



Huntington Beach Senior Center

Mitigation Monitoring Program

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

EIR No. 07-02
SCH No: 2007041027

November 2007



Prepared for:
City of Huntington Beach Department of Planning
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HUNTINGTON BEACH SENIOR CENTER

Final Environmental Impact Report
SCH No. 2007041027

Mitigation Monitoring Program

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

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November 30, 2007

Mitigation Monitoring Program

A. INTRODUCTION

The Final Environmental Impact Report for the Huntington Beach Senior Center project (State Clearinghouse #2007041027) identified mitigation measures to reduce the adverse effects of the project in the areas of: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities & service systems.

The California Environmental Quality Act (CEQA) requires that agencies adopting environmental impact reports ascertain that feasible mitigation measures are implemented, subsequent to project approval. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during applicable project timing, e.g. design, construction, or operation (Public Resource Code §21081.6).

The Mitigation Monitoring Program (MMP) shall be used by the City of Huntington Beach staff responsible for ensuring compliance with mitigation measures associated with the Huntington Beach Senior Center project. Monitoring shall consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

The following table identifies the mitigation measures by resource area. The table also provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party. Verification of compliance with each measure is to be indicated by signature of the mitigation monitor, together with date of verification.

The Project Applicant and the Applicant's Contractor shall be responsible for implementation of all mitigation measures, unless otherwise noted in the table.

Mitigation Monitoring Program						
<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
Aesthetics						
MM 4.1-3(a) All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used to further prevent spillover off site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning	_____	_____
MM 4.1-3(b) The minimum number of foot-candles deemed necessary by the City to promote effective security while controlling glare and minimizing light spillover onto adjacent areas shall be utilized in all lighting fixtures.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning	_____	_____
MM 4.1-3(c) Motion-sensitive security lighting shall be used on site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning	_____	_____
MM 4.1-3(d) To the extent feasible, the Developer shall use non-reflective façade treatments, such as matte paint or glass coatings.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning	_____	_____
MM 4.1-3(e) Trees and barrier-type vegetation should be placed throughout the site, including along the entire perimeter, to help shield vehicle headlights from adjacent uses.	Project landscaping and building plans	Review and approve landscaping and building plans for inclusion of features	Plan check prior to issuance of building permit	Planning	_____	_____
Air Quality						
MM-4.2-2(a) (This MM incorporates Measure Air-9 from the Central Park Master Plan EIR) The project developer(s) shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____

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<p>MM-4.2-2(b) (This MM incorporates Measure Air-12 from the Central Park Master Plan EIR)</p> <p>The project developer(s) shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p>MM-4.2-2(c) (This MM incorporates Measures Air-10 and Air-11 from the Central Park Master Plan EIR)</p> <p>The project developer(s) shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, electric, and unleaded gasoline) and low-emission diesel construction equipment to the extent that the equipment is readily available and cost effective. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p>MM-4.2-2(d) The project developer(s) shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning	_____	_____
<p>MM4.2-2(e) The project developer(s) shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.</p>	Project building plans	Review and building plans for inclusion	Plan check prior to issuance of a building permit	Planning	_____	_____

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Biological Resources						
<p>MM 4.3-1(a) Nesting habitat for protected or sensitive avian species:</p> <ol style="list-style-type: none"> 1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. This survey can be carried out concurrently with surveys for other species provided it does not conflict with any established survey protocols. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a sensitive species is identified onsite (per established thresholds) a 250-foot no-work buffer shall be maintained between the nest and construction activity until CDFG and/or USFWS approves of any other mitigation measures. 3) Completion of the nesting cycle shall be determined by qualified ornithologist or biologist. 	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season.</p> <p>If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

Mitigation Monitoring Program						
Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.3-1(b) Burrowing Owl:</p> <p>1) Prior to construction activity, focused pre-construction surveys shall be conducted for burrowing owls where suitable habitat is present within the construction areas. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys shall be conducted in accordance with CDFG burrowing owl survey protocol.</p> <p>2) If unoccupied burrows are found during the non-breeding season, the City may collapse the unoccupied burrows, or otherwise obstruct their entrances to prevent owls from entering and nesting in the burrows. This measure would prevent inadvertent impacts during construction activities.</p> <p>3) If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the City and CDFG for review and approval, and no further mitigation is necessary.</p> <p>If occupied burrows are found, impacts on the burrows shall be avoided by providing a buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). The size of the buffer area may be adjusted if a qualified biologist and CDFG determine it would not be likely to have adverse effects on the owls. No project activity shall commence within the buffer area until a qualified biologist confirms that the burrow is no longer occupied. If the burrow is occupied by a nesting pair, a minimum of 7.5 acres of foraging habitat contiguous to the burrow shall be maintained until the breeding season is over.</p> <p>4) If impacts on occupied burrows are unavoidable, onsite passive relocation techniques approved by CDFG shall be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that</p>	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season.</p> <p>If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

Mitigation Monitoring Program						
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<p>juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs shall follow guidelines provided in the California Burrowing Owl Consortium's April 1995 Burrowing Owl Survey Protocol and Mitigation Guidelines, which ranges from 7.5 to 19.5 acres per pair.</p>						
<p>MM 4.3-2 (This MM is Measure Biological Resources-4 from the Central Park Master Plan EIR)</p> <p>The City shall mitigate for impacts to raptor foraging habitat through dedication as open space, conservation and/or enhancing areas of raptor foraging habitat at a ratio of 1:1 for acres of impact on raptor foraging habitat to provide suitable habitat values and functions for raptors. Mitigation for impacts on raptor foraging habitat will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Area/Urban Forest/Trailhead. Enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Prior to ground disturbance, the City shall identify the particular site or area to be enhanced and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. This plan shall be reviewed for approval by a qualified biologist.</p>	<p>The City shall determine the location of 5 acres of suitable raptor foraging habitat to be conserved and/or enhanced.</p> <p>The City shall formulate a plan to accomplish the raptor foraging habitat enhancement activities, including the planting of native trees within and adjacent to the dedicated area.</p> <p>Proof of retention of biologist.</p>	<p>Prepare plans indicating enhancement area, and verify retention of a qualified biologist</p> <p>Review and approval of raptor foraging habitat enhancement plan by qualified biologist</p> <p>Implementation and completion of enhancement activities</p>	<p>Plan check prior to issuance of a grading permit</p> <p>Review plan throughout construction activities</p> <p>Prior to Certificate of Occupancy</p>	<p>Planning</p> <p>Planning</p> <p>Qualified Biologist</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>

Mitigation Monitoring Program						
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Cultural Resources						
<p>MM 4.4-1(a) (This MM incorporates Measures Archaeology-3, Archaeology-4, Historical-1, and Paleontology-1 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities, including the potential disturbance of soils on adjacent slopes. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.</p>	<p>Proof of retention of archaeological and paleontological monitor</p>	<p>Verify retention of qualified monitors</p>	<p>Plan check prior to issuance of grading permit</p>	<p>Planning</p>	_____	_____
		<p>Periodic field check to ensure monitors are present</p>	<p>Throughout ground-disturbing activities</p>	<p>Planning</p>	_____	_____

Mitigation Monitoring Program						
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<p>MM 4.4-1(b) (This MM incorporates Measures Archaeology-6,7 and 8, Historical-2 and 3, Paleontology-2,3 and 4, from the Central Park Master Plan EIR)</p> <p>If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.</p>	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit	Planning	_____	_____
	Research design and recovery plan, if required	Review and approve research design and recovery plan	Throughout ground-disturbing activities	Peer review by three County-certified professionals	_____	_____
<p>MM 4.4-1(c) (This MM incorporates Measure Archaeology-5 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified Native American monitor or a rotation of monitors from the interested bands to be present during all project-related ground-disturbing construction activities, including the recompaction of soils on the adjacent hillside. Should project personnel discover any previously unknown cultural resources in the absence of an archaeological monitor, a qualified archaeologist should be notified immediately to evaluate the significance of the find and make recommendations for treatment.</p>	Proof of retention of Native American monitor	Verify retention of qualified monitor	Plan check prior to issuance of grading permit	Planning	_____	_____
		Periodic field check to ensure monitor is present	Throughout ground-disturbing activities	Planning	_____	_____

Mitigation Monitoring Program						
Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.4-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Developer shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.</p>	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit Throughout ground-disturbing activities	Orange County Coroner & Planning	_____	_____
Geology and Soils						
<p>MM 4.5-1 Detailed design measures contained within the Geotechnical Evaluation prepared for the project shall be implemented, including those related to: earthwork, seismic design consideration, foundations, building floor slabs, retaining wall, exterior flatwork, shoring, corrosion; concrete, site drainage, storm drain infiltration system, and preliminary pavement design.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and building plans for inclusion of soils and geotechnical recommendations	Plan check prior to issuance of a rough/mass grading permit	Public Works Building and Safety	_____	_____
<p>MM 4.5-2 In order to mitigate the erosion potential of the slopes adjacent to the site, the near surface soils shall be compacted along the northern slope face (earthen berm) where the site improvements encroach upon the existing slopes. The slope shall then be covered with an appropriate erosion protection device and drought tolerant plants. Surface water runoff must be diverted away from the top of the slope to reduce the likelihood of surficial sliding and erosion.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and landscaping plans for inclusion of soils and geotechnical recommendations and plant material	Plan check prior to issuance of a rough/mass grading permit and prior to approval of landscape plan	Public Works	_____	_____
<p>MM 4.5-4(a) Oversize materials, more than approximately four inches in size, such as concrete rubble shall be disposed of off site. Trash and other debris shall be selectively removed and disposed off site.</p>	Notes on grading and building plans	Review and approve notes on grading building plans	Prior to issuance of grading and building permit	Public Works Planning	_____	_____

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<p>MM 4.5-4(b) (This MM incorporates Measure Geology-2 from the Central Park Master Plan EIR)</p> <p>Remedial grading to remove compressible soils and replace them with appropriately compacted fill shall occur in order to address potential settlements. Fill soils to be used for backfill around utilities shall be compacted to 90 percent relative compaction.</p>	Soils report documenting fill properties	Review and approve soil sampling report	Prior to fill import	Fire	_____	_____
		Notes on grading plans	Prior to issuance of a grading permit	Public Works	_____	_____
<p>MM 4.5-4(c) (This MM incorporates Measure Geology-6 from the Central Park Master Plan EIR)</p> <p>Corrosivity testing of the on-site soils should be performed during the design phase. Corrosivity testing may also need to be considered for soils that are imported for use as fill during construction.</p>	Soils report with corrosion engineer recommendations	Review and approve notes on building plans	Prior to issuance of building permit	Building and Safety	_____	_____
<p>MM 4.5-5 (This MM incorporates Measure Geology-5 from the Central Park Master Plan EIR)</p> <p>The soil expansion potential shall be evaluated in detail prior to issuance of grading permits. If expansive soils are present near design grades, potential for heaving or cracking of rigid structures shall be addressed through soil removal, chemical treatment, or other equivalent measures.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and building plans for inclusion of soils and geotechnical recommendations	Plan check prior to issuance of a rough/mass grading permit and building permit	Building and Safety	_____	_____

Mitigation Monitoring Program						
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Hazardous Materials						
<p>MM 4.6-1(a) (This MM incorporates Measure Hazards-15 from the Central Park Master Plan EIR)</p> <p>In the event that previously unknown soil contamination that could present a threat to human health or the environment is encountered during construction, construction activities in the immediate vicinity of the contamination shall cease immediately. A risk management plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). A site health and safety plan that meets OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. The developer shall ensure proper implementation of the health and safety plan. If required, contamination shall be remediated in accordance with mitigation measure MM 4.6-1(b).</p>	<p>Risk Management Plan & Site Health and Safety Plan</p>	<p>Review and approve any grading plans for inclusion</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program						
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<p>MM 4.6-1(b) Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the HBFD prior to issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.</p>	<p>Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities</p>	<p>Review and approve closure reports other reports acceptable to the HBFD that document the successful completion of required remediation activities</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p>MM 4.6-1(c) (This MM is Measure Hazards-9 from the Central Park Master Plan EIR)</p> <p>Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and Division of Oil, Gas and Geothermal Resources (DOGGR). In addition, should any known and unexpected landfills be excavated and discovered during the construction phase of the proposed project, construction work will be immediately halted and the Local Enforcement Agency (LEA) will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.</p>	<p>Documentation of consultation with DOGGR</p>	<p>Review and approve documentation</p>	<p>Plan check prior to issuance of a rough grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p>MM 4.6-1(d) Prior to the issuance of grading permits and during construction, the project shall comply with all provisions of the HBMC Section 17.04.085 and HBFD City Specification 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared. If necessary, measures to reduce levels of gases to within levels determined acceptable by the HBFD (such as vent systems) shall be implemented, if required by the HBFD.</p>	<p>Notes on grading and building plans Methane and Hydrogen Sulfide Testing Plan</p>	<p>Plan check prior to issuance of a rough grading permit Review and approval of testing plan</p>	<p>Prior to issuance of any grading permit and during construction</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program						
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Hydrology and Water Quality						
<p>MM 4.7-1 (This MM incorporates Measures Water-2 and 3 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare and implement a site-specific Water Quality Management Plan (WQMP).</p> <p>This (WQMP) shall identify specific stormwater BMPs for reducing potential pollutants in stormwater runoff. BMPs shall be designed in accordance with DAMP requirements and the recommendations of the Geotechnical Report prepared for the proposed project. The WQMP must be approved by the Public Works Department prior to the beginning of construction activities.</p> <p>The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal rates:</p> <ul style="list-style-type: none"> ■ Waste and materials storage and management BMPs (design and construction of outdoor materials storage areas and trash and waste storage areas, if any, to reduce pollutant introduction) ■ Spill prevention and control BMPs ■ Slope protection and stabilization BMPs ■ Water efficient irrigation practices (Municipal Code 14.52 Water Efficient Landscape; water efficient guidelines and Conceptual Landscape Plan). ■ Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers) <p>The Project Proponent is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> ■ Minimize directly connected impervious area, including: pervious concrete (if applicable) or other pervious pavement for parking areas (e.g., turf block), pervious pavement for paths and sidewalks, and direction of rooftop runoff to pervious areas. ■ Incorporation of rain gardens or cisterns to reuse runoff for 	Water Quality Management Plan	Review and approve WQMP and documentation	Plan check prior to issuance of precise grading permit	Public Works		

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landscape irrigation ■ Alternative building materials ■ Site design and landscape planning ■ Wet vaults for subsequent landscape irrigation ■ Sand filters for parking lots and rooftop runoff ■ Frequent street and parking lot sweeping ■ Media filter devices for roof top drain spouts (including proprietary devices) ■ Biofiltration devices (swales, filter strips, and others) ■ Proprietary control measures (if supporting documentation is provided) ■ Drain inlet filters ■ Pet waste station ■ The upstream drainage area must be completely stabilized						

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<p>MM 4.7-2 (This MM incorporates Measure Utilities-8 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare a Project Hydrology and Hydraulic Report and Drainage Plan that incorporates stormwater conveyance facilities to provide adequate site drainage and minimize erosive forces.</p> <p>This Hydrology and Hydraulic Report shall include analysis of stormwater runoff peak flow and total volume from the 2-year and 100-year storm events for both existing and developed conditions. Stormwater conveyance and detention features shall be designed and incorporated into the proposed project to reduce runoff forces to non-erosive rates for the 100-year storm events. To the maximum extent practicable, the Drainage Plan shall also reduce post-construction peak runoff rates and timing to existing conditions levels. Off-site road improvements shall be included in the Hydrology and Hydraulic Report and Drainage Plan.</p> <p>The Hydrology and Hydraulic Report shall include a Drainage Plan identifying any additional stormwater quantity BMPs, their locations, and design characteristics, along with the flow dissipation piping, bioswales, and vegetated buffer areas already identified on the Conceptual Grading and Utility Plan (Figure 3-7 in Section 3.0 [Project Description]). Supporting documentation shall be included to show that incorporation of these features will result in post-construction runoff erosive forces that do not exceed existing conditions erosive forces.</p> <p>The Public Works Department shall approve this Hydrology and Hydraulic Report and Site Drainage Plan prior to the issuance of a precise grading permit. It is recommended that the Site Drainage Plan be coordinated with the WQMP to maximize efficiency of stormwater runoff detention/retention and water quality treatment.</p>	Hydrology and Hydraulic Report and Drainage Plan	Review and approve plan and documentation	Prior to issuance of a grading permit	Public Works	_____	_____

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<p>MM 4.7-5 The project proponent shall prepare and implement a Nutrient and Pesticide Management Program.</p> <p>A Nutrient and Pesticide Management Program (NPMP) shall be prepared and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in runoff waters. This NPMP shall include guidelines, application regulations, and applicator training, and shall encourage minimization of chemical use.</p>	Nutrient and Pesticide Management Program	Review and approve NPMP	Prior to issuance of a grading permit	Public Works	_____	_____
Noise						
<p>MM 4.9-1(a) (This MM is Measure Noise-3 from the Central Park Master Plan EIR)</p> <p>The City of Huntington Beach shall limit grading and construction activities to daily operation hours between 7:00 a.m. and 7:00 p.m. (Monday through Friday) and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction shall not take place on Sundays or Federal holidays.</p>	Notes on building plans	Review and approve building plans for inclusion	Prior to issuance of a building permit	Planning	_____	_____
<p>MM 4.9-1(b) (This MM is Measure Noise-5 from the Central Park Master Plan EIR)</p> <p>The U.S. Environmental Protection Agency has estimated that noise levels from construction equipment can be lowered as much as 13 dBA by implementing noise control features that require no major redesign or extreme cost. The City of Huntington Beach shall require that all construction equipment incorporate noise reduction control features. All vehicles and compressors should utilize exhaust mufflers, and engine enclosures as designed by the manufacturer should be in place at all times.</p>	Notes on grading plans and building plans	Review and approve grading plans and building plans for inclusion	Prior to issuance of a grading permit and a building permit	Planning	_____	_____

Mitigation Monitoring Program						
<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
Recreation						
<p>MM 4.11-1 (This MM is Measure Recreation-1 from the Central Park Master Plan EIR)</p> <p>At least thirty days prior to construction, the City of Huntington Beach shall post signs in the vicinity of the project site indicating the proposed construction schedule of the senior center facility (including location and hours of operation) and shall complete the permanent relocation of the disc golf course hole located at the southern boundary of the site back to the official disc golf course.</p>	Final building plans and project grading plans	Ensure construction schedule signs are posted and disc golf course hole is relocated	At least 30 days prior to construction	Planning	_____	_____
Transportation/Traffic						
<p>MM 4.12-2 The project shall provide an additional northbound through lane at the intersection of Goldenwest Street and Slater Avenue. This can be provided by restriping the existing northbound right turn lane, without any physical roadway widening. In addition, approximately 300 feet of existing on-street parking from Ford Drive to Betty Drive will need to be removed in order to allow three through lanes northbound.</p>	Street Improvement Plans & Traffic Control Plan	Review and approval of Street Improvement Plans & Traffic Control Plan	Prior to Certificate of Occupancy	City Transportation Division	_____	_____
<p>MM 4.12-4 The intersection of Goldenwest Street at Talbert Avenue shall be modified to include the project driveway as the west leg, with appropriate corresponding signal modifications and intersection lane improvements. The City Transportation Manager shall determine the ultimate signal modifications that are most appropriate for the project site. Design recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ■ Split phase operations for east-west movements ■ Adequate pedestrian green to accommodate a slower walk speed (e.g., 2.8 feet per second) ■ Address design site distance ■ Increased letter sizes on roadway signs ■ Increased signal clearance intervals 	Street Improvement Plans & Traffic Control Plan	Review and approval of Street Improvement Plans & Traffic Control Plan	Prior to Certificate of Occupancy	City Transportation Manager	_____	_____

Mitigation Monitoring Program						
<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
Utilities & Service Systems						
<p>MM 4.13-2 (This MM is Measure Utilities-7 from the Central Park Master Plan EIR)</p> <p>If the Green Acres Project is not yet operational and able to supply water to the program level elements of the Master Plan prior to the development of final plans and specifications, additional studies will be undertaken to determine the extent to which one or a combination of the following measures will be necessary to reduce impacts to water supply systems for program level elements during the interim until water from the Green Acres Project is available:</p> <ul style="list-style-type: none"> ■ Reduce the required irrigable areas by 10 percent; ■ Enhance the utilization of existing groundwater systems (i.e., subpotable wells); or ■ Supplement the irrigation supply with water from the domestic water system. 	Green Acres Project	<p>Review status of Green Acres Project and ability to supply the project</p> <p>If Green Acres Project cannot supply water to the project, prepare study/studies identifying measures to reduce impacts to water supply systems</p>	Prior to issuance of a grading permit	Public Works	_____	_____
<p>MM 4.13-6 The developer shall install low-flow water devices and waterless urinals as part of the project.</p>	Notes on building plans	Installation of low-flow water devices and waterless urinals	Prior to and during construction activities	Public Works	_____	_____
<p>MM 4.13-8 (This MM is Measure Utilities-9 from the Central Park Master Plan EIR)</p> <p>Prior to construction of program level elements, additional electrical load analyses shall be undertaken to determine the need for additional electrical transformers.</p>	Electrical load analyses	Conduct electrical load analyses	Prior to construction activities	Public Works	_____	_____

SOURCE: PBS&J 2007