

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-018**

1. PROJECT TITLE:

Concurrent Entitlements: Entitlement Plan Amendment No. 2008-005 and Conditional Use Permit No. 2008-052 (Brethren Christian School Gymnasium)

2. LEAD AGENCY:

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Rami Talleh, Senior Planner
Phone: (714) 536-5271

3. PROJECT LOCATION:

21141 Strathmoor Lane (west side of Strathmoor Ln., south of Atlanta Ave.)

4. PROJECT PROPONENT:

Kevin A. Coleman, Net Development, 3130 Airway Avenue, Costa Mesa, CA 92626

Contact Person: Kevin A. Coleman
Phone: (714)754-4454

5. GENERAL PLAN DESIGNATION: P(RL) (Public – Residential Low Density Underlying Designation)

6. ZONING: PS (Public Semipublic)

7. PROJECT DESCRIPTION:

The project consists of recreational facilities and associated improvements at an existing private junior high and high school site. The components of the project include the construction of a 34-foot tall, approximately 27,000 sq. ft. gymnasium, enhancements to existing landscape areas, displacement of 87 parking spaces for the construction of the gymnasium, construction of three new parking areas totaling 92 parking spaces, resurfacing existing parking lot areas, and expansion of the existing sport program to include evening football and basketball matches.

The proposed gymnasium is located along the southerly property line furthest away from residential uses to the north, east and west abutting an approximately 180 ft. wide Southern California Edison

easement currently developed as a park. The gymnasium will occupy a portion of the existing school parking lot and replace six outdoor basketball courts. The gymnasium will displace approximately 87 parking stalls which will be relocated to an area at the entrance of the gymnasium and along the northerly property line. The gymnasium contains three practice size basketball courts which convert into one full sized basketball court that doubles as an indoor volleyball court, bleacher seating, restrooms, team rooms, weightlifting room, concessions area, and restrooms for the adjacent fields. Activities within the proposed gymnasium will consist of indoor sports activities and ancillary events catering to the surrounding community, churches, and youth sports programs during school hours in addition to some weekend and nighttime events. Other uses include band and choir practice and drama rehearsals and events. These uses will be relocated from unenclosed areas of the school campus in an attempt to reduce existing noise impacts.

The existing landscape areas along the Bluefield Dr., Strathmoor Ln., and Effingham Dr. street frontages will be enhanced with new ornamental landscaping. All existing landscaping on site will remain and be protected in place. The displaced parking spaces resulting from construction of the gymnasium will be replaced in three new parking areas: a 34 space parking area along the northerly property line, a 37 space parking area along the west side of the main school buildings, and a 21 space parking area adjacent to the gymnasium entrance. In constructing the new parking areas an existing fire lane that ends in a hammer head design on the west side of the main buildings will be extended to the north to connect with the existing parking area at the intersection of Bluefield Drive and Strathmoor Ln.

The existing sports program at the school will be expanded to include basketball games within the gymnasium. Basketball practice is expected to occur daily during school hours. Basketball games will be scheduled two times per week between the hours of 7:00 pm and 9:30 pm. Football matches have already begun in the existing lighted fields. Football practice is held during school hours. The football season consists of 5 night games between the hours of 7:00 pm and 9:30 pm. Bleachers will be constructed for the existing full sized soccer field/football field along the southern property line abutting the Southern California Edison easement. Additional portable lighting will be used for the football matches. Up to four portable light standards will be wheeled out onto the field during night games. The portable light standards when cranked to their highest point are approximately 30 ft. high. The existing light standards used throughout the sports fields are approximately 70 ft. high.

- 8. SURROUNDING LAND USES AND SETTING:** The project site is located at Gisler School, a closed school site currently being used as a private junior high and high school (Brethren Christian School). The private school was temporarily approved by the City for a period of two years with a maximum of 500 students in 1998. The City later approved the school to operate with a maximum of 720 students on a permanent basis in 2000. Currently, the school operates at less than the maximum capacity at approximately 500 students. The surrounding uses consist of primarily single family residences to the north, east, and west. Gisler Park is located to the south of the site. The park is approximately 11 acres in size and is located within a Southern California Edison easement. The Gisler Park parking lot is located to the southwest of the site. The parking lot contains 55 parking spaces.

In addition, the Huntington Beach City School District has an agreement with the American Youth Soccer Organization (A.Y.S.O.) to allow use of the existing lighted, full sized soccer fields and parking at the Gisler School site. A.Y.S.O. uses the existing lighted fields and parking lot at the subject site on weekday afternoons and on weekends. The hours of operation of operation for Brethren Christian School uses are between 7:00 am to 5:00 pm, Monday through Friday. The

A.Y.S.O. uses the parking lot on weekdays between the hours of 5:00 pm and 9:00 pm and on weekends. The school buildings and soccer field uses do not occur simultaneously. In the event that school events at the gymnasium and existing fields are scheduled to occur after 5:00 pm and on weekends, they will not occur simultaneously with A.Y.S.O. matches and practices.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- Land Use / Planning
- Transportation / Traffic
- Public Services
- Population / Housing
- Biological Resources
- Utilities / Service Systems
- Geology / Soils
- Mineral Resources
- Aesthetics
- Hydrology / Water Quality
- Hazards and Hazardous Materials
- Cultural Resources
- Air Quality
- Noise
- Recreation
- Agriculture Resources
- Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Signature Rami Talleh

Date 1/26/09

Printed Name Rami Talleh

Title Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 4.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 and 2)
-

Discussion: The existing General Plan land use designation and zoning for the property are P (RL) (Public – Residential Low Density Underlying Designation) and PS (Public Semipublic), respectively. The 27,000 sq. ft. gymnasium as an accessory use to an existing private school and associated improvements are consistent with both the zoning and general plan designations; however, the proposed gymnasium construction is subject to approval of a conditional use permit. Therefore the project will not conflict with any land use plan in the city of Huntington Beach, including the Municipal Code, the Zoning and Subdivision Ordinance and the General Plan. No impacts are anticipated

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1)
-

Discussion: The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (Gisler School) and associated improvements. The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

- c) Physically divide an established community? (Sources:1,3, and 4)
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Discussion: The proposed project will not disrupt or physically divide an established community. The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements. The project does not consist of the construction of any roads, road widening, rail lines, bridges or other features that would physically divide a community. No impacts would occur.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources:1)
-

Discussion: The proposed project will not induce substantial population growth in an area, either directly or indirectly. The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements. The project does not consist of the construction of new homes, business, or extension of roads or other

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant	Less Than Significant	No Impact
		Unless Mitigation Incorporated	Impact	

infrastructure. The existing private school was previously approved with a maximum of 720 student and 75 employees. No changes to the maximums are proposed. Construction of the gymnasium and associated improvements will be new amenities that may attract new students to the school and possibly attract more people to reside in the City. However, any increase in the student body resulting from the new gymnasium will not exceed the maximum threshold previously established for the school. A less than significant impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1,3,4, and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See discussion under item c.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:3,4,and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements where no residential uses exist on site. In addition, acquisition of land would not be required to accommodate the proposed improvements. The project would not result in the displacement of any housing or people. No impacts would occur.

III. GEOLOGY AND SOILS. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources:1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1 mile west of the project site. No impacts are anticipated.

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| ii) Strong seismic ground shaking? (Sources:1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subject to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conforming with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- iii) Seismic-related ground failure, including liquefaction? (Sources:1,9 and 16)

Discussion: Although the site is located within an area identified by the City’s General Plan as having a very high potential for liquefaction, the project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

- iv) Landslides? (Sources:1)

Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is located on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1 and 9)

Discussion: Minor grading and landscape modifications may result in short term wind and water erosion impacts. However, after completion of the project, the site will be covered with structures, landscaping, and paving which would preclude substantial soil erosion. Construction of the gymnasium will occur in the paved parking lot area adjacent to the existing school buildings. The new parking areas will be constructed on existing paved areas and some landscaped areas. Other improvements such as the landscape enhancements and football bleachers will occur in existing planter area and fields. The site is primarily flat and does not contain any unique physical or geologic features. There will be no export of soil. A less than significant impact is anticipated.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources:1 and 9)

Discussion: Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources:1 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Based upon the City's General Plan, the project site is located within an area of moderate to high clay content according to the Expansive Soil Distribution Map. This can be indicative of expansive soils. However, this is common in the City and impacts can be addressed through compliance with applicable soils, grading and structural foundation requirements, and codes and ordinances, such that any potential geologic impacts will be reduced to a level of insignificance. Less than significant impacts are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources:1 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is located in an urbanized area in which wastewater infrastructure is currently in place. Therefore, the capability of the soils to support septic tanks or alternative waste water systems is not relevant to the proposed project. No impact would occur related to septic tanks or alternative waste water disposal systems.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources:1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Program (SWPPP) and Water Quality Management Plan (WQMP) prepared by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources:1 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The Water Division of the Public Works Department reviewed the project and did not indicate any concerns about any substantial impacts to ground water supplies due to the nature of the proposed uses. Additionally, the subject site is not located near any active ground water wells; therefore, the proposed project will not substantially deplete groundwater supplies and no significant impact is anticipated. The proposed Gymnasium will consist of restrooms for the indoor courts and separate restrooms for field activities. No shower facilities are proposed as part of the Gymnasium. The project will be subject to standard City codes requiring implementation of Title 24 conservation measures such as low flow fixtures and use of drought tolerant plant species and drip irrigation. Although the project will contribute to cumulative water usage, the impact to the City is considered insignificant, because the proposed school complies with the Public General Plan land use designation for the site, the estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a significant increase in demand.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources:1 and 4)
-

Discussion: The site is currently developed with approximately 18% of the site paved, 11% covered with buildings, and 71% landscaped/hardscaped. The approximately 27,000 sq. ft. gymnasium is proposed to be constructed within an existing paved parking lot. The gymnasium will displace approximately 87 parking stalls which will be relocated to area at the entrance of the gymnasium, west of the main school buildings, and along the northerly property line. Slight increases in existing surface run off may occur due to the covering over of some landscaping areas with additional impervious surfaces to accommodate displaced parking stalls. However, this increase in the impermeable portion of the site, which will generate additional runoff, is negligible. The school proposes to discharge into an existing public storm water drainage system. The project will not impact the course of a stream or river, as none exist on the site. It is not located in the vicinity of and does not drain directly into any natural body of water. A less than significant impact is anticipated.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources:1,3,4 and 12)
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Discussion: See discussion under item e.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources:1 and 4)
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Discussion: There are no streams or rivers on the project site and surrounding area. The project proposes to construct an approximately 27,000 sq. ft. gymnasium and associated improvements. The gymnasium is proposed to be located in an area currently used for parking and will not directly result in an increase of impervious surface. However, construction of the gymnasium will displace approximately 87 parking stalls which will be relocated to an area at the entrance of the gymnasium, west of the main school buildings, and

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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along the northerly property line. Slight increases in existing surface run off may occur due to the covering over of some landscaping areas with additional impervious surfaces to accommodate displaced parking stalls. However, this increase in the impermeable portion of the site, which will generate additional runoff, is negligible. Approximately 70% of the site will remain landscaped. The parking lot expansion will not substantially alter existing drainage patterns or increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. Any additional runoff will be directed into the existing drainage system for the property. Less than significant impacts would occur.

- f) Otherwise substantially degrade water quality?
 (Sources:10)

Discussion: The Public Works Department recommends a standard condition requiring a Water Quality Management Plan to be prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination regulations in order to control the quality of water runoff and protect downstream areas. NPDES requirements assure compliance with water quality standards and water discharge requirements. Less than significant impact would occur.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:11)

Discussion: The project site is located within Flood Insurance Rate Map (FIRM) Zone X, which is not subject to Federal Flood Development requirements and is outside the 100-year flood hazard area. No housing units are being proposed as part of this project therefore, no adverse impacts are anticipated.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:3 and 10)

Discussion: The project site is located in Zone X and is not within the 100-year floodplain. The site does not drain directly into any natural body of water. No significant adverse impacts to the existing water supply are anticipated.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources:1 and 3)

Discussion: The site is not in the immediate vicinity of a levee or a dam. Therefore, no impacts are anticipated.

- j) Inundation by seiche, tsunami, or mudflow? (Sources:1,3, and 10)

Discussion: The project site is not designated in the General Plan as an area subject to tsunami run-up. Therefore, no impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
k) Potentially impact stormwater runoff from construction activities? (Sources: 1,3, and 10)				
Discussion: See discussion under items a and e.				
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 1,3, and 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: See discussion under items a and e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 1,3, and 10)				
Discussion: The proposed project will not include any of the activities described above and therefore will not have any impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1,3, and 10)				
Discussion: See discussion under items a and e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 1,3, and 10)				
Discussion: See discussion under item e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1,3, and 10)				
Discussion: See discussion under item c.				

V. **AIR QUALITY**. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 11 and 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion under item e.

- b) Expose sensitive receptors to substantial pollutant concentrations? (Sources:11 and 12)

Discussion: See discussion under item e.

- c) Create objectionable odors affecting a substantial number of people? (Sources:11 and 12)

Discussion: See discussion under item e.

- d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources:11 and 12)

Discussion: See discussion under item e.

- e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources:11 and 12)

Discussion: a) – e) Short-term: The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; minimal grading activities, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	Sox
Estimated Construction Emissions for proposed project	14.75	4.69	28.07	70.01	14.62	0.01
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for an approximately 27,000 sq. ft. gymnasium. The default URBEMIS2007 variables were used for the calculations.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM10	PM25	SOx
Estimated project Emissions for proposed project	1.56	0.13	0.03	0.01	0.01	0.0
Significance Threshold	550	75	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table construction emission from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Sources: 1, 4, and 14)
-

Discussion: The subject site is currently occupied by a private junior high and high school, Brethren Christian School, which was temporarily approved by the City for a period of two years with a maximum of 500 students in 1998. The City later approved the school to operate with a maximum of 720 students on a permanent basis in 2000. In reviewing the request to allow the school on a permanent basis the City reviewed a traffic study prepared by ACT Consulting Engineers, Inc dated March 28, 2000. The study analyzed peak a.m. traffic demand indicating the school related traffic between 7:30 am and 8:05 am will be approximately 270 vehicles. The traffic study also states the volume of traffic generated by the school during the morning drop-off period, which is expected to be the most intense, is well within the capacity of the surrounding local streets. The traffic study recommended that traffic guards be dispatched to direct traffic to drop-off areas to address vehicle queuing. This recommendation was made a condition of approval of Entitlement Plan Amendment No. 99-16 and remains in effect.

The primary component of the project is to construct an approximately 27,000 sq. ft. gymnasium as an accessory use to the existing school. The majority of activities within the gymnasium include indoor sports, physical education, drama rehearsal and events, band rehearsals, and choir rehearsals and events in conjunction with school operations and during school hours. These uses currently occur on the site within open areas of the campus. An addendum to the March 28, 2000 traffic study prepared by ACT Consulting

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant No Impact
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Engineers, Inc. was prepared by CNC Engineering. The addendum dated December 17, 2008 states no significant trip impacts will be generated by the addition of the new gymnasium on the a.m. or p.m. peak hours for the adjacent streets. Therefore, significant increases in traffic with these types of uses are not anticipated. In addition, the number of students allowed to enroll is capped at 720.

Sport events and other school and community events may be held within the gymnasium and adjacent football fields after school hours. It is anticipated that if an event is scheduled during the evening peak traffic hours, the traffic flow on the adjacent streets would be no worse than a typical school day during drop-off and pick-up times. An event within the gymnasium or adjacent field is anticipated to generate approximately 228 trips, which would not significantly impact the surrounding streets. Any event held within the gymnasium or football field will occur after school hours between 7:00 p.m. and 9:30 p.m. and will not conflict with school traffic during afternoon pick up times. Furthermore, current lease agreement between the school district, Brethren Christian School, and A.Y.S.O prohibit the overlapping of school and A.Y.S.O. events. The Public Works Department Traffic Division reviewed the ACT Consulting Engineers traffic study dated March 28, 2000 and the addendum prepared by CNC Engineering on December 17, 2008 and determined that proposed gymnasium and associated improvement will not adversely impact traffic loads on the surrounding local streets. Therefore, a less than significant impact is anticipated.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1,4, and 14)
-

Discussion: As discussed above, the traffic volume projected for the development is not anticipated to significantly affect the current level of service for area roadways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1,4, and 14)
-

Discussion: The project is not of regional significance and the height of the proposed structure does not penetrate the navigable airspace to impact air traffic patterns or levels for the area.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1,4, and 14)
-

Discussion: Project access will be provided via existing driveways off Bluefield Drive and Strathmore Lane with internal circulation provided through several drive aisles in the parking lot, which serves the project. The project access and circulation design has been reviewed by the City and is considered adequate.

- e) Result in inadequate emergency access? (Sources: 1,4, and 14)
-

Discussion: The project was reviewed by the Fire Department and no comments regarding emergency access problems were noted by the Fire Department. Furthermore, implementation of the project will result in improved emergency access to the site. An existing fire lane, which currently terminates in a hammer head design on the west side of the main school building will be extended to the north of the site and connect with an existing parking lot drive aisle to provide for continual circulation to improve emergency access. A less

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant impact is anticipated.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Result in inadequate parking capacity? (Sources: 1,4, and 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: A total of 202 striped parking spaces will be provided in the front and rear parking areas. The City parking code requires 7 spaces per classroom and 1 per staff member, including teachers and staff. The total required parking for the proposed school operation is 201 spaces. Therefore, the proposed parking supply will accommodate the everyday parking demand as well as provide 1 additional parking space on site. Special events within the gymnasium will be accommodated within the existing parking lots. The number of proposed parking spaces will sufficiently serve special events since those activities do not occur during the morning peak parking demand times. Less than significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1,4, and 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project proposes construction of a 27,000 sq. ft. gymnasium will displace approximately 87 parking spaces. The displaced parking spaces will be relocated to an area close to the entrance of the gymnasium and at the north side of the site. In order to expand an existing parking lot at the north end of the site, the existing under utilized bicycle parking area will be relocated. Based on data received from the school, the student body, and staff commute to the site from a wide area in Orange County and do not rely on bicycles as an alternative method of transportation. Approximately 200 students are shuttled daily by four school buses from various communities, approximately 60 students drive to the school daily, and the remaining students are transported by passenger cars or van-pools. However, pursuant to standard city codes and policies the bicycle parking area must be relocated to an area within the school campus to accommodate any students living within close proximity to the school who may choose to commute to the campus via a bicycle. A less than significant impact is anticipated.

VII. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is presently developed and located in a residential area of the city. It does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any riparian habitat or sensitive natural community identified in local

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project area is surrounded by residential developments on three sides and a neighborhood park to the south. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is currently occupied by a private junior high and high school facility and does not contain any rare or unique plant species. The project will be subject to a standard city codes and policies requiring the submittal of a landscaping plan and the replacement of any existing mature trees to be removed at a 2:1 ratio. However, no trees are proposed to be removed as part of the project proposal. Landscaping associated with the proposed project may introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As discussed above, the project site is presently developed and is located in a residential community. It does not support any unique or endangered plant or animal species and is not shown in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not known as having mineral resources. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources:1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource recovery. No significant adverse impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources:1,4 and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The applicant is not intending to operate the site in a way that would generate hazardous materials. The project consists of the construction of an approximately 27,000 sq. ft. gymnasium. With implementation of the standard City codes and requirements, no impacts resulting from hazards or hazardous material are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1,4 and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will be subject to regulation by the Fire Department for any possible hazardous materials. Based on the information noted above regarding the proposed uses, no significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1,4 and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is developed as a private junior high and high school. The project consists of the construction of an approximately 27,000 sq. ft. gymnasium and associated improvements, which do not involve the transport, use or disposal of hazardous materials. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1,4 and 15)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not listed on the State's Hazardous Waste and Substances Site List. No impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 and 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City of Huntington Beach is included in the Orange County Airport Environs land use plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 and 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not near any private airstrips. No impacts are anticipated.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1,3 and 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project has been reviewed by the Fire Department and is designed to be in compliance with fire access and circulation requirements. The proposed gymnasium construction and associated improvements will not result in any impediments to emergency response or evacuation plans. No impacts are anticipated on any emergency response or evacuation plans.

- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1,3 and 4)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. NOISE. Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:1,4,5 and 6)

Discussion: The project will generate short-term noise impacts during construction with the use of construction equipment. All construction will be required to comply with Chapter 8.40 Noise of the Huntington Beach Municipal Code, which restricts the hours of construction to reduce impacts to the area. During the construction of the gymnasium, landscaping and parking facilities, noise levels on the site may increase from normal construction equipment such as small tools and equipment. No large grading equipment nor tools are anticipated to be used for the proposed project. Through the implementation and compliance of standard City codes and policies, no significant noise impacts during construction are anticipated.

The project site and surrounding area are completely developed with residential uses with the exception of Gisler Park to the south of the site. The proposed project is a request to construct an approximately 27,000 sq. ft. gymnasium and associated improvements. Based upon the applicant's narrative and current use of the site as a private junior high and high school and use of the fields for A.Y.S.O. soccer matches, the use of the gymnasium and adjacent fields for football matches is not substantially different than the type of activities that currently occur at the site with regard to noise generation. The gymnasium will reduce existing noise impacts by housing current outdoor school activities indoors such as drama, band, and choir practice and events. Special events and sport events at the gymnasium and adjacent field are expected to be considered negligible due to existing ambient noise levels and the similarity of proposed activities to those already occurring on the site. Any long-term noise sources from the project are subject to compliance with the City Noise Ordinance but are not expected to be a concern due to the existing use of the site. Nevertheless, long-term noise impacts may occur as a result of vehicles in the new parking area to the north of the site. The project will be required to comply with State requirements pertaining to noise attenuation such that interior noise levels do not exceed 45dB in any habitable room. This may be achieved by improvements shown on the site plan such as a 15 ft. wide landscaped planter between the proposed parking lot and the residential properties to the north. Furthermore the northern parking area adjacent to the residences will be controlled after hours by a vehicular privacy gate prohibiting vehicles from entering the parking lot after 10:00 p.m. No significant long-term noise impacts resulting from the project are anticipated.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources:1 and 4)

Discussion: No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which is considered negligible and does not significantly impact the level of service on area roadways. Existing truck traffic from the project is limited to the size of UPS delivery trucks. Less than significant impacts are anticipated.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,4 and 5)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The type of noise to be generated by the project in the long term will be similar to that generated by the other school and field uses in other residential areas and is not anticipated to increase the ambient noise levels significantly. Noise impacts may occur on an occasional basis as a result of the vehicular noise generated within the proposed and existing parking lots. Due to the existing level of traffic generated by the project and the ambient noise from the existing uses, the project generated noise levels are considered negligible. The gymnasium will reduce existing noise impacts by housing current outdoor school activities indoors such as drama, band, and choir practice and events. Less than significant long-term noise impacts are anticipated.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,4, and 5)

Discussion: The project is anticipated to generate short-term noise impacts during construction. Based on a standard condition, which regulates hours of construction, a negligible impact is anticipated. No other significant noise impacts are expected after construction due to the existing uses on the site and the nature of the project, which is compatible with residential uses in the area. The gymnasium will reduce existing noise impacts by housing current outdoor school activities indoors such as drama, band, and choir practice and events. Less than significant impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1,3 and 4)

Discussion: The City of Huntington Beach is included in the Orange County Airport Environs land use plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1,3 and 4)

Discussion: The site is not within the vicinity of a private airstrip and will not expose students or teachers working there to excessive noise levels.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? (Sources:1)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The Fire Department reviewed the project and indicated that it is required to comply with several code requirements and specifications. Additionally, the project site is within the area of five-minute response time from the Magnolia Station and Bushard Station and can be adequately served by existing resources. Implementation of the project will result in improved emergency access to the site. An existing fire lane, which currently terminates in a hammer head design on the west side of the main school building will be extended to the north of the site and connect with an existing parking lot drive aisle to provide for continuance circulation to improve emergency access. Based on this, no significant impacts are anticipated.

- b) Police Protection? (Sources:1)

Discussion: The Police Department reviewed the project and indicated that they have no significant concerns that need to be mitigated. The project can be adequately served with existing Police resources.

- c) Schools? (Sources:1)

Discussion: The site is located in the Huntington Beach City School District and the Huntington Beach Union High School District. The project would not generate any elementary school children or high school students. By itself, the project will not alleviate overcrowding and the need for additional facilities at both districts, but incrementally contributes to spaces available to school age children.

- d) Parks? (Sources:1)

Discussion: The project is not expected to have any significant impact on park facilities, although limited use of the adjacent park and other facilities for occasional school outings is possible.

- e) Other public facilities or governmental services? (Sources:1)

Discussion: The project is currently developed with a private junior high and high school located at an existing school site. All facilities needed to service the proposed gymnasium are already in place. The project has been reviewed by the various City Departments, including Public Works, Building and Safety, Fire, Police, and Planning for compliance with all applicable City codes. With implementation of standard City codes and policies, no significant adverse impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources:1 and 3)

Discussion: Discussion: The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department. The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the project and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project site is a former public school site currently occupied by private junior high and high school. The proposed construction of an approximately 27,000 sq. ft. gymnasium and associated improvements are not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities to serve the development. Incremental extensions of public services and utilities to the site will be required to serve the proposed construction and will be provided by the respective governmental agencies and utility companies, at the expense of the applicant. All utility connections to the school site will be in accordance with all applicable Uniform Building Codes, City ordinances, Public Works standards, and Water Division criteria. With the implementation of standard City codes and policies, less than significant impacts to the City’s utilities or services are anticipated.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is a former public school site currently occupied by private junior high and high school. The proposed construction of an approximately 27,000 sq. ft. gymnasium and associated improvements are not expected to result in the construction of new or significant expansion of existing stormwater facilities to serve the development. Incremental extensions of public services and utilities to the site will be required to serve the proposed construction and will be provided by the respective governmental agencies and utility companies, at the expense of the applicant. All utility connections to the site will be in accordance with all applicable Uniform Building Codes, City ordinances, Public Works standards, and Water Division criteria. With the implementation of standard conditions of approval, no adverse impacts to the City’s utilities or services are anticipated.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project is in compliance with the maximum floor area ratio (FAR) allowed on the site. The project site occupies portion of private junior high and high school. The project is proposed to construct an approximately 27,000 sq. ft. gymnasium, a low-water consuming use, is not expected to have a significant impact on water supplies.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? (Sources: 1 and 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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Discussion: According to the applicant, the proposed gymnasium will generate an estimated 500 gallons of sewage per day and will not result in a substantial increase in generation of solid waste. With the implementation of standard City codes and policies, no adverse impacts to the City's utilities are anticipated. Any necessary utility connections are considered minor improvements, and existing systems can accommodate the projected use. Therefore, a less than significant impact is anticipated.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1 and 3)

Discussion: The project site is a former public school site currently occupied by a private junior high and high school, which is a relatively small school. The school does not generate a substantial amount of daily waste products. The waste produced consists mostly of paper products. The proposed gymnasium is not expected to significantly increase the amount of waste proposed by the existing private school. Waste produced by the existing facility and proposed gymnasium will be collected by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years. Based on present solid waste generation rates and the project's proposed gymnasium, the project is not expected to generate a substantial amount of daily waste products in the long term. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. Therefore, less than significant impacts are anticipated.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1 and 3)

Discussion: The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently available in the city. Therefore, less than significant impacts are anticipated.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1 and 3)

Discussion: See discussion under item e.

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: 1,3 and 4)

Discussion: The project is an established school facility and is surrounded by residential developments and a public park. It is not located adjacent to a state scenic highway nor is it in an area with any scenic vistas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1,3 and 4)

Discussion: The site is presently developed with an educational complex. It does not contain any scenic resources such rock outcroppings or historic buildings. No trees are proposed to be removed as part of the project proposal. However, in the event that trees are removed, they are required to be replaced at a 2:1 ratio pursuant to a standard condition of approval. No adverse aesthetic impacts are anticipated.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1,3 and 4)

Discussion: The project includes the construction of a 27,000 sq. ft. gymnasium and associated improvements. The construction of an additional structure at the height of 34 ft. may impact the character of the adjacent park to the south and surrounding neighborhood. However, the gymnasium will be set back considerably from street frontages and screened by existing perimeter landscaping. The buildings as well as associated accessory structures are designed and constructed of common materials consistent with schools throughout the city in surrounding residential areas. This includes a similar color pallet and mass and height of residences in the surrounding area.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1,3 and 4)

Discussion: Construction of the gymnasium will introduce minimal new light sources on the project site. Lighting will be included throughout the exterior of the proposed gymnasium but will be in character with lighting found in typical educational facilities. The new light sources will not result in an increase in lighting levels that currently existing in the parking areas and main school buildings. Introduction of portable lighting in the fields will also introduce new light sources. The fields are currently lighted in the evenings between 5:00 pm and 9:00 pm on weekdays and on weekends. New portable lighting is proposed to concentrate light at the main field adjacent to Gisler park. The portable light standards are 30 ft. in height compared to the existing 70 ft. high light standards. Standard City codes and policies requiring the directing and shielding of lights in a manner to prevent spillage and glare onto adjacent properties will be implemented. The portable lighting is not anticipated to result in an increase in glare than that which already exists at the site due to shielding and concentration of light one field along the southerly property line away from residential uses. Less than significant adverse impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 7 and 12)

Discussion: The subject site is developed with an existing school facility and does not contain any historic structures and is not located within any of the City's historic districts. No historical resource will be impacted by the construction of the project.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 8 and 12)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is not located in an identified archaeological site; therefore, no impacts are anticipated.

- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1 and 8)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently developed, has been previously graded, and does not contain any unique geologic features. It is not designated as having any paleontological resources. No impacts are anticipated.

- d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 8)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Based on the discussion under item b, the project is not expected to result in the disturbance of human remains.

XV. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:3 and 4)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The increased use of existing neighborhood, community and regional parks or recreational facilities would be minimal and would likely consist of occasional use for school outings.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources:1,3 and 4)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project consists of construction and operation of a gymnasium and other improvements. The associated effects of which are analyzed through this documents. Less than significant impacts are anticipated as a result of these activities.

- c) Affect existing recreational opportunities? (Sources:1,3 and 4)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The residents in the surrounding neighborhood currently enjoy the existing recreational facilities at the school and Gisler Park. The project proposes to construct a gymnasium in a paved parking lot area with six outdoor basketball courts. While the construction of the site will result in the loss of some recreational opportunities such as the existing outdoor basketball courts, construction of the gymnasium will provide

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

needed restroom facilities, which will support other existing recreational uses. Separate restrooms with direct access to the fields are proposed to be constructed along the westerly side of the gymnasium replacing existing portable restrooms. The restroom will be made available during school and A.Y.S.O. events. Less than significant impacts to recreational amenities or facilities are anticipated.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources:1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is developed with a school facility and does not contain any farming operations. Development of this project will not result in the conversion of any farmland.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources:1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject site is presently zoned PS (Public-Semipublic) which does not permit agricultural uses. Development of the site will not conflict with agricultural use and zoning as none exist nor are permitted on the site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is presently developed with a non-agricultural use and is surrounded by residential uses. Therefore, the development will not result in the loss of any farmland.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1,3,4,5 and 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Discussion: The project site is currently developed as a school facility. It is not located within any wildlife or biological resource areas and therefore will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The site does not contain any historic resource. Based on discussions in Sections I to XVI above, the project is anticipated to have no adverse impacts on the quality of the environment. Therefore, no significant impacts are anticipated.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1,3,4,5 and 12)
-

Discussion: As discussed above in Sections I to XVI, any individual and cumulative impacts from the project can be mitigated to a less than significant level with implementation of standard City codes and policies. The proposed project is consistent with the City of Huntington Beach General Plan. It does not represent a significant negative impact to the environment or goals of the City. The project does not have impacts that are cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1,3,4,5 and 12)
-

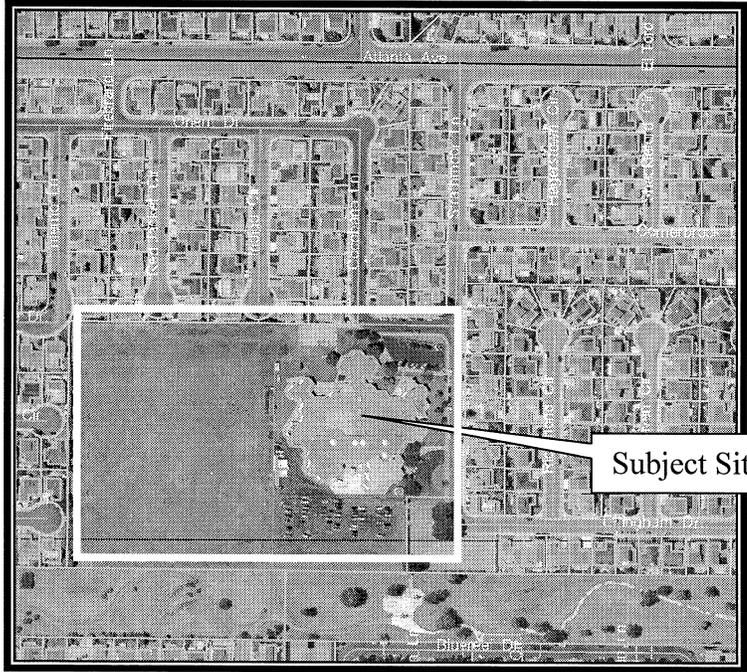
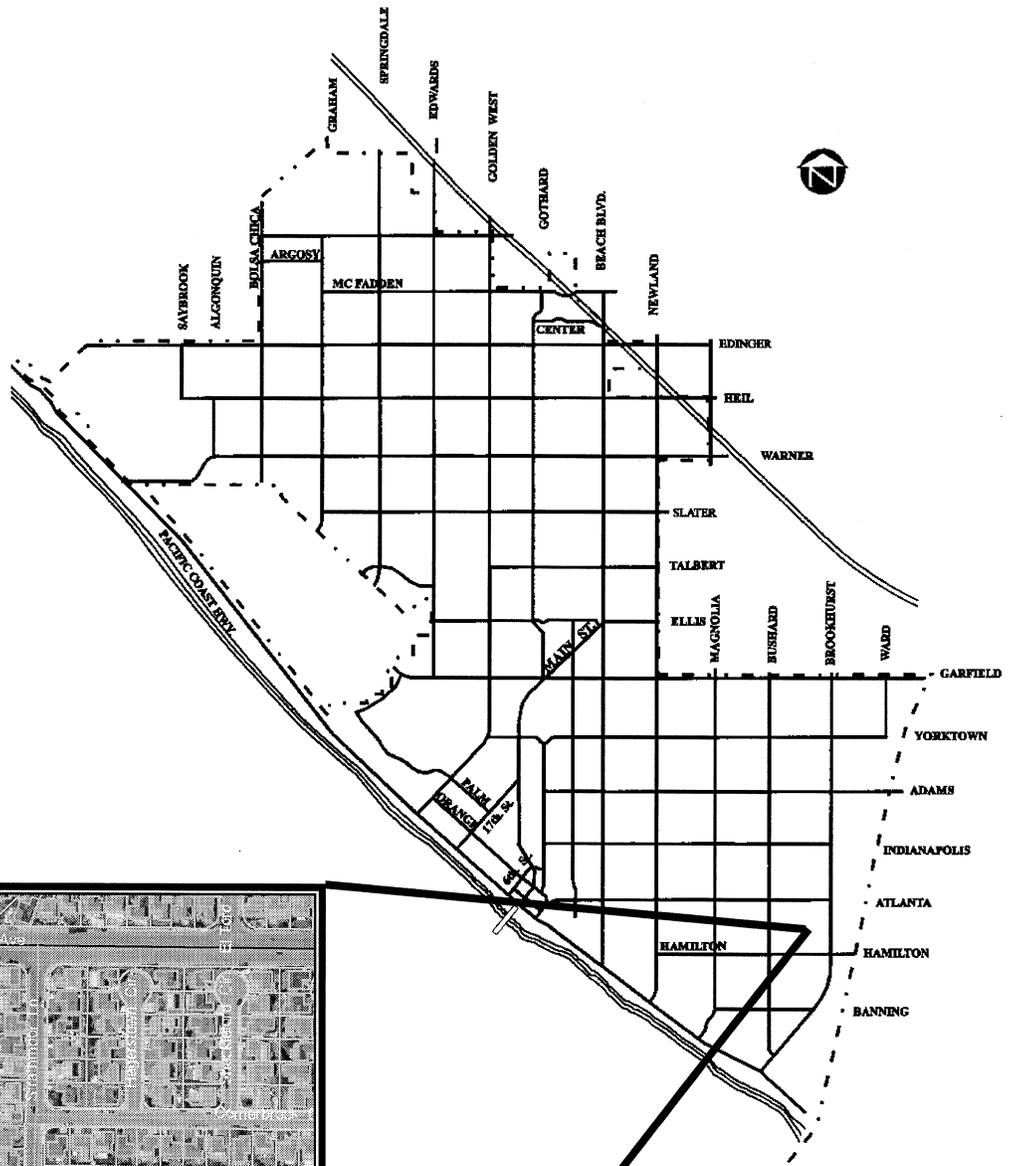
Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of standard City codes and policies will have a less than significant impact on human beings, either directly or indirectly.

XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

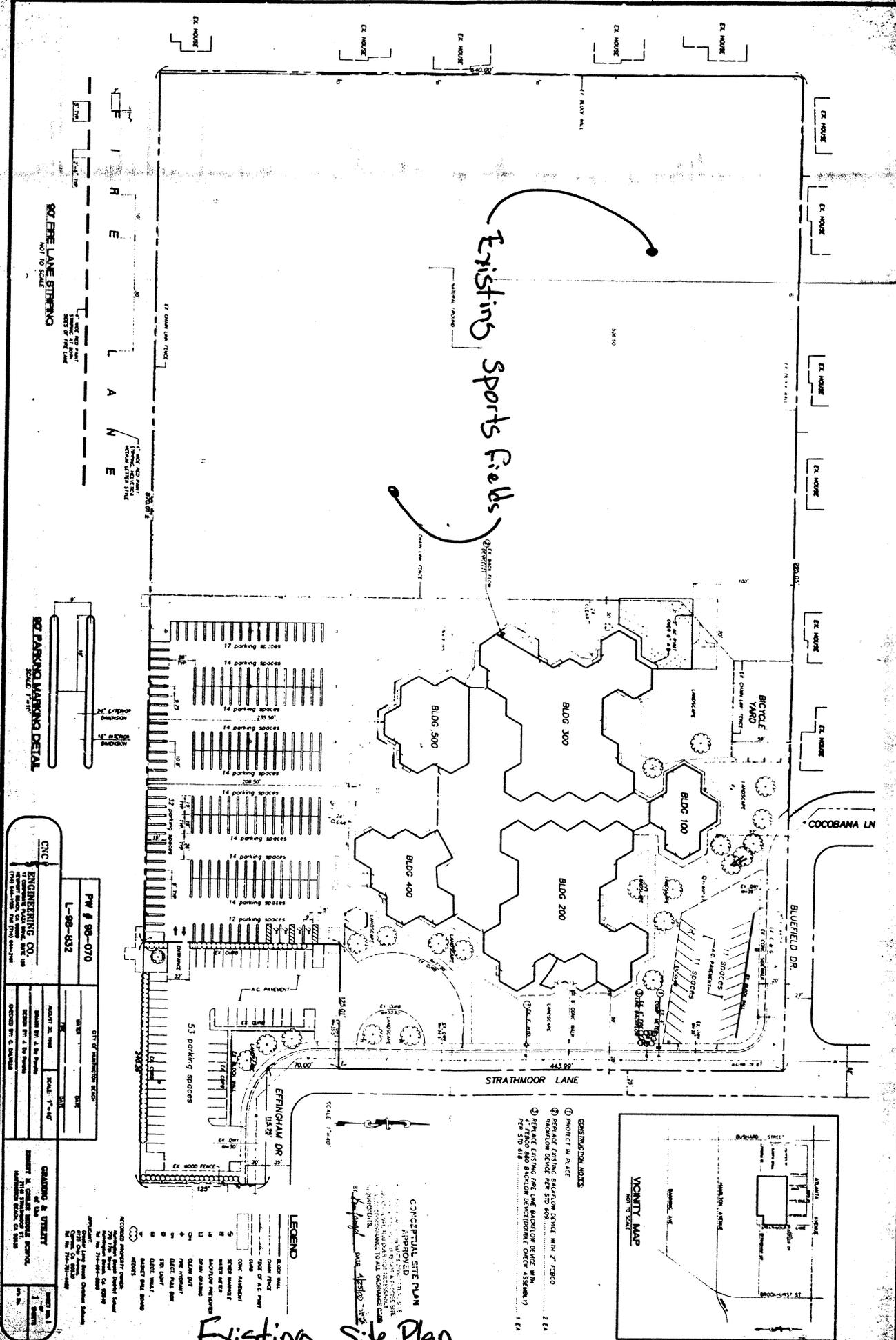
<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan and EIR	City of Huntington Beach Planning Dept., Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	“
3	Project Vicinity Map	See Attachment #1
4	Reduced Site Plan, Floor Plans, Elevations	See Attachment #2
5	Project Narrative	See Attachment #3
6	Traffic Analysis Report Prepared by CNC Engineers, January 2009	City of Huntington Beach Planning Dept., Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
7	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk’s Office 2000 Main Street, 2 nd floor Huntington Beach
8	City of Huntington Beach Historic District Map	City of Huntington Beach Planning Dept., Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
9	City of Huntington Beach Archaeological Site Vicinity Map	“
10	City of Huntington Beach Geotechnical Inputs Report	“
11	FEMA Flood Insurance Rate Map (June 14,2000)	“
12	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
13	City of Huntington Beach CEQA Procedure Handbook	“
14	Trip Generation Handbook, 5 th Edition, Institute of Traffic Engineers	“
15	Orange County Airport Environs Land Use Plan (Nov. 16, 1995)	“
16	Hazardous Waste and Substances Sites List	“
17	State Seismic Hazard Zones Map	“
18	Code Requirements letter	See Attachment # 4

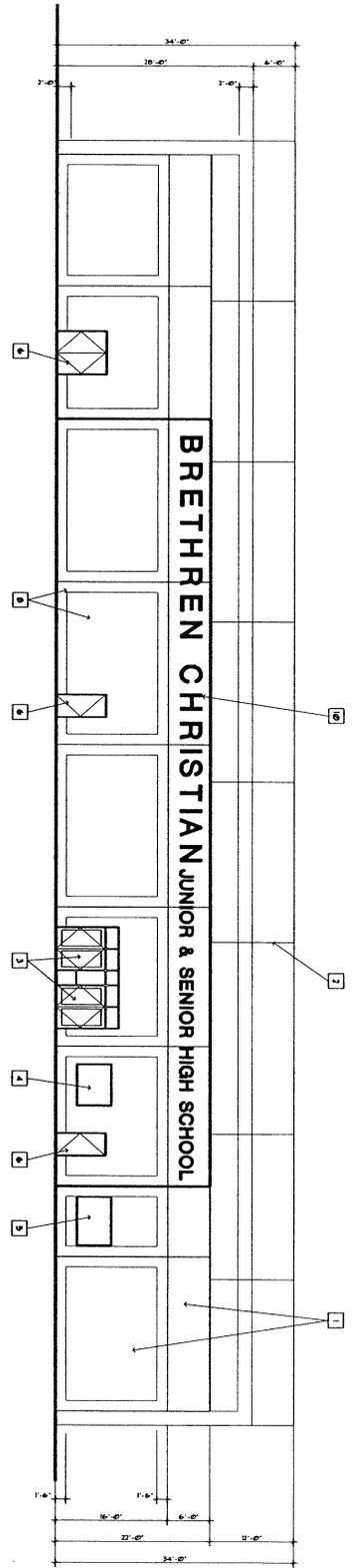


Subject Site

VICINITY MAP

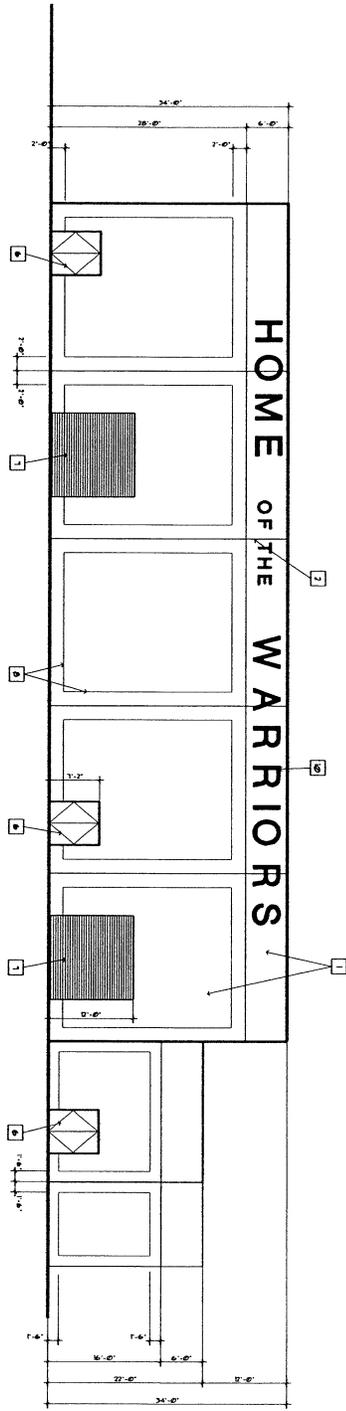
**Environmental Assessment No. 2008-018 (Brethren Christian School Gymnasium)
21141 Strathmoor Lane (west side of Strathmoor Ln., south of Atlanta Ave.)**





NORTH - FRONT ELEVATION

1/8"=1'-0" 1



EAST - LEFT SIDE ELEVATION

1/8"=1'-0" 2

KEY NOTES

- 1 CONCRETE TILT-UP WALL PANEL, PAINTED
- 2 CONCRETE PANEL JOINT
- 3 ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM WITH TINTED GLASS
- 4 ALUMINUM STOREFRONT WINDOW UNIT WITH TINTED GLASS AND PANS (PANS FOR TICKET ENCOUNTER)
- 5 ALUMINUM STOREFRONT SLIDING WINDOW UNIT WITH TINTED GLASS FOR CONCESSIONS
- 6 HOLLOW METAL DOOR AND FRAME PAINTED
- 7 OVERHEAD ROLL UP DOOR PAINTED
- 8 3/4" CONCRETE SCORE REVEAL
- 9 3/4" CONCRETE SCORE REVEAL FLAG DELINEATION
- 10 PAINTED SCHOOL LOGO/MARQUE

**BRETHREN CHRISTIAN
HIGH SCHOOL**
21141 STRATHMOOR LANE
HUNTINGTON BEACH, CA.

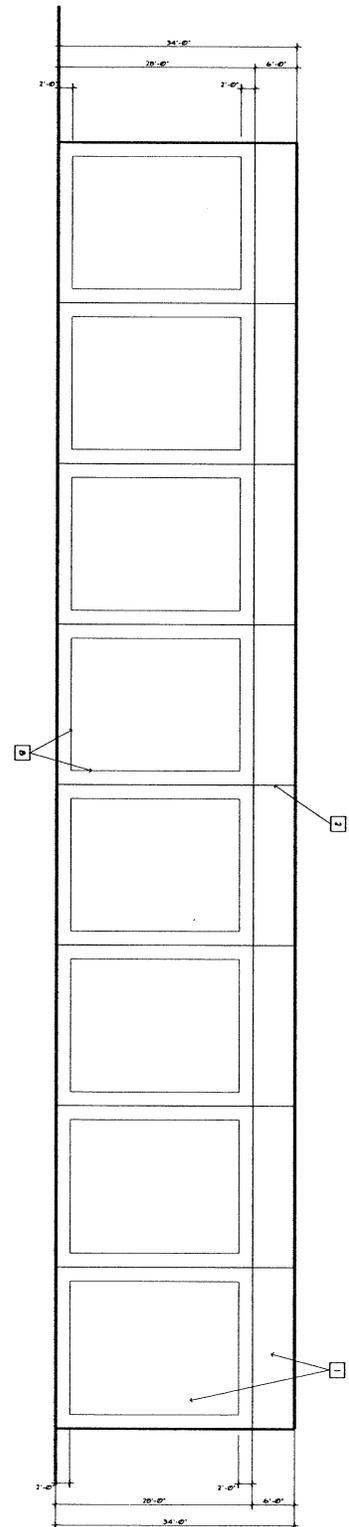
net
development co
3150 Alvey Avenue Costa Mesa, California 92626
Phone (714) 754-4454 Fax (714) 754-0188

REVISION	DATE
SCHEMATIC A	11 JUN 99
SCHEMATIC A	28 JUN 99
SCHEMATIC C	28 JUN 99
SCHEMATIC D	03 SEP 99
SCHEMATIC E	16 SEP 99
SCHEMATIC E	04 OCT 99

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO) AND THE AMERICAN INSTITUTE OF ARCHITECTS (AIA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

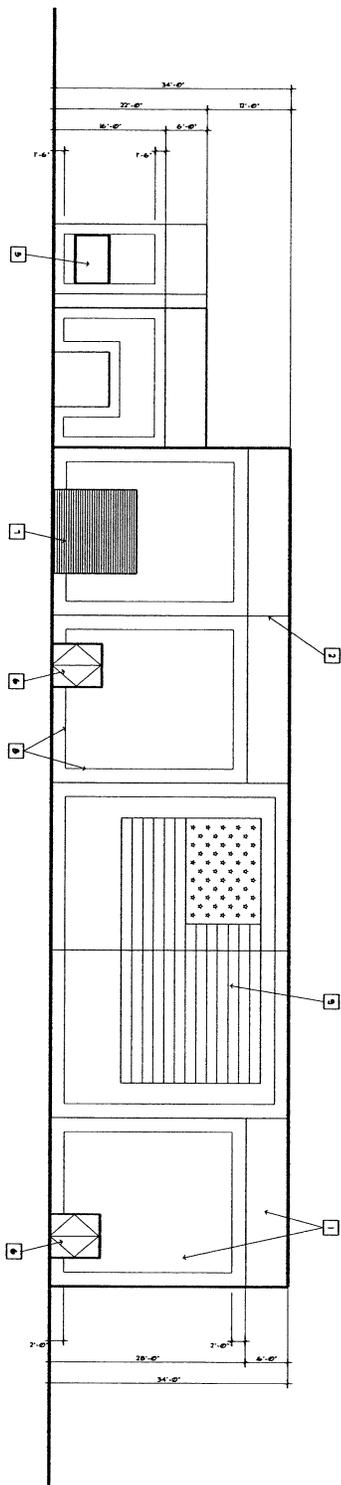
D31

ATTACHMENT NO. 2.4



SOUTH - REAR ELEVATION

1/8"=1'-0" 3



WEST - RIGHT SIDE ELEVATION

1/8"=1'-0" 4

- KEY NOTES**
- 1 CONCRETE TILT-UP WALL PANEL, PAINTED
 - 2 CONCRETE PANEL JOINT
 - 3 ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM WITH TINTED GLASS
 - 4 ALUMINUM STOREFRONT WINDOW UNIT WITH TINTED GLASS AND PASS THRU FOR TICKET EXCHANGE
 - 5 ALUMINUM STOREFRONT SLIDING WINDOW UNIT WITH TINTED GLASS FOR CONCESSIONS
 - 6 HOLLOW METAL DOOR AND FRAME PAINTED
 - 7 OVERHEAD ROLL UP DOOR PAINTED
 - 8 3/4" CONCRETE SCORE REVEAL
 - 9 3/4" CONCRETE SCORE REVEAL FLAG DELINEATION PAINTED SCHOOL LOGO/ANALOG

**BRETHREN CHRISTIAN
HIGH SCHOOL**
21141 STRATHMOOR LANE
HUNTINGTON BEACH, CA

netco
development
3170 Arroyo Avenue Costa Mesa, California 92626
Phone (714) 754-4454 Fax (714) 754-0188

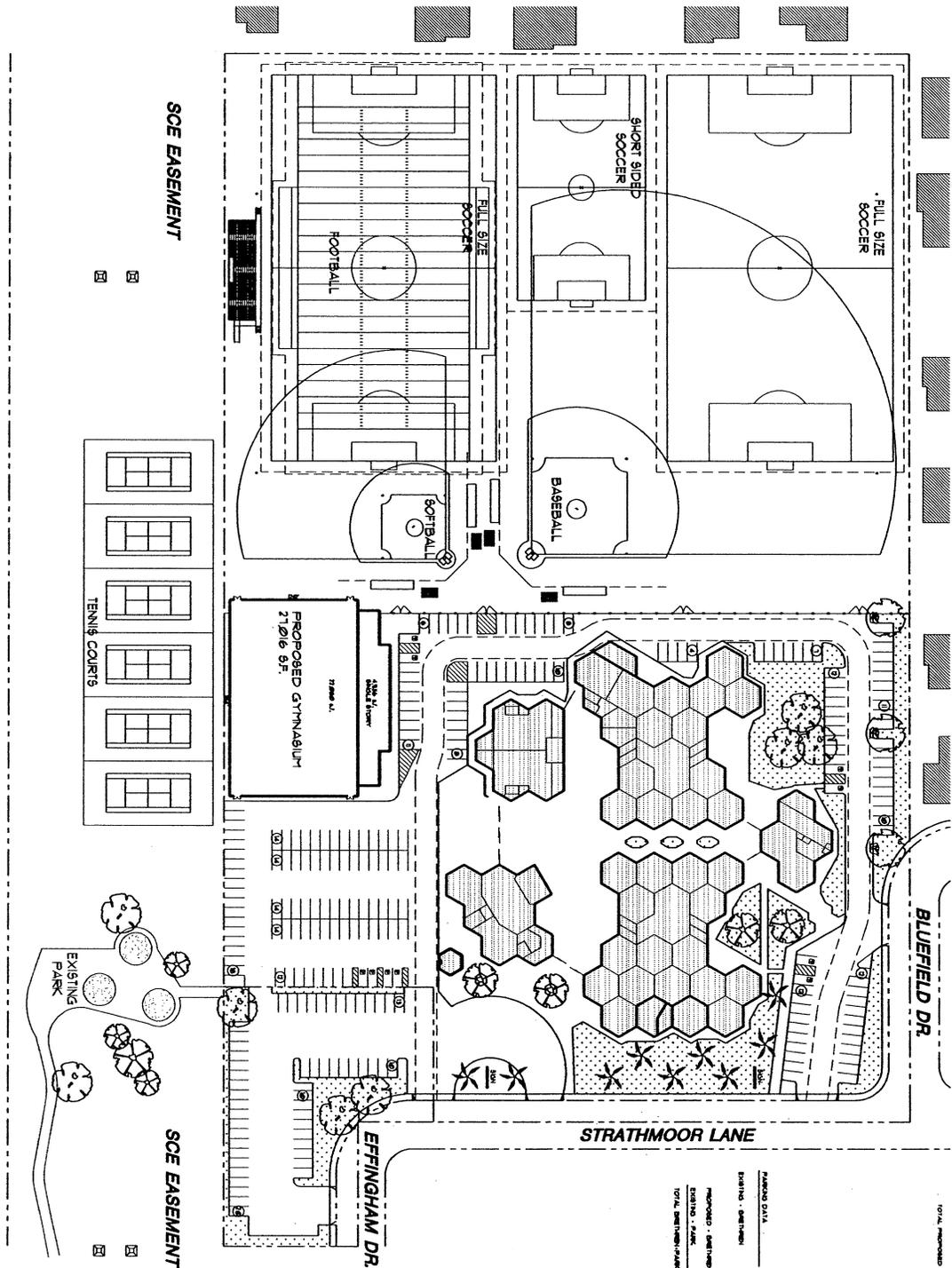
REVISIONS DATE
 SCHEME - A 11 JAN 88
 SCHEME - A 12 JAN 88
 SCHEME - A 13 JAN 88
 SCHEME - B 01 SEP 88
 SCHEME - C 16 SEP 88
 SCHEME - D 04 OCT 88
 SCHEME - E 04 OCT 88
 PLANNING DEPT
 REPORT # 1

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND HIS FIRM AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

EXTERIOR ELEVATIONS

D3.2

BRETHREN CHRISTIAN JUNIOR & SENIOR HIGH SCHOOL



STYMBOL DATA

ACCT	101
CONTRACTOR	101
ALLOCATION AREA	101
SPRINKLER HOUSING	101
TOTAL ALLOCATION	101
PROPOSED AREA	101
STYMBOL	101
AREA	101
TOTAL PROPOSED	101

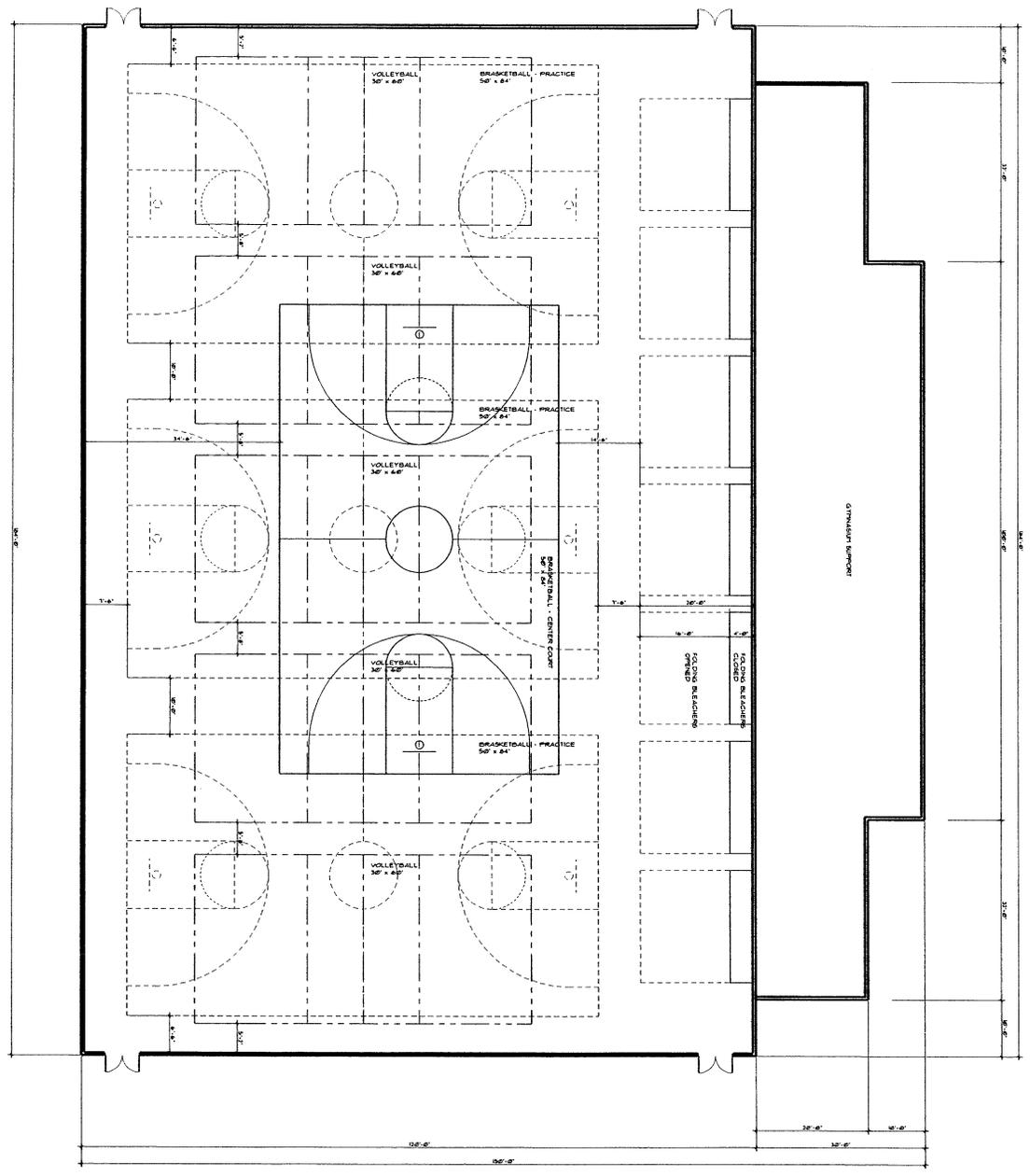
PROPOSED DATA

EXISTING - SQUARE	NO SQUARES
PROPOSED - SQUARE	NO SQUARES
EXISTING - PARK	NO SQUARES
TOTAL EXISTING - PARK	NO SQUARES

**BRETHREN CHRISTIAN
HIGH SCHOOL**
2141 STRATHMOOR LANE
HUNTINGTON BEACH, CA

DATE: 11/18/2011
DRAWN BY: J. A. ...
CHECKED BY: J. C. ...

BRETHREN CHRISTIAN
 JUNIOR & SENIOR HIGH SCHOOL



SCHEME C CONCEPTUAL FLOOR PLAN

VP-1-C-1



**BRETHREN CHRISTIAN
 HIGH SCHOOL**
 21141 STRATHMOOR LANE
 HUNTINGTON BEACH, CA.

REVISIONS
 SCHEME - A 11 JAN 88
 SCHEME - A 20 JAN 88
 SCHEME - C 28 MAR 88

DATE: 11/11/88
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 APPROVED BY: J. L. BROWN

FLOOR PLAN

D2:1

ATTACHMENT NO. 27

November 13, 2008

City of Huntington Beach
NOV 17 2008

City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648

To Whom It May Concern,

As part of our request for an issuance of a *Conditional Use Permit*, please find the following narrative that describes the background of Brethren Christian Junior and Senior High School (BCHS) and the modifications we are requesting:

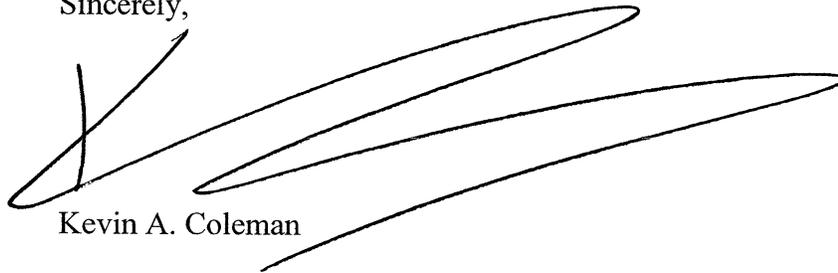
BCHS has operated at the former Gisler Huntington Beach City School District property for the last 10 years on a short term, year to year lease; the lease recently amended to a 35 year term. BCHS respectfully requests permission to develop a multi purpose community gymnasium that will house basketball, volleyball and other indoor activities.

The Gisler campus has existed at the location as an institutional school for 45 years. The North and West sides of the school are homes; on the East side are Strathmoor Street and the South side is an SCE Easement. The gym will be located against the SCE Easement, open sports fields, and a parking lot on the other two sides; it does not abut any residences.

The purpose of the gymnasium is to support BCHS activities as well as Huntington Beach community, churches, and youth programs. Operation hours will be regular school hours, some weekends and evenings.

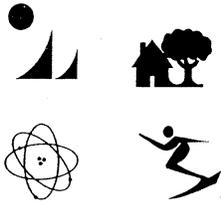
I hope this information along with the attached plans covers your needs. If you have any concerns or questions; please feel free to contact me. Thank you for your consideration.

Sincerely,



Kevin A. Coleman

KAC:klw



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

December 5, 2008

Kevin A. Coleman
Net Development
3130 Airway Avenue
Costa Mesa, CA 92626

**SUBJECT: ENTITLEMENT PLAN AMENDMENT 08-005/ CONDITIONAL USE PERMIT
NO. 08-052 (21141 STRATHMOOR LANE – BRETHERN CHRISTIAN SCHOOL
GYMNASIUM)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Coleman:

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

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

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,


Rami Talleh,
Associate Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Principal Planner
Jason Kelley, Planning Department
Huntington Beach City School District, P.O. Box 71, Huntington Beach, CA 92648

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HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

PROJECT NAME: BRETHREN CHRISTIAN SCHOOL

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-202

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 2008-005

DATE OF PLANS: OCTOBER 9, 2008

PROJECT LOCATION: 21141 STRATHMOOR LANE (EAST SIDE OF STRATHMOOR LN., SOUTH OF ATLANTA AVE.)

PLAN REVIEWER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682

PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PAN FOR BRETHREN CHRISTIAN SCHOOL BY CONSTRUCTING A 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

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

ENTITLEMENT PLAN AMENDMENT 08-005/ CONDITIONAL USE PERMIT NO. 08-052:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building.

Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

- d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Submit three (3) copies of the site plan and the processing fee to the Planning Department for addressing purposes. The addressing Assignment shall be reviewed and approved prior to submittal for building permits.
 3. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
 4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 5. Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
 6. Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

7. The Planning Commission reserves the right to revoke Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption or Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. If a Notice of Determination is required an additional check in the amount of \$1,800 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action.
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



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

DATE: NOVEMBER 3, 2008
PROJECT NAME: BRETHREN CHRISTIAN SCHOOL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-202
ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 2008-005
DATE OF PLANS: OCTOBER 9, 2008
PROJECT LOCATION: 21141 STRATHMOOR LANE (EAST SIDE OF STRATHMOOR LN., SOUTH OF ATLANTA AVE.)
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PAN FOR BRETHREN CHRISTIAN SCHOOL BY CONSTRUCTING A 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. The exit discharge shall provide a direct and unobstructed access to a public way per Section 1024.6 of the CBC.
3. Where the building is classified as a Group A occupancy, the main exit shall front on at least one street or an unoccupied space of not less than 20 feet in width that adjoins a street or public way, per Section 1025.2.
4. Provide compliance with disabled accessibility requirements of Chapter 11B including accessible seating or accommodations for Group A occupancies.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 19, 2008
PROJECT NAME: BRETHREN CHRISTIAN PRIVATE SCHOOL
ENTITLEMENTS: EPA 2008-005
PLNG APPLICATION NO: 2008-0202
DATE OF PLANS: OCTOBER 9, 2008
PROJECT LOCATION: 21141 STRATHMOOR LANE
PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*
TELEPHONE/E-MAIL: 714-536-5431 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PLAN FOR BRETHREN CHRISTIAN PRIVATE SCHOOL BY CONSTRUCTING A NEW 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING / EXPANDING AN EXISTING PARKING LOT.

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

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

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

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

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC-17.05/ZSO 230.84) The plan shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing two southerly driveway approaches on Strathmoor Lane shall be removed and replaced with an ADA compliant driveway approaches per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
 - b. A new sewer lateral shall be installed connecting to the main in the street. (ZSO 230.84)
 - c. The existing 4-inch domestic water service currently serving the property may potentially be utilized to serve the new gymnasium if it is of adequate size, conforms to current standards and is in working condition as determined by the City Water Inspector. If the property owner elects to utilize the existing domestic water service, the existing non-conforming 4-inch compound meter assembly (including meter box and/or vault) shall be upgraded and a new by-pass pipeline within the meter box shall be constructed to conform to current Water Standards. (ZSO 230.84)
 - d. Alternatively, a new separate domestic water service, meter and backflow protection device(s) may be installed per Water Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 255.04E)
 - e. The existing 4" backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Standards. (ZSO 230.84)
 - f. Separate dedicated fire water service(s) shall be constructed per Water Standards for the fire sprinkler system required by the Fire Department. (ZSO 230.84)
 - g. Separate backflow protection device(s) shall be installed per Water Standards for the fire water service. (Resolution 5921 and Title 17)
2. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
5. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report

shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan.

6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
7. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable).
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
8. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City

of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

9. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
10. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
11. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
12. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
13. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

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

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas. (CHECK WITH LEE CALDWELL- HE SHOULD INCLUDE THIS)
12. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

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

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually on December 1st. The new daily trips shall be determined by the approved Traffic Impact Analysis or calculated by staff. (MC 17.65)

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

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

- b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All new utilities shall be undergrounded. (MC 17.64)
7. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

PROJECT NAME: BRETHREN CHRISTIAN SCHHOOOL GYMNASIUM
ENTITLEMENTS: PLANNING APPLICATION NO. 2008-005/2008-202
PROJECT LOCATION: 21141 STATHMOOR LANE, HUNTINGTON BEACH, CA
PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A BRETHERN CHRISTIAMN SCHOOL TO CONSTRUCT A 27,005 SP FT GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 9, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Hydrants and Water Systems

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustibile construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2002 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department

approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX[®] Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX[®] Fire Department Access in the building plan notes. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX[®] Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the

capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

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

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.