer to DSEIR pages 4.12-15 and 4.12-16 for the trip volume information for the proposed project. Refer to DSEIR pages 4.12-20 through 4.12-36 for information regarding the level of service with and without the project. This analysis includes the location of the project site along a major bus line. However, standard protocol for traffic analysis does not allow for the increase/decrease argument made by the commenter. No further response is required.

BAU-9 The commenter states that financing for the proposed project was intended to come from park fees which can only be used on designated parkland. The comment questions why alternative sites that are not located on designated parkland were considered.

The proposed project intends to utilize Quimby Act funds from the Pacific City development project. As discussed on DSEIR page 4.11-14, Quimby funds can be utilized by a city for the acquisition of land and upgrade/enhancement activities related to recreational facilities; however, Quimby funds cannot be used for the operation or maintenance of park facilities. The money collected from the Quimby funds could be utilized to improve existing parkland, upgrade other facilities, acquire park property, or acquire property in Central Park that the City doesn't currently own. The Quimby Act does not restrict use of funds only to existing designated parkland, contrary to the comment, provided the land acquired is re-designated and used for parkland within five years. No further response is required.

BAU-10 The commenter states that the current Rodgers senior center should have not have been rejected as an infeasible alternative site and should be fully analyzed as an alternative. As discussed on DSEIR page 6-5, due to the known constraints resulting from the small size of the site, lack of available funding to accommodate a more costly development on this site, and because this site would not provide a centrally-located senior center within the City, the Rodgers Senior Center alternative was rejected from further analysis. No further response is required.

BAU-11 The commenter states that the site at the northwest corner of Ellis and Edwards would generate more noise and traffic impacts due to the proximity to residential uses, different than the proposed project. Further, use of this alternative site would require another vote of the Huntington Beach citizens, at a substantial cost and time. The commenter expresses that the proposed site is a better location for the proposed project.

Alternative 3 (Central Park Alternative Site) is located on the northwest corner of Ellis Avenue and Goldenwest Street. The site discussed by the commenter was not considered as an alternative site as it is not within the City's jurisdiction. Regarding the commenter's noise concerns, it is noted that the DSEIR concluded that noise impacts at the intersection of Goldenwest Street and Ellis Avenue (Alternative 3)

would be greater than the project site, although still less than significant; however, impacts to all other issue areas would be similar to or less than the proposed project, making Alternative 3 the environmentally superior alternative. At this time, no further response is required and the comment will be forwarded to decision-makers prior to their consideration of project approval.

BAU-12

The commenter states that Kettler School Alternative Site (Alternative 4) is beset with restrictions as can be seen on the title report, and suggests that the title report should be included as an appendix to the DSEIR. The comment states that a building suited for children is different from a building suited for senior activities and there is no indication that the Alternative 4 site is for sale.

The title report does not support any environmental analysis and will not be appended to the DSEIR. The Kettler School site is a closed school site with no current use leasing the building. Acquisition of the site would have to be negotiated with the school district for purchase or lease, which the City could use park funds for. This alternative is proposed for the purpose of reducing construction related impacts associated with the proposed project, as this alternative would not require building construction and would be located on a previously developed site. The Kettler School site was specifically identified in the legal challenge, and subsequent court ruling, filed against the City.<sup>9</sup> The comment is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval.

BAU-13

This comment states that the Park View School Alternative Site (Alternative 5) is not suited for the proposed project and the site is not for sale. The comment states that the Ocean View School District is currently studying future building and student attendance needs generated by four residential projects that might require the use of the Park View school site. The commenter suggests that reuse of a school is a complex and long process and should be mentioned in the Draft SEIR.

The Park View School site is a closed school site with no current use leasing the building. Acquisition of the site would have to be negotiated with the school district for purchase or lease. This alternative is proposed for the purpose of reducing construction related impacts associated with the proposed project, as this alternative would not require substantial building construction and would be located on a previously developed site. The comment is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

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<sup>9</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

- BAU-14 The commenter states that the Magnolia Tank Farm Alternative Site (Alternative 6) is a contaminated site and unsuitable for the proposed senior center use. The commenter states that to consider this alternative without a proper environmental study would be unrealistic.
- DSEIR pages 6-65 through 6-67, analyzes and acknowledges the hazards and hazardous material issues related to the Magnolia Tank Farm Alternative site. Contrary to the commenter's opinion, the Magnolia Tank Farm Alternative is not unrealistic as the site has the appropriate zoning and General Plan designation in place, would be available, and could accommodate the proposed senior center. The DSEIR acknowledges that the Magnolia Tank Farm Alternative does not meet the objective of being centrally located within the City. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAU-15 The commenter states the Cove Alternative Site (Alternative 7) is not for sale and that the cost of the site would be more than the proposed school alternative sites and would not benefit the City.
- This alternative is proposed due to its central location in the City and the fact that the site is vacant. The current property owners are interested in a land swap with the City for the existing Rodgers Senior Center site. The Rodgers Senior Center site has an existing deed restriction for use of the site as a public park and recreational facility. The land swap would require the removal of the deed restriction on the existing senior center site to allow development of that property for non-recreational uses. A land swap involving City owned property would be subject to voter approval, pursuant to Huntington Beach Charter Section 612. However, this comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAU-16 The commenter expresses disapproval of the Draft SEIR for the reasons outlined in Comments BAU-1 through BAU-15 and requests that the City "start over" with the analysis of alternatives rejected, new alternatives, and information on the history of existing site. The comment does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

### ■ Davisson, Diane (DAV), October 31, 2011

- DAV-1 This comment generally expresses disapproval of the proposed project size and the project location within Central Park and suggests that the project will be built immediately behind their backyard. This comment expresses the opinion of the commenter with respect to the project and is not a direct comment on the content or adequacy of the Draft SEIR. However, Rio Vista Street is located 0.28 mile (approximately 1,200 feet) north of the proposed project site, and the project would

not be constructed immediately behind any residential uses. The comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval.

In addition to the project characteristics discussed above, the commenter goes on to suggest that the vote that allowed the senior center was opposed by almost as many people as those who approved it. Measure T was passed with 30,342 votes, accounting for 51.1 percent of the total 59,375 votes casted. No further response is required.

DAV-2

The comment expresses concern over the noise that would be generated by the proposed senior center due to the close proximity of their residence to the proposed project site. Additionally, the commenter suggests that the one to two year construction period will result in full days of noise-related impacts.

Rio Vista Street is located 0.28 mile (approximately 1,200 feet) north of the proposed project site, and the project would not be constructed immediately behind any residential uses. As discussed on DSEIR pages 4.9-16 to 4.9-19, construction activities would involve grading, street improvements, and utilities installation, followed by construction of the proposed structure and associated parking as well as roadway and landscaping improvements, which would involve the use of heavy equipment. Construction activities would also involve the use of smaller power tools, generators, and other equipment that are sources of noise. Haul trucks using the local roadways would generate noise as they move along the road. Each stage of construction would involve a different mix of operating equipment, and noise levels would vary based on the amount and types of equipment in operation and the location of the activity. Most exterior construction activities associated with the proposed project are temporary in nature and would not generate continuously high noise levels, although occasional single-event disturbances from grading and construction are possible. The residences closest to the project site are located immediately west of the site, along Lakeview Drive, approximately 800 feet from the site boundary. At this distance, typical daily construction activities (excavation and grading) could reach 62 dBA. Under Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code, noise sources associated with construction are exempt from the requirements of the Municipal Code, provided that construction activities do not occur between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. In addition, implementation of mitigation measure MM4.9-1(a) would limit certain construction hours to 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on Saturdays. Further, mitigation measure MM4.9-1(b) and Code requirements CR4.9-1(a) and CR4.9-1(b) would ensure that impacts associated with construction activities resulting from implementation of the proposed project would remain less than significant.

With respect to the day to day, operational noise, see Response CLG-18. This comment will be forwarded to decision-makers prior to their consideration for project approval. No further response is required.

DAV-3

This comment generally states that the proposed project would create noise and aesthetic impacts, thereby reducing their property value. The commenter suggests that, in order to remain operational, the senior center would have to generate revenue by hosting events that will create high noise and light levels.

Refer to Response DAV-2 with respect to noise related issues. The potential impacts of light and glare resulting from the proposed project are discussed on DSEIR pages 4.1-24 through 4.1-27. The nearest residences are located to the west of the project site more than 0.15 mile away. Recognized normal sleeping hours are from 10:00 PM to 6:00 AM. On weekdays, most of the lighting from the senior center would be turned off at closing (10:00 PM), and the security lighting that would remain on would not be considered significant and would not substantially increase ambient lighting in the vicinity after closing. Any increased lighting as a result of the proposed project would not be substantial at adjacent residences during normal periods of sleep because the development would be more than 0.15 mile from the nearest sensitive receptors. On weekends, when the senior center could be open until 12:00 AM, facility lighting would increase the ambient light in the project vicinity, but, again, as the nearest residences are more than 0.15 mile away from the project site, this increase would not be considered significant. In addition, implementation of mitigation measures MM4.1-3(a) through (c) would reduce impacts associated with onsite lighting as the lowest levels of illumination would be required, and lighting on site would not remain on at all times during the nighttime hours.

With respect to the revenue issue, see Response CLG-5. The comment will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

DAV-4

This comment states that the existing sports complex currently produces too much light and the commenter is concerned that the senior center would have the same result. Refer to Response DAV-3 regarding analysis of light issues. Further, the Sports Complex and senior center do not require comparable levels of outdoor lighting. For example, the Sports Complex requires nighttime lighting at a level to ensure visibility of and on the sports fields whereas the senior center would require ambient and parking lot lighting, in addition to low-level security lighting only for after-hours nighttime lighting. This comment is not a direct comment on the content or adequacy of the DSEIR. However, this comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

DAV-5

The commenter reiterates their belief that the proposed project will result in noise impacts especially when residential uses are located “immediately” behind the senior

center. The commenter also relays information that they have family members who are lawyers who suggested their only remedy would be to sue for money to insulate their homes. Refer to Response DAV-2 regarding noise-related impacts. The remainder (actually the beginning) of the comment is anecdotal in nature and is not a direct comment on the content or adequacy of the DSEIR. The comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

### ■ Duffy, Warren (DUF), October 28, 2011

DUF-1 This comment generally provides disapproval of the various developments within the City that were planned but have not materialized. The comment expresses concern that the proposed project could be another planned project that does not materialize. The commenter goes on to provide anecdotal descriptions of a few projects that he felt were particularly blighting to the City landscape in their unfinished state. The comment urges that the proposed project is not handled recklessly. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers for their consideration prior to project approval. No further response is required.

### ■ Franklin, Robert (FRA), October 20, 2011

FRA-1 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-13.

FRA-2 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-14.

FRA-3 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-15.

FRA-4 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-16.

FRA-5 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-17.

FRA-6 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-18.

FRA-7 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-19.

FRA-8 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-20.

- FRA-9 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-21.
- FRA-10 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-22.
- FRA-11 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-23.
- FRA-12 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-24.
- FRA-13 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-25.
- FRA-14 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-26.
- FRA-15 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-27.
- FRA-16 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-28.
- FRA-17 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-29.
- FRA-18 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-30.
- FRA-19 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-31.
- FRA-20 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-32.
- FRA-21 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-33.
- FRA-22 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-34.
- FRA-23 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-35.

### ■ Geisse, M.D., Larry (GEI1), October 25, 2011

- GEI1-1 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-36.

GEI1-2 This comment was submitted as an attachment to the Claremont Land Group's comment letter dated October 31, 2011 (Letter CLG above). See Response CLG-37.

### ■ Geisse, M.D., Larry (GEI2), October 31, 2011

GEI2-1 See Response BAR-2 regarding mitigation for the loss of raptor foraging habitat.

### ■ Mannion, Norma Jean (MAN), October 25, 2011

MAN-1 This comment includes introductory statements and remarks. The comment states that if more people knew of the project and its impacts then more people would attend the public meeting. This comment is not a direct comment on the content or adequacy of the DSEIR, nor does it identify a specific environmental issue. Further, for each of the public meetings hosted for the 2007 Draft EIR and Final EIR, a notice was mailed to all residents within a 1,000-foot radius of the project site and provided notice in the newspaper and on the City website. For the DSEIR, the City mailed meeting notices to a 2,000-foot radius from the project site and provided notice in the newspaper and on the City website. As always, for both the 2007 and 2011 environmental analysis, the documents were also available at City Hall and the Central Library. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

MAN-2 This comment includes a summary of comments that the commenter has read online regarding Central Park. In short, according to the commenter, the online comments are very positive regarding the park and the commenter cannot imagine any development at the proposed project site. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

MAN-3 The commenter states that there are 172 private neighborhoods through Huntington Beach under the control of associations and goes on to suggest that these established neighborhoods do not suffer the incursion of public buildings/services, cell towers, school, shopping, churches, etc., that bring in her mind, traffic and congestion. Similar to Comment MAN-2, the commenter refers to Central Park as a "gem" in the city and wonders why this one City "gem" has to incur the proposed structure and associated traffic, noise and congestion. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. However, it is important to understand that all large developments within the City are required to install necessary infrastructure, open space, and pay park fees and/or dedicate park land. Sometimes the public amenities required of a development are not as obvious as a recreational facility or park. For example, as part of the Holly-Seacliff Area Specific Plan, construction of

the Edwards Fire Station (at the intersection of Edwards Street and Ellis Avenue) was required. There are also telecommunications facilities located in the tower of the Edwards Fire Station. These are necessary public services for city residents, but are not always considered a public benefit in the same way as parkland is by the general public. No further response is required.

MAN-4

This includes some anecdotal information regarding use of Central Park during holiday celebrations and suggests that if more people knew about the project that more people would comment on it. Further, the commenter acknowledges that senior citizens actively use the existing senior center and would continue to do so at any of the alternative sites. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. See Response MAN-1 regarding notification that has been undertaken for the 2007 Draft EIR and Final EIR as well as the Draft SEIR.

Finally, the commenter concludes by saying that the City should not incrementally chip away at the existing open space. See Response CLG-23. No further response is required.

## ■ Murphy, Eileen (MUR), October 21, 2011

MUR-1

The comment states that the project is more like a community center than a senior center and goes on to say that the proposed senior center does not have a permit or an approved EIR. Finally, the commenter makes the general comment that the proposed project affects the loss of open space within the City. Regarding the community center suggestion, see Response CLG-5.

Regarding an approved permit and/or EIR, the commenter is correct – permits for construction of the proposed senior center have not yet been granted. The previous EIR and Conditional Use Permit (CUP) for the senior center facility were certified and approved, respectively, but was ultimately set aside while the DSEIR was prepared to address specific issues identified in the court ruling.<sup>10</sup> While the commenter is correct, the proposed project is currently working its way through the necessary City review process, of which the DSEIR and this FEIR are a part. Regarding the loss of open space within the City, DSEIR Section 4.11 (Recreation), as well as Chapter 3 (Project Description), provides information and analysis as to the change in open space and recreational amenities citywide.

This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

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<sup>10</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

- MUR-2 The comment states that the Pacific City development did not want affordable housing or parks and that the funds (presumably Quimby funds) from Pacific City should be utilized to upgrade all City parks, rather than the construction of a senior center within just one park.
- The proposed project is to serve the growing senior citizen population of the City of Huntington Beach and would benefit all residents within the City of Huntington Beach (both seniors and non-seniors) similar to the Central Library that serves the whole City and not just the park itself. As discussed on DSEIR page 4.11-14, on October 16, 2006, the City entered into an agreement with the developer of the Pacific City project (Makalon Atlanta Huntington Beach, LLC) to construct the proposed senior center with \$20 to \$25 million of in-lieu fees assessed for the Pacific City project pursuant to the Quimby Act. Further, Measure T, which identified (but did not commit funds from) the Pacific City project as the funding mechanism for the proposed senior center was passed by voters. According to the court ruling, the City could use in-lieu funds from the Pacific City project to finance the senior center.<sup>11</sup> As discussed on DSEIR page 4.11-14, Quimby funds can be utilized by a city for acquisition and upgrade/enhancement activities related to recreational facilities; however, funds cannot be used for the operation or maintenance of park facilities. The money collected from the Quimby funds could be utilized to improve existing parkland, upgrade other facilities, acquire park property, or acquire property in Central Park that the City doesn't currently own; meaning that the City is not required to utilize the Quimby funds for any one recreational opportunity, nor for an opportunity directly related to the project the Quimby Fund was collected from. This is not a direct comment on the content or adequacy of the DSEIR. The comment will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- MUR-3 The comment is an excerpt of the cumulative impact conclusion regarding Aesthetics, as analyzed on DSEIR page 4.1-27. The comment does not provide any direct information or comment on the content or adequacy of the DSEIR, and does not raise any specific issue with the findings. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- MUR-4 This comment states that a senior center does not need space to hold wedding receptions and other social events but rather needs well-lighted, easy access, walkable flat ground or buildings with elevators and rails. Regarding wedding receptions and social events, see Response CLG-5. Regarding access to the project site for patrons, including the primary senior citizen users, see Response BAR-10. Additionally, the proposed senior center is a one-story building and would not require an elevator.

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<sup>11</sup> Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

Further, as discussed in DSEIR Chapter 3 (Project Description), the proposed project would be served by approximately 227 parking spaces, located on a flat, paved, parking area directly adjacent to the proposed senior center. As discussed on DSEIR pages 4.1-24 to 4.1-27, the proposed project would provide lighting at the Senior Center facility during normal operating hours as well as security lights for the building perimeters and parking lot.

This is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

MUR-5 The comment states that “Traffic hasn’t been studied enough.” However, the commenter does not provide specific information as to what has not been studied sufficiently for which a detailed response could be provided. It is important to note that a traffic study was conducted for the proposed project site to determine the potential traffic impacts within the project area with and without the proposed project. The findings of the 2007 Traffic Impact Analysis by Urban Crossroads are reflected in the DSEIR. Refer to DSEIR pages 4.12-2 through 4.12-9 for a summary of the existing traffic volumes and intersection conditions at the proposed project site. Refer to DSEIR pages 4.12-15 and 4.12-16 for the trip volume information for the proposed project. Refer to DSEIR pages 4.12-20 through 4.12-36 for information regarding the level of service with and without the project. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

MUR-6 The comment states that the senior center is too far from the Central Library and does not provide easy access for seniors to get between the two facilities with their books. This comment expresses an opinion regarding the proposed project design but is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

### ■ Urette, Linda (URE), October 31, 2011

URE-1 This comment contains introductory information and statements. No further response is required.

URE-2 The commenter asks if the proposed project is a senior center or a community center. As described in DSEIR Chapter 3 (Project Description), the proposed project is a senior center. See Response CLG-5 regarding the community center issue. This is not a direct comment on the content or adequacy of the DSEIR. No further response is required.

URE-3 The commenter asks for a list of the project objectives, in order of priority.

The project objectives were identified by the City with no order of priority as that is not required by CEQA and are listed on DSEIR page 3-24. The project objectives (without priority) are as follows:

- Implement the policies and development standards of the City's General Plan and Zoning and Subdivision Ordinance (ZSO)
- Create a development that is compatible with and sensitive to the existing land uses in the project area
- Enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the City's General Plan
- Ensure adequate utility infrastructure and public services for new development
- Provide a centrally located senior recreation and human service facility within the City
- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area
- Mitigate environmental impacts to the greatest extent possible
- Provide an attractively designed building that maximizes safety and security of seniors, employees, and other users of the facility
- Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development

The commenter has not identified a direct comment on the content or adequacy of the DSEIR. Therefore, no further response is required.

URE-4

This comment questions why the senior center is not being considered as an extension of the Central Library as presented in the General Plan. First, it is important to note that neither the City of Huntington Beach General Plan nor the Central Park Master Plan of Uses show the future senior center as an expansion of the Central Library. Further, see Responses CLG-6, CLG-28 and CLG-30 regarding the alternatives analyzed as part of the DSEIR. It should also be noted that a proposed senior center at this suggested location is not necessarily approved, as stated by the commenter. No further response is required.

URE-5

The comment asks why reuse of existing vacant commercial space throughout the city is not being considered for the proposed senior center.

See Responses CLG-6, CLG-28, and CLG-30 regarding the alternatives analyzed as part of the DSEIR. See Response CLG-18 regarding noise impacts as a result of the proposed project. No further response is required.

URE-6

The commenter asks if the reason that the reuse of vacant commercial space (as discussed in Comment URE-5) for the proposed senior center is not being considered is because “‘park’ money” must be used in a park. The commenter goes on to suggest that city parks are in dire need of maintenance, for which the “‘park’ money” should be used. Finally, this comment ends with the suggestion that the City should plant the meadow so that people consider it a recreational amenity.

As discussed on DSEIR page 3-9, the City of Huntington Beach commissioned the architectural firm of LPA, Inc, and TSMG, Inc., to study the feasibility of constructing and operating a new senior center for its senior population based on the growth of the City’s senior population in 2005. This feasibility study (finalized in March 2006) identified that a building in excess of 45,000 sf would be required to meet the anticipated senior population needs and the preferred site of the proposed structure was determined to be the City’s Central Park.

As discussed on DSEIR page 4.11-14, on October 16, 2006, the City entered into an agreement with the developer of the Pacific City project (Makalon Atlanta Huntington Beach, LLC) to construct the proposed senior center with \$20 to \$25 million of in-lieu fees assessed for the Pacific City project pursuant to the Quimby Act. Further, Measure T, which identified (but did not commit funds from) the Pacific City project as the funding mechanism for the proposed senior center was passed by voters. Quimby funds can be utilized by a city for the acquisition and upgrade/enhancement activities related to recreational facilities. The money collected from the Quimby funds could be utilized to improve existing parkland, upgrade other facilities, acquire park property, or acquire property in Central Park that the City doesn’t currently own. The Quimby Act does not restrict the use of funds to only designated parkland. However, the funds cannot be used for the operation or maintenance of park facilities and are designated for acquiring or improving parkland.

The intent of this document is to analyze the potential impacts of the senior center facility, as proposed at the current location. The commenter’s question as to whether or not the meadow area should be planted by the City is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

URE-7

The comment asks why the proposed project cannot rehabilitate the existing senior center and provides some anecdotal information on that they have heard regarding the proposed project site being a more central location.

Reuse of the existing Rodgers Senior Center building was analyzed, and ultimately rejected as feasible, beginning on DSEIR page 6-5. In short however, due to the

known constraints from the small size of the site, lack of available funding to accommodate a more costly development on this site, and because this site would not provide a centrally-located senior center within the City, the Rodgers Senior Center alternative was rejected from further analysis. No further response is required.

URE-8

The commenter states that the Draft SEIR mitigation for noise requires a wall or sufficient shrubbery around the perimeter of the building. The commenter goes on to suggest that this wall or shrubbery would block the view of the lake and negate the whole purpose of the project location. Finally, the commenter asks what the City's legal obligation is to adhere to mitigation measures identified in the Draft SEIR.

DSEIR Section 4.9 (Noise), does not include mitigation measures related to noise that require a wall or shrubbery to be placed around the perimeter of the proposed project building or project site. A buffer such as a wall or shrubbery was introduced in the setting of the Noise section on DSEIR page 4.9-3 for informational purposes regarding the fundamentals of sound and environmental noise. This, however, was not a noise-related mitigation measure proposed for the project. However, mitigation measure MM4.1-3(d) in DSEIR Section 4.1 (Aesthetics) states the following:

- Trees and barrier-type vegetation should be placed throughout the site, including along the entire perimeter, to help shield vehicle headlights from adjacent uses.

This mitigation measure was included to reduce the potential for aesthetic and lighting impacts on adjacent uses related to vehicles in the parking lot. As vehicular headlights are often a maximum of 36" above the ground, the perimeter shrubbery or wall would not have to be substantially taller than this to mitigation potential impacts, thereby not blocking the view of the lake. Further, a view of the lake is not the purpose of siting the proposed senior center in this location. Rather, the location was determined based on a feasibility study prepared to determine the best way to meet the needs of the senior population within Huntington Beach. See Response CLG-5.

In general, measures required to mitigate potential environmental impacts become part of the conditions of approval for a proposed project, thereby requiring that the project applicant (the City in this case) adhere to the mitigation measures. Additionally, the mitigation measures become part of the Mitigation Measure Reporting Program (MMRP) which becomes a part of the approval process. No further response is required.

URE-9

The commenter objects to the proposed height of the proposed structure and believes that the height precludes the senior center from blending in to any location. Further, the commenter suggests that the building height will create animosity to senior citizens over time. Regarding the building height, see Response CLG-24. Regarding the potential for future animosity towards senior citizens, this is not an environmental issue, nor is there a nexus that this would be the case. This comment is an expression of the commenter's opinion and is not a direct comment on the

content or adequacy of the DSEIR. However, this comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

URE-10 The commenter states that the remote control (RC) uses on the proposed project site were recently banned and requests information on the reasoning behind the decision.

On June 17, 2010, the City passed Ordinance 3882 to restrict but not to eliminate remote or radio controlled vehicles in the park. This was in response to various complaints regarding the destruction of plant materials and habitat, an increase in dust, as well excessive noise from the RC vehicles and inappropriate language from RC operators. The areas used by the remote and radio controlled vehicles were being dug out and mounds were created causing a tripping hazard on the site. The City Council determined the RC use to be a productive recreational activity and did not want to eliminate the use altogether but agreed for the enjoyment of the masses, it was pertinent to restrict the uses to certain areas of Central Park.

Unlike the use of RC vehicles, the proposed project would have mitigation measures and existing code requirements in place to reduce any noise impacts associated with the construction and operation of the proposed project to a less than significant level. In addition, the noise generated by the proposed project would be required to comply with existing City of Huntington Beach noise regulations (refer to DSEIR pages 4.9-16 and 4.9-20 for further project related noise analysis). No further response is required.

URE-11 The commenter is concerned that noise from the proposed project would be disturbing to the existing residential neighborhoods identifying operational noise from the sports complex and construction noise from Cathy Mays as existing issues. See Response CLG-18 regarding noise impacts as a result of the proposed project. No further response is required.

URE-12 This comment contains conclusion statements. No further response is required.

### 10.3.4 Public Testimony (Draft SEIR Meeting)

Although the comments/letters are typically provided in alphabetical order, in this section, comments are organized in the order in which testimony was received at the Draft SEIR meeting held on October 12, 2011.

#### ■ Baretich, Mary Jo (BAR-V)

BAR-V-1 The comment expresses opposition to the industrial design of the project in a park setting. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

- BAR-V-2 The comment states that rehabilitation of the existing Rodgers Senior Center site is a feasible alternative and could accommodate a new senior center. See Response CLG-8. No further response is required.
- BAR-V-3 The comment state that there are biological and noise impacts due to migratory birds nesting and foraging at the site. See Responses BAR-2 and BAR-6.
- BAR-V-4 The commenter believes that the banquet hall uses should not be allowed. This comment expresses the opinion of the commenter and is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAR-V-5 The comment expresses concern over the elevation difference and access for pedestrians and wheelchairs. As discussed on DSEIR page 4.12-44, the proposed project would provide ADA ramp access from the proposed project site to the Talbert Street intersection, as well as from the OCTA bus stops located approximately 100 feet north and south of the intersection of Goldenwest Street and Talbert Avenue. The ADA ramp access would provide a safe pathway for pedestrians and bus patrons. No further response is required. As well, see Response BAR-10.
- BAR-V-6 The comment states that a bus stop should be added at the intersection of Goldenwest Street and Talbert Avenue. However, as noted in the DSEIR, there are current OCTA bus stops located approximately 100 feet north and south of the Goldenwest Street and Talbert Avenue intersection. The comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. Further, the commenter does not identify the specific reason for an additional bus stop. No further response is required.
- BAR-V-7 This includes the commenter's opinion that the senior center should be constructed at the Cove site (Alternative 7). This is not a direct comment on the content or adequacy of the DSEIR. As such, the comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAR-V-8 This includes the commenter's opinion that the Kettler School site (Alternative 4) seems more cost effective because infrastructure already exists at that location. This is not a direct comment on the content or adequacy of the DSEIR. As such, the comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAR-V-9 The comment states that her preference would be to put the senior center at closed school sites. The comment has been noted and forwarded to decision-makers for consideration. No further response is required.

- BAR-V-10 The comment states that the Park View School Alternative (Alternative 5) is the best alternative as it is centrally located. This is not a direct comment on the content or adequacy of the DSEIR. As such, the comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- BAR-V-11 The comment states that the proposed facility should be strictly a senior center, and if it were only for senior purposes, the size could be reduced. See Response CLG-5. No further response is required.

### ■ Bauer, Ralph (BAU-V)

- BAU-V-1 The commenter stated that the Feasibility Study should be added as an Appendix to the EIR. Refer to Response BAU-1. No further response is required.
- BAU-V-2 The commenter stated that the results of the Measure T vote should be added as an Appendix to the EIR. Refer to Response BAU-2. No further response is required.
- BAU-V-3 The commenter stated that Section 2.5 identifies no project-specific impacts and there are inconsistencies with the significant cumulative impact and alternatives analysis. Refer to Response BAU-3. No further response is required.
- BAU-V-4 The commenter stated that the Park View School Site is not for sale. No further basis for this statement has been provided. Refer to Response BAU-13. No further response is required.
- BAU-V-5 The commenter stated that the Kettler School Site has restrictions for what can be developed on the site. Refer to Response BAU-12. No further response is required.

### ■ Dettloff, Bob (DET-V)

- DET-V-1 This comment asks how Alternative 3 [Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)] would reduce the significant cumulative aesthetic impact identified for the proposed project as it moves the proposed project from one site in Central Park to another site in Central Park.
- The northwest corner of Goldenwest Street and Ellis Avenue is programmed for active recreational uses including an aquatics facility and other recreational amenities. However, this comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

### ■ Donovan, Nancy (DON-V)

- DON-V-1 The comment requests more information regarding the financing of the project. This comment is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. Further, analysis of the economics and/or financing of a project does not necessarily require environmental analysis. On

October 16, 2006, the City entered into an agreement with the developer of the Pacific City project (Makalon Atlanta Huntington Beach, LLC) to construct the proposed senior center with \$20 to \$25 million of in-lieu fees assessed for the Pacific City project pursuant to the Quimby Act. Further, Measure T, which identified (but did not commit funds from) the Pacific City project as the funding mechanism for the proposed senior center was passed by voters. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

## ■ Durette, Linda (DUR-V)

DUR-V-1      The comment states that before the 2006 vote, the City said the first people that would be hired would be event coordinators and questions whether the Draft SEIR took into account the City using the facility for banquet hall and catered events and the associated noise and safety impacts. However, this is not an environmental issue. Further, this is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

The DSEIR describes the operation of the proposed project including special events such as banquets and weddings as discussed on DSEIR page 3-18 and 4.9-19. Noise issues are addressed in DSEIR Section 4.9 (Noise) and safety issues are addressed under Fire and Police services in DSEIR Section 4.10 (Public Services). With proper mitigation measures identified impacts to Noise and Fire and Police Services are less than significant. No further response is required.

DUR-V-2      The comment asks if the Police Department considered private events when reviewing the environmental document for impacts to service and response times. The DSEIR evaluates the operation of the proposed project including special events. Evaluation of police services are addressed under Police Services in DSEIR Section 4.10 (Public Services). The Police department was consulted during the preparation of the DSEIR and the project reviewed included the special events activities, per DSEIR pages 4.10-11 to 4.10-12. No further response is required.

DUR-V-3      The comment asks if alcohol would be allowed at special/private events and if the City is going to maintain a 10:00 PM curfew at the facility. See Response CLG-26 regarding alcohol use. According to the City regulations alcohol cannot be served after 12:00 midnight on Fridays and Saturdays and after 10:00 PM Sundays through Thursdays. However, as shown on DSEIR page 3-19, the operating hours of the facility would be Monday through Friday 8:00 AM to 10:00 PM, Saturday and Sunday from 8:00 AM to 10:00 PM and specials event on Friday and Saturday until 12:00 AM. No further response is required.

- DUR-V-4           The comment asks if the Draft SEIR considered operational noise and that noise carries over the water (Huntington Lake). The comment stated that residents that live across Huntington Lake can currently hear people from Sports Complex events.
- The commenter suggests that noise would travel over the lake and reach their residential neighborhood. The noise study includes all sensitive receptors within the proposed area. Refer to the definition of sensitive receptors on DSEIR page 4.9-15, which included the nearest residential uses located approximately 800 feet west of the proposed project. However, the presence of the lake would not substantially alter the noise levels at the identified sensitive receptor, negatively or positively. See Response CLG-6 regarding noise from the Sports Complex. Additionally, the proposed senior center would be located between the existing Sports Complex and the residential areas identified by the commenter. The location of a structure between the noise source (the Sports Complex) and the identified residential area would potentially serve to reduce noise levels traveling from the Sports Complex to the identified residential area. No further response is required.
- DUR-V-5           The commenter asked if a cost analysis was performed and further asks what the additional infrastructure costs would be to taxpayers for construction at the proposed project site.
- A cost analysis was conducted as part of the Feasibility Study, included as Appendix 12 of the DSEIR. This is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. This comment has been noted and will be forwarded to the City decision-makers prior to their consideration of project approval. No further response is required.
- DUR-V-6           The comment recommends that rental space not be included in the proposed project but rather that this space be utilized for construction of a lap pool for senior uses. See Response CLG-5 regarding the “rental space”. However, the comment regarding the lap pool for seniors has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.
- DUR-V-7           The comment asks whether the City is required to implement mitigation measures specified in the DSEIR if the City Council approves project. See Response URE-8. All mitigation measures incorporated into the DSEIR would become part of the conditions of approval and the City will have to adhere to them. Additionally, the mitigation measures become part of the Mitigation Monitoring and Reporting Program (MMRP), which also becomes a part of the approval process. No further response is required.
- DUR-V-8           The comment asks if the DSEIR considered impacts to original owners of the tract west of Huntington Lake that bought homes according to the original Central Park Master Plan. The DSEIR evaluated environmental impacts to all residential sensitive receptors near the proposed project site during construction and operation of the proposed project. This does not give deference to the amount of time a person has

lived in the area (whether a renter or homeowner). Impacts of the change to the Central Park Master Plan were analyzed throughout the DSEIR, including those residential uses referenced by the commenter. No further response is required.

### ■ Franklin, Bob (BFRA-V)

- BFRA-V-1 The commenter suggests that the biggest issue to be analyzed in the EIR is the General Plan Amendment and that analysis of converting land from low intensity to high intensity must be included. See Responses CLG-19 and CLG-20. No further response is required.
- BFRA-V-2 The comment states that there should be an inventory and quantitative discussion of impacts. See Response CLG-20 regarding Mr. Franklin's previous, written comment regarding an inventory and quantitative discussion of impacts to low and high intensity recreational uses. No further response is required.
- BFRA-V-3 The comment states that the availability of passive uses in Central Park is being reduced and is not enough. See Response CLG-22 regarding Mr. Franklin's previous, written comment regarding the chipping away of passive recreational uses. No further response is required.
- BFRA-V-4 The comment states that there should be more analysis of noise impacts, particularly uses at night. See Response CLG-18. No further response is required.

### ■ Franklin, Karen (KFRA-V)

- KFRA-V-1 The commenter wants to know whether the project has been approved and the reasoning behind the signs posted at the proposed project site identifying the site as the site of the Huntington Beach Senior Center. The commenter also wants to know the cost of the signs (as this is the second sign posted for the proposed project, according to the commenter). The project has not been approved. See Response CLG-34.
- KFRA-V-2 The commenter stated that the senior center should be located at a different site. The commenter did not provide specific information as to why they think the senior center should be relocated. As such, this comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

### ■ Geddes, Tim (GED-V)

- GED-V-1 The commenter asked if Alternative 2 considered a variety of configurations.
- Alternative 2 considered the environmental impacts of a 30,000 square foot senior center building, reduced from the proposed 45,000 square feet. However, Alternative 2 evaluated a specific configuration, as described on DSEIR page 6-23.

Alternative 2 did not analyze a range of configurations for the reduced project. No further response is required.

GED-V-2 The commenter asked whether the project size would be cut in half if the project funding was cut in half. This is not a direct comment on the content or adequacy of the DSEIR, and does not raise any specific environmental issue. This comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

GED-V-3 The commenter asked why the existing Rodgers Senior Center site was considered to be infeasible as an alternative site when it is already developed with an existing senior center. See Responses CLG-8 and CLG-32. No further response is required.

GED-V-4 The commenter asked if a smaller senior center could be configured on the Rodgers Senior Center site in the event that funding is cut. As identified on DSEIR page 3-24, one of the proposed project objectives is to build a new facility large enough to meet current and future demand as a result of an increasing senior population, consistent with the feasibility study prepared for the City in 2006. The existing Rodgers Senior Center site is only two acres in size and could not service the growing senior population. Also, see Response CLG-8 and CLG-32. No further response is required.

GED-V-5 The commenter asked if Alternative 2 included use of the facility as a community use or only for senior center use.

As discussed on DSEIR page 6-14, Alternative 2 includes a primarily senior center use similar to the proposed project. Ancillary use of the facility by the community for special events would be allowed under Alternative 2, similar to the proposed project. No further response is required.

GED-V-6 The commenter asked if all alternatives would operate the same as the proposed project. Similar to the discussion in Response GED-V-5 as well as the characteristics of the proposed project, the primary use of any of the alternatives would be a senior center. Where space allows, similar to the proposed project, the facility would be made available as a community amenity when not in use for senior services and activities. No further response is required.

## ■ Livengood, Tom (LIV-V)

LIV-V-1 The commenter asked if the proposed project would impact residents across from the project site on Ellis Avenue and Goldenwest Street. The closest residential uses are located south of the intersection, across Ellis Avenue. These residential uses are considered to be sensitive receptors and impacts are evaluated in the DSEIR. No further response is required.

## ■ Mannion, Norma Jean (MAN-V)

- MAN-V-1 The commenter asked if the DSEIR studied foot traffic between the two parks. The analysis of foot traffic near the proposed project site is discussed on DSEIR pages 4.12-41 and 4.12-42. No further response is required.
- MAN-V-2 The commenter stated that pedestrian crossing at the intersection of Goldenwest Street and Talbert Avenue is dangerous due to the number of vehicles in the area. Refer to the discussion of pedestrian traffic on DSEIR pages 4.12-41 and 4.12-42. Implementation of mitigation measure MM4.12-4 and code requirements CR4.12-4(a) and CR4.12-4(b) would reduce potential impacts to pedestrian safety to a less than significant level. No further response is required.
- MAN-V-3 The commenter asked how the safety of the people would be ensured when crossing intersection, especially seniors. Refer to Response MAN-V-2. No further response is required.
- MAN-V-4 The commenter stated that the project would increase existing night glow and noise. Refer to Response CLG-18 regarding noise impacts as a result of the proposed project. DSEIR pages 4.1-24 through 4.1-27 provide analysis of the impact of light and glare resulting from the proposed project. On weekdays, most of the lighting from the senior center would be turned off at closing (10:00 PM), and the security lighting that would remain on would not be considered significant and would not substantially increase ambient lighting in the vicinity after closing. On weekends, when the senior center could be open until 12:00 AM, facility lighting would increase the ambient light in the project vicinity, but, the nearest residences are more than 0.15 mile away from the project site, and the potential increase would not be considered significant. In addition, implementation of mitigation measures MM4.1-3(a) through (c) would reduce impacts associated with onsite lighting as the lowest levels of illumination would be required, and lighting on site would not remain on at all times during the nighttime hours. The commenter does not provide specific information as to why she thinks that noise and night glow would increase that could be addressed here. As such, no further response is required.
- MAN-V-5 The commenter stated that the senior center would make project site area less peaceful. Refer to Response MAN-V-4.
- MAN-V-6 The commenter asked if lighting impacts on Shipley Nature Center were considered. Lighting impacts to all surrounding sensitive receptors, including the Shipley Nature Center, were considered for analysis in the DSEIR. Refer to DSEIR pages 4.1-24 through 4.1-27 for analysis of lighting and glare impacts. No further response is required.
- MAN-V-7 The commenter stated that all alternatives are better than the proposed project site. The comment recommends the former school sites because infrastructure is already in place. The commenter does not provide specific information as to why the

alternatives are better that can be responded to here. The comment has been noted and will be forwarded to decision-makers prior to their consideration of project approval. No further response is required.

## ■ McCready, Melissa (MCC-V)

MCC-V-1 The commenter stated that the proposed project site is located within a park, but then asked why the proposed project site is not considered a single-family residential area. Residential uses for the Kettler School alternative site are located approximately 10 feet to the west, approximately 45 feet to the north and approximately 10 feet to the east. The residential uses for the Park View School alternative site are located approximately 45 feet to the west, and approximately 40 feet to the north. The school alternative sites are within residential areas whereas, for the proposed project site the residential uses are located approximately 800 feet west, approximately 1,100 feet north and approximately 1,400 feet to the south. The proposed project area is within Central Park and not immediately adjacent to a residential area the way the school sites are located.

The current project site has a General Plan Land Use designation of OS-P (Open Space—Parks) and a Zoning designation of OS-PR (Open Space—Parks & Recreation). These designations allow for public parks and recreational facilities on the project site. The OS-PR designation was established to provide areas for public or private use and areas for presentation and enhancement, specifically for parks and recreation. Within the OS-PR lands, park and recreation facilities are subject to Conditional Use Permit (CUP) approval by the City of Huntington Beach Planning Commission. The project site is being proposed as a senior center use which is considered a recreational use. There are no single-family residential uses proposed and these uses would not be allowed under the current or proposed zoning or General Plan land use designations on the project site. No further response is required.

MCC-V-2 The commenter asked if the DSEIR considered noise impacts from the proposed facility with outdoor patios and activity areas and further stated that residents can currently hear music from jazz festival, events at Sports Complex, etc. As discussed in DSEIR Section 4.9 (Noise), impacts related to noise on residential sensitive receptors near the proposed project site during construction and operation of the proposed project were analyzed in the DSEIR. Cumulative noise impacts were also evaluated in the DSEIR. Refer to DSEIR Section 4.9 for detailed analysis. No further response is required.

MCC-V-3 The commenter asked how the City expects that there will not be noise impacts from renting out facility for events and weddings. See Response CLG-18. No further response is required.

MCC-V-4 The commenter expressed concerns regarding construction-related noise impacts. Refer to DSEIR pages 4.9-16 through 4.9-19 for detailed analysis of the potential construction noise impacts from implementation of the proposed project. In addition, mitigation measures MM4.9-1(a) and MM4.9-1(b) as well as code requirements CR4.8-1(a) and CR4.9-1(b) would be implemented to reduce the impacts associated with construction activities to a less than significant level. No further response is required.

### ■ Murphy, Eileen (MUR-V)

MUR-V-1 The commenter stated that the Rodgers Senior Center site should be considered as an alternative since it is developed with an existing senior center. See Responses CLG-8 and CLG-32. No further response is required.

### ■ White, Mindy (WHI-V)

WHI-V-1 The commenter asked why Rodgers Senior Center would have to be acquired. The Rodgers Senior Center would not need to be acquired and this was ultimately cleared up at the DSEIR public meeting held on October 12, 2011. However, the Rodgers Senior Center site has an existing deed restriction for use of the site as a public park and recreational facility. Any land swap would require the removal of the deed restriction on the existing senior center site to allow development of that property for non-recreational uses. Any land swap involving City owned property would be subject to voter approval, pursuant to Huntington Beach Charter Section 612. Further, as discussed on DSEIR page 6-5, the Rodgers Senior Center was determined to be an infeasible alternative site. No further response is required.

WHI-V-2 The commenter asked why the “proposed site” (although it is presumed that the commenter meant proposed *project*) would be incompatible on the Rodgers Senior Center site when an existing senior center is already located there. As identified on DSEIR page 3-24, one of the proposed project objectives is to build a new facility large enough to meet current and future demand as a result of an increasing senior population. The current Rodgers Senior Center site is only 2 acres in size and could not accommodate a facility large enough to service the growing senior population without considering design options of a multi-level facility with subterranean parking that would increase the design and construction costs as well as the potential environmental impacts. In addition, as discussed on DSEIR page 6-5, due to the known constraints from the small size of the site, lack of available funding to accommodate a more costly development on this site, and because this site would not provide a centrally-located senior center within the City, the Rodgers Senior Center alternative was rejected from further analysis. No further response is required.

WHI-V-3 The commenter asked why a senior center at one of the former school sites would be considered incompatible suggesting that the rationale may be the lack of access from

an arterial. The commenter also states that a senior center use at these school locations would be better than school uses that included bus traffic.

The closed school sites that were determined to be infeasible as an alternative site are discussed on DSEIR page 6-6. The City identified and reviewed twelve closed school sites within the Huntington Beach, Ocean View, and Westminster School Districts that could potentially be used for a proposed senior center. Of the twelve school sites, three sites were available for use; Kettler School (Huntington Beach School District), LeBard School (Huntington Beach City School District) and Park View School (Ocean View School District). All three sites have zoning and land use designations that would allow for a senior center facility. As described in Chapter 6 (Alternatives), the Kettler School (Alternative 4) and Park View (Alternative 5) sites were analyzed as Alternative sites to the proposed project. As discussed on DSEIR page 6-6 use of the LeBard School site for the proposed senior center has been determined to be infeasible as a result of the site's location in a single-family residential neighborhood where access from an arterial roadway is not readily available and access could not be constructed from an arterial. In addition based on a qualitative analysis by Urban Crossroads (the EIR traffic consultant), the Lebard School alternative site is inferior in terms of location, adjacent uses, local access, and parking. Parking would need to accommodate both the baseball/softball fields as well as the Senior Center and parking competition could be an issue during peak demands. The LeBard school site would likely result in traffic complaints, violations of traffic control devices (e.g., "rolling stops") and potential conflicts between pedestrians/neighborhood children and vehicular traffic. The remaining nine closed school sites identified are not available and therefore, the proposed project could not be accomplished in a reasonable amount of time. In addition, the remaining school sites may not help reduce project impacts. Therefore, ten of the alternative school sites were rejected from further analysis. No further response is required.

WHI-V-4

The commenter asked why the Magnolia Tank Farm site was considered as an alternative. As discussed on DSEIR pages 6-3 and 6-4, this alternative is proposed for the purpose of reducing construction and operational noise impacts associated with the proposed project. The site would be easily accessible from Magnolia Avenue, an arterial roadway in the City. Additionally, use of this site as a senior center is permitted under the existing zoning (Public/Semi Public) and General Plan land use designation (Public) and would not require a zone change or GPA. Because the site is no longer operational, it would be available for acquisition and development but would require demolition of the existing oil tanks. No further response is required.

WHI-V-5

The commenter asked why certain alternatives were considered infeasible due to the need for a GPA when the proposed project requires a GPA. As discussed in DSEIR Chapter 6 (Alternatives), some of the alternatives would require a GPA, similar to the proposed project. However, none of the alternatives were determined to be infeasible solely because they would require a GPA. Further, it is important to note the

difference between a General Plan Amendment that changes the land use designation of a parcel compared to a General Plan Amendment that adds an exhibit to the existing General Plan to accommodate a higher-intensity development on land already designated for the particular land use, such as the proposed project. No further response is required.

WHI-V-6 The commenter asked why alternative sites would create greater impacts than the proposed project when the alternative sites are smaller and should have a less severe impact.

As discussed on page 6-1, the CEQA Guidelines require that the range of alternatives addressed in an EIR be governed by a rule of reason. According to CEQA Guidelines Section 15126.6, the discussion of alternatives must focus on alternatives capable of either avoiding or substantially lessening any significant environmental effects of the project. However, this does not mean an alternative site has to result in a reduced impact to all issue areas when compared to the proposed project. As such, some alternatives could have a greater impact in one issue area while reducing impacts in other issue areas relative to the proposed project. Due to the differing nature of the land uses surrounding the alternative sites (residential, commercial, industrial) and existing conditions and constraints affecting access to a site and parking, for instance, impacts would vary, regardless of the size of the project or the alternative site. No further response is required.

WHI-V-7 The commenter is concerned with the proposed location and believes that it could cause visual degradation. Refer to DSEIR pages 4.1-17 through 4.1-23 for analysis of impacts to scenic vistas and the surrounding visual character resulting from implementation of the proposed project. The proposed project would result in a less than significant project-related impact to aesthetics. However, as disclosed in Section 4.1 (Aesthetics), the proposed project would contribute to a cumulative aesthetic impact. No further response is required.

WHI-V-8 The commenter asked why the noise, traffic and air quality impacts for the Cove Site alternative are greater than the proposed project when there are more industrial uses near this alternative site.

As discussed on DSEIR page 6-77, sensitive receptors for the Cove site include the residential uses located north, east, and south of the project site. Construction activities such as fumes from paint and solvents could create objectionable odor affecting these sensitive uses. However, daily operation of this alternative would not create objectionable odors affecting a substantial number of people as the uses would be primarily indoors and would not involve substantial odors. Compliance with City codes and existing regulations would reduce impacts from odors associated with the proposed project construction and operation to a less than significant level. This impact would be slightly greater than the proposed project due to the closer proximity to sensitive receptors. As discussed on DSEIR page 6-84, construction

activities associated with this alternative could generate or expose persons or structures off site to excessive groundborne vibration. Due to the presence of residential structures, which are closer in proximity to the alternative site than the proposed project site, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project.

As discussed on DSEIR page 6-85, the Cove Alternative site is within an existing developed residential neighborhood with existing traffic volumes that are greater than the proposed project. The amount of increased traffic volumes, including the intersections impacted could result in a greater impact for the surrounding roadway network compared to the proposed project area. Therefore, this Cove Site alternative would result in greater impact than the proposed project. No further response is required.

WHI-V-9

The commenter suggests that it seems that the need to re-designate the Cove Site from Residential to accommodate the senior center use would be better than adding to residential density of that area. This is not a direct comment on the content or adequacy of the DSEIR. This comment has been noted and will be forwarded to decision-makers prior to consideration of project approval. No further response is required.