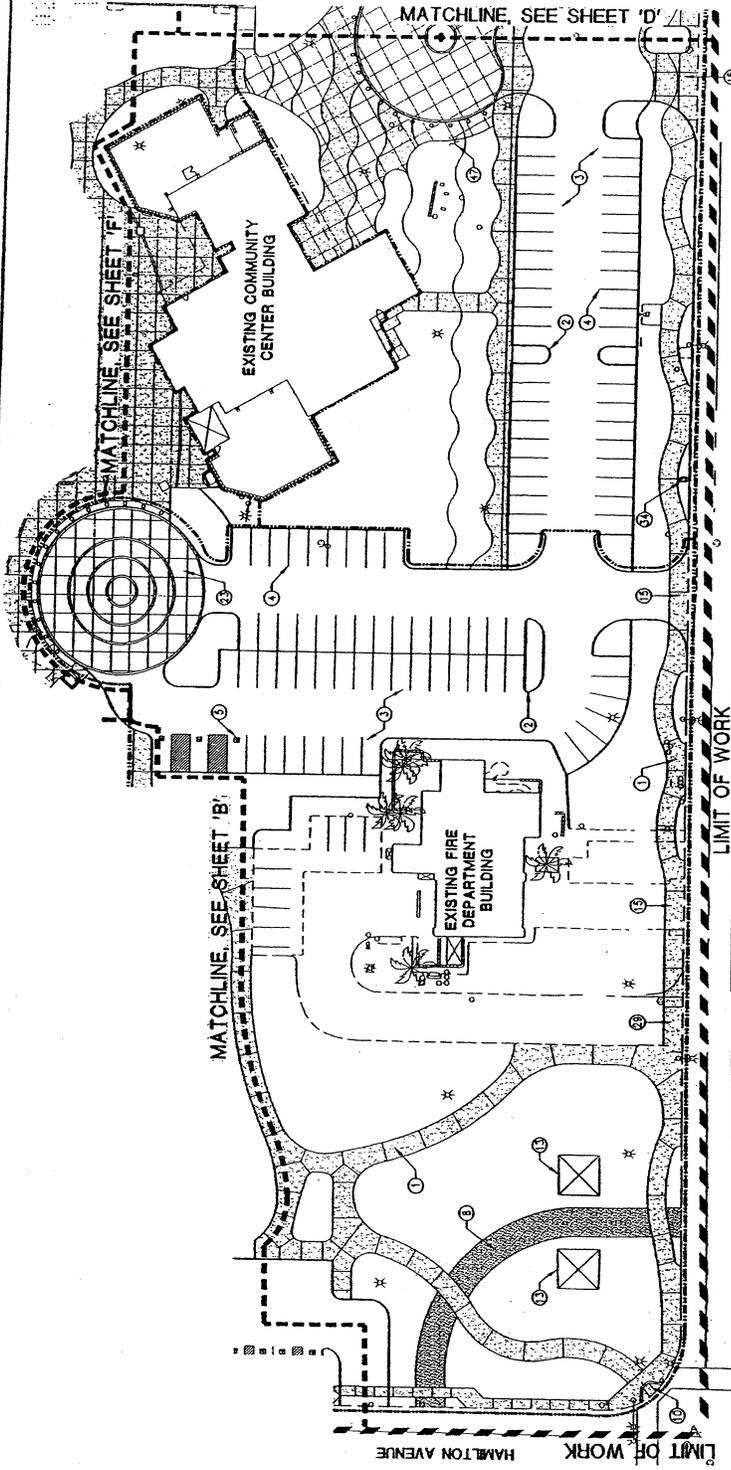


020400
1000



CONSTRUCTION LEGEND

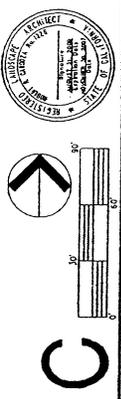
- 1 CONCRETE PAVING PER DETAIL 'A', SHEET L11
- 2 CONCRETE CURB PER DETAIL 'A', SHEET L11
- 3 ASPHALTIC CONCRETE PAVING PER CIVIL PLANS
- 4 PARKING LOT STRIPING PER CIVIL PLANS
- 5 1/2" PARKING SPACES PER CIVIL PLANS
- 6 BENCH WITH CONCRETE PAD, PAD PER DETAIL 'C', SHEET L12
- 7 CONCRETE GRANITE BATH PER DETAIL 'F', SHEET L11
- 8 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED
- 9 CONCRETE CURB RAMP PER CIVIL PLANS
- 10 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED
- 11 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED
- 12 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED
- 13 EXISTING CONCRETE CURB / OUTER SHALL REMAIN & BE PROTECTED
- 14 CONCRETE DRIVEWAY PER CIVIL PLANS
- 15 EXISTING CHAINLINK FENCE
- 16 EXISTING WALK SHALL REMAIN & BE PROTECTED
- 17 EXISTING SIDEWALK SHALL REMAIN & BE PROTECTED
- 18 SKATE PARK PER DETAIL 'B', SHEET L10
- 19 200' X 120' MULTIPURPOSE FIELD
- 20 PORTABLE FENCE - REFER TO SITE AGENCY LEGEND, SHEET L4

- 21 TURN AROUND - REFER TO DETAIL 'A', SHEET L16
- 22 TREE GRATE PER DETAIL 'C', SHEET L12
- 23 COMMUNITY CENTER ENTRY - REFER TO DETAIL 'X', SHEET L19
- 24 SOCCER COURTS PER DETAIL 'B', SHEET L10
- 25 DENOTES EXISTING SPORT LIGHT POLES TO REMAIN & BE PROTECTED
- 26 EXISTING SPORT LIGHT POLE TO BE RELOCATED PER ELECTRICAL PLANS
- 27 EXISTING SPORT LIGHT POLE TO BE RELOCATED PER ELECTRICAL PLANS
- 28 BASKETBALL PLAZA - REFER TO DETAIL 'B', SHEET L10
- 29 BASKETBALL PLAZA - REFER TO DETAIL 'B', SHEET L10
- 30 BALL-FIELD BACKSTOP SHALL REMAIN & BE PROTECTED - REFER TO DETAIL 'A', SHEET L18
- 31 MONUMENT, REFER TO DETAIL 'B', SHEET L-15
- 32 MONUMENT, REFER TO DETAIL 'B', SHEET L-15
- 33 EXISTING OVERHEAD STRUCTURE SHALL REMAIN & BE PROTECTED
- 34 EXISTING ELECTRICAL TRANSFORMER SHALL REMAIN & BE PROTECTED
- 35 4" SQ. SUN GRATE BY IRON AGE DESIGNS, 208-276-0825
- 36 MONUMENT, REFER TO DETAIL 'A', SHEET L-14
- 37 EXISTING OVERHEAD STRUCTURE SHALL REMAIN & BE PROTECTED
- 38 EXISTING ELECTRICAL TRANSFORMER SHALL REMAIN & BE PROTECTED

- 39 3" WIDE DETECTABLE WARNING BAND, TRUNCATED DOME PAVERS SHALL BE OLSEN PAVING STONE PAVERS, COLOR CANYON, PAVERS THICKNESS: 80 MM REFER TO DETAIL 'INC. SHEET 720-0410.
- 40 PAVERS SHALL BE OLSEN PAVINGSTONE, ANTIQUE COBBLE PAVERS WITH FLAT TOP TEXTURE, COLOR: CANYON, REFER TO #41
- 41 PAVERS SHALL BE OLSEN PAVINGSTONE, ANTIQUE COBBLE PAVERS WITH FLAT TOP TEXTURE, COLOR: --- REFER TO #41
- 42 12" WIDE CONCRETE MONSTRIP
- 43 EXISTING DUGOUT SHALL REMAIN & BE PROTECTED
- 44 EXISTING LIGHT, REFER TO ELECTRICAL PLANS ON ADDITIONAL INFORMATION FOR LIGHTS

SYMBOL LEGEND:

--- (dashed line)	MATCH LINE
--- (solid line)	LIMIT OF WORK LINE
--- (dotted line)	PROPERTY LINE
--- (dash-dot line)	EXISTING CONTOUR LINES
--- (long-dash line)	EXISTING CURB OR EDGE OF PAVEMENT
--- (short-dash line)	EXISTING SIDEWALK
--- (dash-dot-dot line)	BENCH TALL
--- (long-dash-dot line)	TRASH RECEPTACLE
--- (short-dash-dot line)	DRINKING FOUNTAIN
--- (dash-dot-dot-dot line)	BIKE RACK



CONSTRUCTION PLAN
EDISON COMMUNITY CENTER
& YOUTH SPORTS COMPLEX
DESIGN DEVELOPMENT



APPROVED UNDER THE SUPERVISION OF:

DATE	BY	FOR

REVISIONS

NO.	DATE	BY	DESCRIPTION

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439

Attachment No. 4
Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measure</u>
<p><u>Biological Resources</u></p> <ul style="list-style-type: none"> ◆ The proposed project would have the potential to significantly impact 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. ◆ The proposed project would have the potential to significantly impact local policies ordinances protecting biological resources, such as tree preservation policy or ordinance. <hr/> <p><u>Aesthetics</u></p> <ul style="list-style-type: none"> ◆ The proposed project would have the potential to significantly degrade the existing visual character or quality of the site and its surroundings. 	<p>BIO-1: Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.</p> <p>Nesting habitat for protected or sensitive species:</p> <ol style="list-style-type: none"> 1. Vegetation removal and grading/construction shall occur between September 1 and January 31 whenever feasible. 2. Prior to any grading 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 grading/construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of grading/construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the grading/construction site, no further mitigation is necessary. A copy of the pre-grading/construction survey shall be submitted to the City of Huntington Beach and CDFG. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and grading/construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service. 3. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist. <p>BIO-2: The removal of 201 mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO.</p>

BIO-3: For the 5 trees to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. To mitigate this potentially significant impact, the following shall be adhered to:

1. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department.
2. Prior to translocation of the trees, detailed specifications and procedures for the translocation shall be submitted to the Department of Public Works for review and approval.
3. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the event that any tree is not surviving, it shall be replaced with the same type and size of tree.

RESPONSE TO COMMENTS FOR DRAFT
MITIGATED NEGATIVE DECLARATION NO. 08-001

- I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration No. 08-001 (Edison Park Master Plan). This document contains all information available in the public record related to the reconfiguration of Edison Community Park as of June 2, 2009 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains four sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft Mitigated Negative Declaration No. 08-001. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of June 2, 2009. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Mitigated Negative Declaration No. 08-001. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that a Draft Mitigated Negative Declaration No. 08-001 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft Mitigated Negative Declaration No. 08-001. The following is a list of actions taken during the preparation, distribution, and review of the Draft Mitigated Negative Declaration No. 08-001.

1. A cover letter and copies of the Draft Mitigated Negative Declaration No. 08-001 were filed with the State Clearinghouse on May 25, 2009. A copy of the cover letter and the State Clearinghouse distribution list is available for review and inspection at the City of Huntington Beach, Planning Department, 2000 Main Street, Huntington Beach, California 92648.

2. An official 30 day public review period for the Draft Mitigated Negative Declaration No. 08-001 was established by the State Clearinghouse. It began on May 25, 2009 and ended on May 26, 2009. Public comment letters were accepted by the City of Huntington Beach through May 26, 2009.
3. Notice of the Draft Mitigated Negative Declaration No. 08-001 was published in the Huntington Beach Independent on May 28, 2009. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

III. COMMENTS

Copies of all written comments received as of June 2, 2009 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been either summarized or retyped verbatim in a comment-response format for clarity. Responses to Comments for each comment which raised an environmental issue are contained in this document.

IV. RESPONSE TO COMMENTS

The Draft Mitigated Negative Declaration No. 08-001 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 30 days. The public review period for the Draft Mitigated Negative Declaration No. 08-001 established by the State Clearinghouse commenced on May 25, 2009 and expired on May 26, 2009. The City of Huntington Beach accepted comment letters through May 26, 2009.

Copies of all documents received as of June 2, 2009 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Mitigated Negative Declaration No. 08-001, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

Response to Comments
Mitigated Negative Declaration No. 08-001
Edison Park Master Plan

Bagby-1:

Comment:

I have spent some time reading the MND for Edison Community Park and have some concerns. I have been a resident of the adjacent homes for 22 years, and must admit that the park could use a little attention.

Response:

Thank you for taking the time to review and provide comments on Negative Declaration No. 08-01. They will be forwarded to the Planning Commission for consideration and are responded to below.

Bagby-2:

Comment:

#1: Yes, we desperately need fields for our youth sports. And no, there is not adequate parking for the softball fields as witnessed by the cars parked in front of my house. (not a problem) But why the need for 244 new spaces? A little overkill for a community park? I think it equates to too much cement and asphalt for a "green HB".

Response:

The parking proposed is necessary to provide adequate parking for the proposed multi-purpose field and four practice fields. Additional Parking is intended to address parking impacts on the surrounding streets as a result of the park usage. A majority of the parking spaces is proposed on park land beneath the Southern California Edison transition lines along Hamilton Avenue. The Community Services Department felt that due to the restriction on this strip of land, this area was better suited for providing the necessary parking. The master plan calls for up to 244 additional parking spaces which will be provided in phases over an eight year period. If parking demand for the park is not as anticipated not all 244 additional parking spaces may be constructed.

Bagby-3:

Comment:

#2. I totally understand the need to make space for the fields. However, removing 206 mature trees is obscene! There is no way that even at a 2:1 replacement ratio (because the replacements will be 36" boxes) you could ever recover the beauty, shade, character of those removed trees. There must be some way to compromise this issue.

I would appreciate some communication on this problem, or at the very least, give me the date and time of the public hearing in June so that I can take appropriate action.

Response:

The loss of up to 206 trees is a result of reconfiguring the existing walkways throughout the park and installation of additional parking spaces. As previously mentioned the project will be done in phases, therefore not all 206 trees will be removed at once. Furthermore, the survey prepared by the Community Services Department identifies trees which may be removed. If determined by an Arborist that a tree will not be affected by the construction, the tree may remain.

Bagby-4:

Comment:

I would appreciate some communication on this problem, or at the very least, give me the date and time of the public hearing in June so that I can take appropriate action.

Response:

Your comments will be forwarded to the Planning Commission for their consideration at a public hearing. This item is tentatively scheduled for a public hearing on June 9, 2009. All property owners and tenants within 500 ft. of the site will receive a notice of the public hearing approximately 10 days prior to the hearing. IF you should have additional comment or questions feel free to call or email me.

Parkinson-1

Comment:

About thirty five year's ago a stationary fitness course was put in at Edison Park. Within a year or two they were covered with weeds, and eventually removed. I feel it would be a waste of resources to repeat this mistake.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration.

WRCB-1

Comment:

We have reviewed the draft Neg. Dec. for the above-referenced project, and have the following comments:

Response:

Thank you for taking the time to review and provide comments on Negative Declaration No. 08-01. They will be forwarded to the Planning Commission for consideration and are responded to below.

WRCB-2

Comment:

1. Edison Park overlies the former Cannery Street Landfill. Any imported fill materials for grading must be cleaned, must exhibit soil characteristics and at least contain percentages of fines as the existing cover materials. Fill materials for site grading must be compacted to 90% to minimize water infiltration through landfill cover and waste beneath the site.

Response:

The project involves minimal grading activities and does propose any structures within the area of the former Cannery Street Landfill. The Community Services Department will obtain any required permits from the water quality regional board if necessary.

WRCB-3

Comment:

2. The landfill cover at the park must be graded and maintained to provide positive drainage, minimize water ponding and infiltration into the cover and waste, thereby minimizing the

production of leachate and landfill gas, which will adversely impact the environment if not properly controlled.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. Minor construction will occur in the vicinity of the former Cannery Street Landfill at Edison Park. The Community Services Department will work with all State and County agencies and comply with all applicable code requirements.

WRCB-4

Comment:

3. Please submit the project grading plan(s), when it is available, for our review and approval. The grading plan must include the areas of cuts and fills, earthwork quantities and characteristics of the imported fill materials, fill compaction requirements, and construction and post-construction site BMPs to provide adequate drainage/erosion/sediment control and to minimize water ponding at the park.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. Minor construction will occur in the vicinity of the former Cannery Street Landfill at Edison Park. The Community Services Department will work with all State and County agencies and comply with all applicable code requirements.

WRCB-5

Comment:

4. If waste were encountered during grading, any excavated waste must be disposed of properly at a permitted disposal facility or buried onsite. The final disposal destination of any excavated/removed waste must be reported to Regional Board staff.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. Minor construction will occur in the vicinity of the former Cannery Street Landfill at Edison Park. The Community Services Department will work with all State and County agencies and comply with all applicable code requirements.

WRCB-6

Comment:

5. Please submit a copy of any final as-built drawings of the park, showing the new ground surface contour lines and post-construction site BMPs implemented for drainage, erosion, and sediment control at the park.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. Minor construction will occur in the vicinity of the former Cannery Street Landfill at Edison Park. The Community Services Department will work with all State and County agencies and comply with all applicable code requirements.

CalTrans-1

Comment:

Thank you for the opportunity to review and comment on the Initial Study and Mitigated Negative Declaration for the Edison Park master Plan Project. The park master plan proposes to reconfigure existing open space areas, add recreational amenities, reconfigure and expand the existing parking facility, construct a new parking facility, install new landscape and hardscape improvements, and install four practice soccer fields and a multi-purpose field. The project is located at 21372 Magnolia Street in the City of Huntington Beach.

Response:

Thank you for taking the time to review and provide comments on Negative Declaration No. 08-01. They will be forwarded to the Planning Commission for consideration and are responded to below.

CalTrans-2

Comment:

The California Department of Transportation, District 12 is a commenting agency on this project, and has no comment at this time.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration.

EB-1

Comment:

At the May 7th 2009 Environmental Board meeting, the members reviewed the subject Edison Park Master Plan Environmental Assessment. The Board is pleased to see the city's attention to community needs for expanded and updated park facilities while being sensitive to neighborhood noise, safety, and privacy issues. The Board offers the following comments and recommendations for your consideration.

Response:

Thank you for taking the time to review and provide comments on Negative Declaration No. 08-01. They will be forwarded to the Planning Commission for consideration and are responded to below.

EB-2

Comment:

A) TREE REMOVAL

The Board understands that as part of this project, existing trees will be evaluated and diseased specimens will be removed. We also understand that the numbers used in the Assessment are for a worst case scenario. We are concerned, however, that with the mention of such numbers, there will be a tendency to remove more trees than may be absolutely necessary. Extreme priority should be given to preserving all trees where they currently stand. Even with a 2:1 replacement ratio, it will take years to get the size of specimens back to where they currently are.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. The project is conditioned to adjust the location of walkways to protect in place mature healthy trees wherever it is feasible.

EB-3

Comment:

B) NIGHT LIGHTING AND ENERGY CONCERNS

The Board notes the concern with "light pollution" disturbing neighbors living within several blocks around the park's periphery. We recommend the use of lighting that reduces spillage of lighting into neighboring areas and also reduces electricity use.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. The project is conditioned to require that all field area lighting be oriented so as not to produce glare on adjacent residential properties.

EB-4

Comment:

C) "GREEN PRACTICE" CONCERNS

The Board urges this project to utilize as many green practices as described in the city's "Huntington Beach Goes Green" policy as possible including water and energy conservation, reduction and reuse of materials, and sustainable practices. These practices are not directly addressed by the Assessment, but should receive attention by this important project.

The Board recommends that:

- Grass and landscaping be as drought tolerant as feasible
- Grasscycling be employed to reduce water use while adding valuable nutrients to the soil (post-construction)
- Mulch and compost be applied to landscapes not only to reduce water use and weed production but also mitigate storm water runoff (post-construction)
- Hardscape design use permeable surfaces where possible for water conservation
- Minimize waste sent to landfills as well as reduce greenhouse gas emissions by recycling and reusing construction and demolition debris and organic materials generated during demolition/construction of the project
- Implement beverage container recycling in the sports park areas as this is where recyclables will be generated

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. The project is conditioned to incorporate sustainable or "green" building practices into the design of the proposed structures and associated site improvements.

EB-5

Comment:

D) PARKING vs. MOBILITY CONCERNS

The Board appreciates the effort to make the park more accessible, but is concerned with the need to continue the City's mobility policy that encourages bicycle facilities and public transportation. The transportation and traffic discussion considered only automobile trip generation and parking requirements. There is no reference to biking services such as safe storage and bike racks. The Board recommends mobility options, including bike path planning, public transportation, and related mobility topics be studied.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. The development will not conflict with any established policies supporting alternative transportation. The site is provided with existing bicycle racks, which are not proposed to be removed from the site.

EB-6

Comment:

E) HOURS OF OPERATION

We recommend that approved hours of operation for the park be put into this document to eliminate any concern this issue may cause.

Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration. The hours of operation for the community park are not proposed to be changed with the proposed reconfiguration.

V. ERRATA TO DRAFT NEGATIVE DECLARATION NO. 08-001

The following changes to the Draft Mitigated Negative Declaration No. 08-001 and Initial Study Checklist are as noted below. The changes to the Draft Mitigated Negative Declaration as they relate to issues contained within this errata sheet do not affect the overall conclusions of the environmental document.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- 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, & 12)

Discussion:

Edison Park is not listed on the State's Hazardous Waste and Substance Site List. However, a portion of the site was used as landfill until the late 1960's (**former Cannery Street Landfill**). The landfill is located ~~beneath in the vicinity of~~ the baseball diamonds. ~~Minimal construction activities are proposed within the site of the previous landfill.~~ **Minor construction will occur in this area. The Community Services Department will work with all State and County agencies and comply with all applicable code requirements prior to beginning any construction in the area.** In addition, the only hazardous materials site in the city, Ascon landfill, is located to the south of the site across Hamilton Avenue. Grading/construction activities at the subject site are not expected to disturb the Ascon site. No impacts would occur.

APPENDIX A

Talleh, Rami

From: Julie Bagby [julie.bagby@verizon.net]

Sent: Monday, May 11, 2009 4:15 PM

To: Talleh, Rami

Rami Talleh:

I have spent some time reading the MND for Edison Community Park and have some concerns. I have been a resident of the adjacent homes for 22 years, and must admit that the park could use a little attention.

#1: Yes, we desperately need fields for our youth sports. And no, there is not adequate parking for the softball fields as witnessed by the cars parked in front of my house. (not a problem) But why the need for 244 new spaces? A little overkill for a community park? I think it equates to too much cement and asphalt for a "green HB".

#2. I totally understand the need to make space for the fields. However, removing 206 mature trees is obscene! There is no way that even at a 2:1 replacement ratio (because the replacements will be 36" boxes) you could ever recover the beauty, shade, character of those removed trees. There must be some way to compromise this issue.

I would appreciate some communication on this problem, or at the very least, give me the date and time of the public hearing in June so that I can take appropriate action.

Thank you for time.

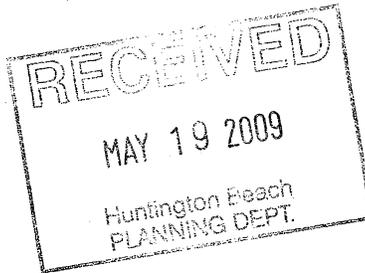
Julie Bagby
714-969-8702
8812 Arcel Circle
Huntington Beach, CA 92646

BAGBY

5/26/2009

4.55

Mary Parkinson
8831 Fry Circle
Huntington Beach Ca. 92646



May 15, 2009

Rami Talleh
Senior Planner

City of Huntington Beach
2000 Main Street
Huntington Beach Ca. 92647

Dear Rami Talleh:

About thirty five year's ago a stationary fitness course was put in at Edison Park. Within a year or two they were covered with weeds, and eventually removed. I feel it would be a waste of resources to repeat this mistake.

Sincerely,

Mary Parkinson

A handwritten signature in cursive script that reads "Mary Parkinson".

PARKINSON

ATTACHMENT NO. 4.56



California Regional Water Quality Control Board

Santa Ana Region

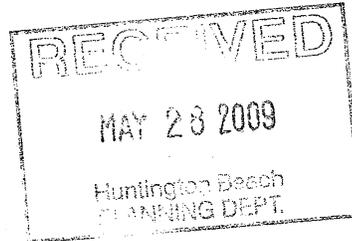


Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

May 26, 2009



Mr. Rami Talleh
City of Huntington Beach
Department of Planning
2900 Main Street
Huntington Beach, CA 92648

COMMENTS ON DRAFT NEGATIVE DECLARATION NO. 08-001, EDISON PARK (FORMER CANNERY STREET LANDFILL), HUNTINGTON BEACH, ORANGE COUNTY, SCH #2009041123

Dear Mr. Talleh:

We have reviewed the above-referenced draft Negative Declaration for Edison Park, and submitted our comments electronically on May 22, 2009. This letter formally transmits our comments as follows:

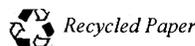
Background

Edison Park is an existing 40-acre park that overlies the former Cannery Street Landfill. The City of Huntington Beach is proposing to expand the existing parking lot, add a new parking lot, reconfigure existing open space areas, install new landscape and hardscape improvements, and install four practice soccer fields and a multi-purpose field. Minimal grading involving cuts and fills at the park will occur. A SWPPP and a WQMP, which establishes BMPs for construction and post-construction operation of the facility, will be prepared and approved by the City to comply with the NPDES stormwater regulations.

Comments

1. Any imported fill materials for grading must not be contaminated, must exhibit the same soil characteristics, including the same percentage of fines, as the existing cover material. Fill materials for site grading must be compacted to 90 percent (%) relative compaction to minimize water infiltration through the landfill cover and into waste beneath the site.

WATER RESOURCE CONTROL BOARD (WRCB)



ATTACHMENT NO. 4.57

2. The landfill cover at the park must be graded and maintained to provide positive drainage and to minimize water ponding and infiltration into the cover and waste, thereby minimizing the production of leachate and landfill gas, which will adversely impact the environment if not properly controlled.
3. Please submit the grading plan for each phase of this project, when it is available, for our review and approval. The grading plan(s) must include at least the following information:
 - a. Cut and fill earthwork – soil quantities;
 - b. Physical and chemical characteristics of the imported fill materials and fill compaction requirements;
 - c. The existing and final ground surface elevation contours; and
 - d. Construction and post-construction site BMPs to provide adequate drainage, erosion, and sediment controls, and to minimize water ponding at the park.
4. If waste is encountered during grading, excavated waste must be disposed of properly at a permitted disposal facility or reburied onsite. If taken offsite for disposal, the quantity of any excavated/removed waste and the final disposal destination must be reported in writing to Regional Board staff.
5. Please submit a copy of the final as-built drawings of the park, showing the new ground surface contour lines and post-construction site BMPs implemented for drainage, erosion, and sediment control at the park.

If you have any questions regarding our comments, please contact Joanne Lee of my staff at (951) 782-3291, or you may contact me at (951) 782-3295.

Sincerely,



Dixie B. Lass, Chief
Land Disposal Section

cc: Michael Giancola/Michael Wong, Orange County Waste & Recycling
Kathy Cross/James Strozier, Orange County Health Care Agency, LEA

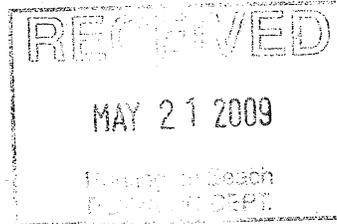
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DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592



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May 18, 2009

Mr. Rami Talleh
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

File: IGR/CEQA
SCH #: 2009041123
Log #: 2267
SR-1, SR-39

Subject: Edison Park Master Plan

Dear Mr. Talleh:

Thank you for the opportunity to review and comment on the **Initial Study and Mitigated Negative Declaration for the Edison Park Master Plan Project**. The park master plan proposes to reconfigure existing open space areas, add recreational amenities, reconfigure and expand the existing parking facility, construct a new parking facility, install new landscape and hardscape improvements, and install four practice soccer fields and a multi-purpose field. The project site is located at 21372 Magnolia Street in the City of Huntington Beach.

The California Department of Transportation, District 12 is a commenting agency on this project, and has no comment at this time.

Please continue to keep us informed of this project and any future developments which could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

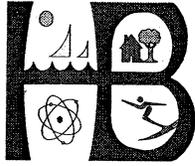
Sincerely,

CHRISTOPHER HERRE
Branch Chief, Local Development/Intergovernmental Review

c: Terry Roberts, Office of Planning and Research

CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

ATTACHMENT NO. 459



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

May 20, 2009

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

Attention: Mr. Rami Talleh, Senior Planner

Subject: Edison Park Master Plan, Environmental Assessment #2008-004.

Dear Mr. Talleh:

At the May 7th 2009 Environmental Board meeting, the members reviewed the subject Edison Park Master Plan Environmental Assessment. The Board is pleased to see the city's attention to community needs for expanded and updated park facilities while being sensitive to neighborhood noise, safety, and privacy issues. The Board offers the following comments and recommendations for your consideration.

A) TREE REMOVAL

The Board understands that as part of this project, existing trees will be evaluated and diseased specimens will be removed. We also understand that the numbers used in the Assessment are for a worst case scenario. We are concerned, however, that with the mention of such numbers, there will be a tendency to remove more trees than may be absolutely necessary. Extreme priority should be given to preserving all trees where they currently stand. Even with a 2:1 replacement ratio, it will take years to get the size of specimens back to where they currently are.

B) NIGHT LIGHTING AND ENERGY CONCERNS

The Board notes the concern with "light pollution" disturbing neighbors living within several blocks around the park's periphery. We recommend the use of lighting that reduces spillage of lighting into neighboring areas and also reduces electricity use.

HUNTINGTON BEACH ENVIRONMENTAL BOARD (EB)

ATTACHMENT NO. 4.6A

C) "GREEN PRACTICE" CONCERNS

The Board urges this project to utilize as many green practices as described in the city's "Huntington Beach Goes Green" policy as possible including water and energy conservation, reduction and reuse of materials, and sustainable practices. These practices are not directly addressed by the Assessment, but should receive attention by this important project.

The Board recommends that:

- Grass and landscaping be as drought tolerant as feasible
- Grasscycling be employed to reduce water use while adding valuable nutrients to the soil (post-construction)
- Mulch and compost be applied to landscapes not only to reduce water use and weed production but also mitigate storm water runoff (post-construction)
- Hardscape design use permeable surfaces where possible for water conservation
- Minimize waste sent to landfills as well as reduce greenhouse gas emissions by recycling and reusing construction and demolition debris and organic materials generated during demolition/construction of the project
- Implement beverage container recycling in the sports park areas as this is where recyclables will be generated

D) PARKING vs. MOBILITY CONCERNS

The Board appreciates the effort to make the park more accessible, but is concerned with the need to continue the City's mobility policy that encourages bicycle facilities and public transportation. The transportation and traffic discussion considered only automobile trip generation and parking requirements. There is no reference to biking services such as safe storage and bike racks. The Board recommends mobility options, including bike path planning, public transportation, and related mobility topics be studied.

E) HOURS OF OPERATION

We recommend that approved hours of operation for the park be put into this document to eliminate any concern this issue may cause.

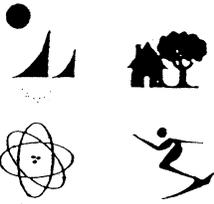
We appreciate the opportunity of reviewing this project. Please don't hesitate to contact us with any questions or concerns.

Very truly yours,
HB ENVIRONMENTAL BOARD

David Guido, LEED A.P.
Chair

Cc: Huntington Beach City Council

ATTACHMENT NO. 9.6



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

May 5, 2008

Vickie Nuse
Community Services Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-004 AND DESIGN REVIEW NO. 2008-006 (21372 MAGNOLIA STREET)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Nuse,

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
Project File



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 29, 2008
PROJECT NAME: EDISON PARK MASTER PLAN
ENTITLEMENTS: PA# 2008-0022, CUP# 2008-004, DR# 2008-006
PROJECT LOCATION: 21372 MAGNOLIA STREET, HUNTINGTON BEACH, CA
PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org
PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT IMPROVEMENTS TO EDISON COMMUNITY PARK CONSISTING OF THE INSTALLATION OF PARKING FACILITIES AND HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 15, 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. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

NOTE: Two abandoned oil wells are located on the proposed construction property. (See attachment)

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District.

The following City Specifications are applicable and compliance needs to be referenced in the grading, building, and methane plans:

- City Specification # 422, Oil Well Abandonment Permit Process.
- City Specification # 429, Methane District Building Permit Requirements.
- City Specification # 431-92 Soil Clean-Up Standards.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. **DOGGR "CONSTRUCTION SITE REVIEW"** is required. A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* is required for this project.

Identify the well name and well API number. Show the location of the abandoned oil well in question. Accurately locate with "x" and "y" parameters delineated. A completed DOGGR *Site Plan Review* must be on-file with the Fire Department prior to plan approval.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.
- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes.

DEPENDING ON THE LOCATION OF THE ABANDONED WELL(S) TO THE PROPOSED CONSTRUCTION, THE FOLLOWING CONDITIONS MAY BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

2. **"OIL WELL HISTORY DISPOSITION REPORT"** is required. A California licensed third-party petroleum engineer or geologist compiles a disposition report for submittal to the Fire Department – Development Section. (see *City Specification # 429, section 3.2*)
3. **"CITY CONSULTANT - OIL WELL HISTORY REVIEW"** is required. The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION REPORT* for completeness, well integrity, and recommended safety measures. (see *City Specification # 429, section 3.3*)
4. **"SOIL TESTING"**. Based on site characteristics, suspected soil contamination, proximity to a producing or abandoned oil well, Phase I, II, or III Site Audit, soil testing is required. Soil testing plan must be approved by the Fire Department. (See *City Specification # 429, section 3.4* and *City Specification #431-92 Soil Clean-Up Standards*).
5. **"REMEDIATION ACTION PLAN"** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued.

6. **"METHANE SAFETY MEASURES"**. *City Specification # 429, Methane District Building Permit Requirements.*

Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department Development Section for approval.

Requirements include:

- **Abandoned Well Gas Test.**
- **Well Vent System.**
- **Sub-Grade Collection System.**
- **Methane Barrier and Sub-Slab Collection System.**

Reference compliance with *City Specification #429* in the plan notes.

Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. Reference that all soils shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards*, in the plan notes.

DESIGN REQUIREMENTS

- a. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE: Current design appears to meet this requirement. (FD)**
- b. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE: Current design appears to meet this requirement. (FD)**
- c. **Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall

be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

- d. **Secured Vehicle Entries** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates or bollards), and comply with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance in the plan notes. (FD)
- e. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
- Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Fire Sprinkler Connections (FDC) if any.
 - Knox Access locations for doors, gates, and vehicle access.
 - Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536- 5531.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

COMMENTS

Magnolia Fire Station.

This city-owned facility, located in the southeast corner of Edison Park, houses Huntington Engine 44, which serves the southeast portion of Huntington Beach.

Due to the proximity to Magnolia Street, this station has historically had some noise issues due to the orientation of engineer's sleeping quarters, which receives street noise from passing vehicles and the Edison Park Community Center.

It can be anticipated that the close proximity of the proposed parking adjacent to the north side of the fire station, which the engineer's dorm faces, will receive a notable increase in noise due to the close proximity to the parking lot. This design will result in an increase in traffic, both pedestrian and vehicular around the fire station.

Current plans also place a pedestrian sidewalk adjacent to the fire department facility parking lot on the west side and a portion of a sidewalk adjacent to a portion of the driveway on the south side.

Both of these sidewalks can be expected to result in an increased exposure or access to the fire department parking lot by the public. This parking lot has been the subject of vehicle vandalism in the past and more exposure and closer proximity by the public will do little to correct this issue.

A safety issue that currently exists is the conflict of small children and moving fire apparatus. Due to the area around the fire station being a city park, large groups of people are frequently in the vicinity of the volleyball courts, picnic tables and sunshade area, which is located to the west or rear of the fire station.

Small children do not comprehend the dangers of moving fire apparatus returning to the fire station via the rear parking area and frequently run towards the fire apparatus. Due to the large buffer area that currently exists between the volleyball courts, picnic tables and sunshade area these children can be seen coming. Decreasing this buffer area, by installing the sidewalk adjacent to the fire department parking area increases this danger.

In the interest of safety, noise control, and station security, this project should provide the following:

- A wall on the north side of the fire station. This will segregate the two property uses and block the noise from the new Edison Park vehicle parking lot.
- A wall or fence on the west side of the fire department facility parking lot. This will segregate the fire department parking lot use from the park use.
- An automated vehicle gate for the driveway that accesses the rear area of the fire station.
(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)

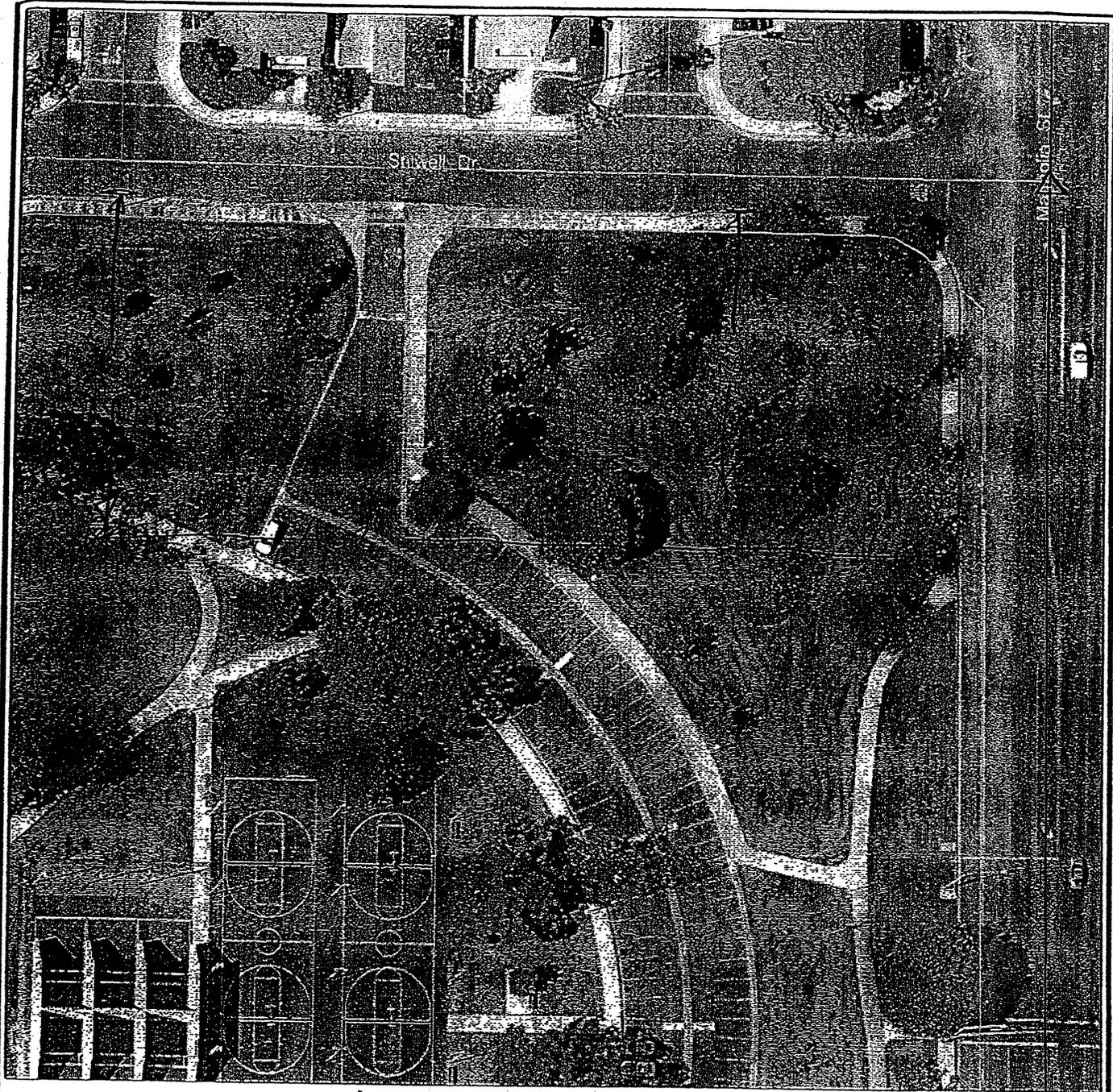
OTHER:

- a. Discovery of 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.

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CUP# 2008-004 DR# 2008-006 2-29-08.doc

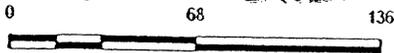


Huntington Beach

Map produced by information contained in the City of Huntington Beach Information Services Department Geographic Information System. Information warranted for City use only. Huntington Beach does not guarantee its completeness or accuracy.
 Map Produced on 2/29/2008

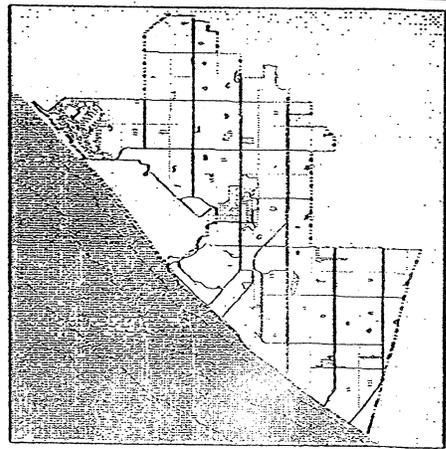


HB
 GIS



One inch equals 68 feet

FIRE STATIONS	■
OIL WELLS	●
FIRE HYDRANTS	⊕
STREET NAMES	—
CITY BOUNDARY	—





HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 11, 2008

PROJECT NAME: EDISON PARK MASTER PLAN

ENTITLEMENTS: CUP NO. 2008-004 AND DR NO. 2008-06

PLNG APPLICATION NO: 2008-022

DATE OF PLANS: FEBRUARY 4, 2008

PROJECT LOCATION: 21372 MAGNOLIA STREET, HUNTINGTON BEACH

PROJECT PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG

PLAN REVIEWER: JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*

TELEPHONE/E-MAIL: 714-536-5467 / JWAGNER@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT IMPROVEMENTS TO EDISON COMMUNITY PARK CONSISTING OF THE INSTALLATION OF PARKING FACILITIES AND HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

REVISION: This memo shall replace and supersede the memo dated March 7, 2008. Change only to item (1) on page 2 to clarify the traffic analysis requirement.

City of Huntington Beach

MAR 11 2008

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. 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 Localized Traffic Analysis prepared by a Licensed Civil Engineer, to review all project access points and adjacent driveways on Magnolia Street and Hamilton Avenue, shall be submitted to Public Works for Review and Approval.
2. For projects that will result in mitigation measures from a Localized Traffic Analysis, a Street Improvement Plan prepared by a Licensed Civil Engineer shall be providing to Public Works for review and approval.
3. Right-of-way dedications from two (2) City of Huntington Beach owned parcels (APN 148-012-04 and APN 148-012-12) along the Magnolia Street frontage shall be required to indicate public easement for Magnolia Street.
4. 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 plans shall comply with Public Works plan preparation guidelines and include:
 - a. A separate backflow protection device shall be installed per Water Division Standards for each domestic/irrigation water services. (Resolution 5921 and Title 17)
5. 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)
6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
8. 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. (Resolution-4545)
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. 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 plan 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)
11. 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.
12. 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.

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

1. 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)
2. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
3. 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)

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

1. Complete all improvements as shown on the approved grading, landscape and improvement 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. 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 project 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, and (d) Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. 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 PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 1, 2008

PROJECT NAME: EDISON PARK MASTER PLAN

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0022

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-004 AND DESIGN REVIEW NO. 2008-006 (EDISON PARK MASTER PLAN)

DATE OF PLANS: FEBRUARY 4, 2008

PROJECT LOCATION: 21372 MAGNOLIA STREET (NORTHWEST CORNER OF MAGNOLIA ST. AND HAMILTON AVE.)

PLAN REVIEWER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/rtalleh@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT IMPROVEMENTS TO EDISON COMMUNITY PARK CONSISTING OF THE INSTALLATION OF PARKING FACILITIES AND HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

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.

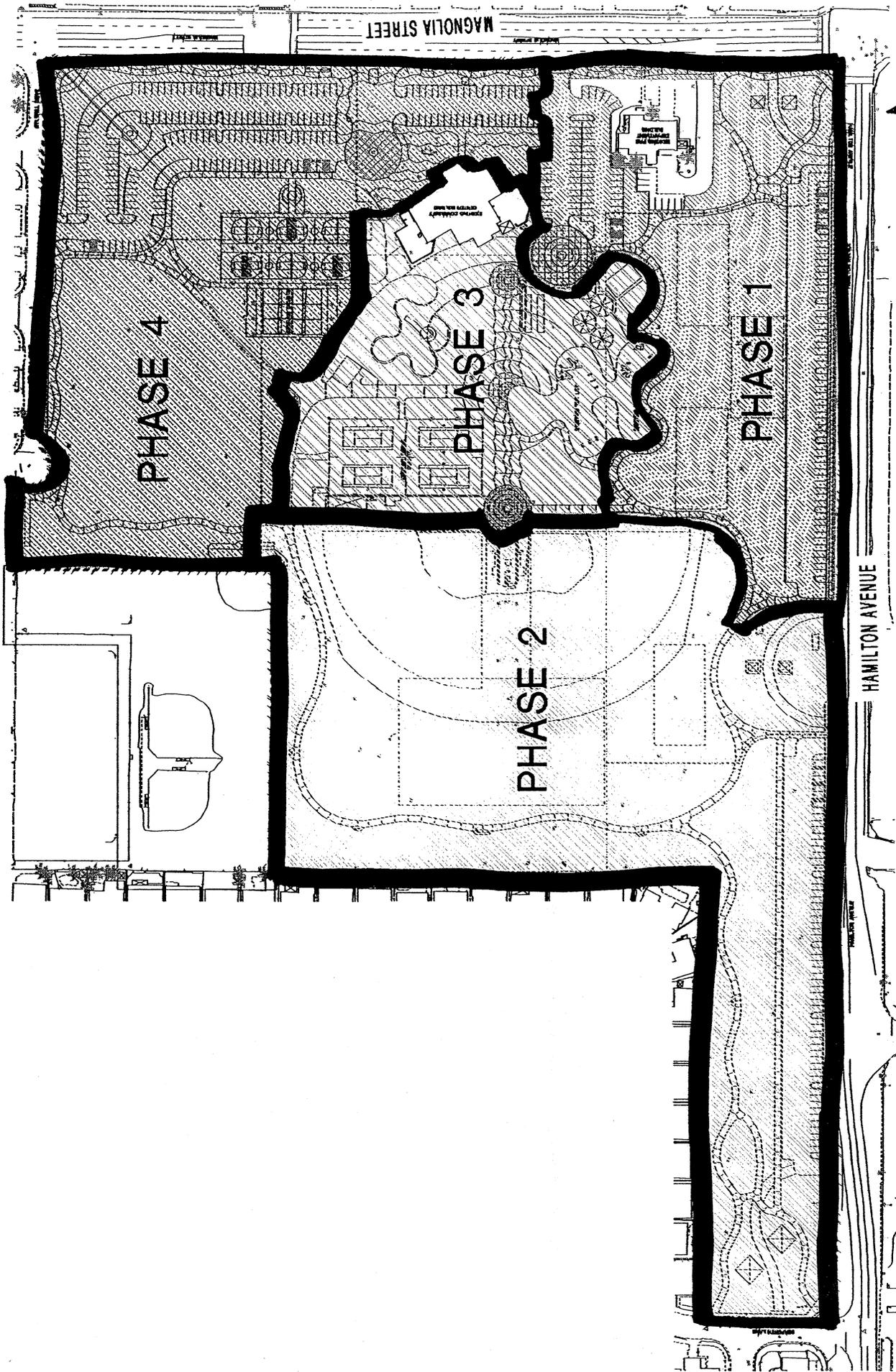
CONDITIONAL USE PERMIT NO. 2008-04:

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. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
 - g. 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 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. A request for Letter of Map Revision shall be submitted to the Federal Emergency Management Agency (FEMA) to remove the proposed structure(s) and/or property from the floodplain.
3. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be until the following has been completed:
- a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - c. An "as built" Elevation Certificate certifying the lowest floor and mechanical equipment for each building, or a Letter of Map Revision issued by the Federal Emergency Management Agency (FEMA), shall be submitted to the Planning Department.
4. 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.

5. 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.
6. Conditional Use Permit No. 2008-04 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
7. Conditional Use Permit No. 2008-04 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.
8. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2008-04 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.
9. 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.
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
11. The applicant shall submit a check in the amount of \$1,876.75 for the posting of the 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 approval of entitlements.
12. 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.
13. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



EDISON COMMUNITY PARK PHASING PLAN

Arborist's Report
January 26, 2009

Tree Preservation Plan

For Edison Park, City of Huntington Beach

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ATTACHMENT NO. 7.3

Introduction

Background and Assignment

Edison Park is a forty-acre municipal facility in Huntington Beach, California, across the street from Edison High School. Edison Park contains a wide variety of trees, large areas of fairly level turf, and a few buildings. Designed and installed in about 1960, it is arranged in a common southern California format – turf with randomly placed trees and groups of trees, flat hardscape for paths, sports use and picnics, restrooms, and playgrounds. The park is primarily used by nearby residents and Edison High School students in a generally attractive and clean middle class neighborhood. This park has paved paths winding through the grassy open fields, which are used for biking, dog walking and jogging. Many active recreational elements are existing, and more are planned. Edison Park has three large picnic shelters, children's play area, and tennis and handball courts and fields for various sports activities. Additional parking and three practice soccer fields and a full sized AYSO soccer field are planned.

The City of Huntington Beach transformed the site of a former landfill into what is now Edison Park. In January 2001, a passive gas control system was installed at Edison Park by GeoScience Analytical Inc. to control the methane gas being produced by the old Cannery Street Disposal Station. The system consists of five wells located at two sites in the park, 1) three wells along the west, southwest border and 2) two wells along the north border of the park at Stillwell Drive. According to the City's web site, very little gas remains.

The City of Huntington Beach has hired the landscape architectural firm, Nuvvis, to study and design overall improvements to the park. Nuvvis contracted with this consultant to provide arboricultural consulting services as a part of their design development work. Several hundred mature trees are growing throughout the park, many of which are in decline. The primary focus is the trees in and around planned improvements, such as the soccer fields. Mr. Tom Munoz has asked that I inspect these trees, individually, list their botanic name, analyze their health and structure as it affects their suitability for use in the new plan, recommend which trees are suitable and of sufficient value to justify transplanting and reuse, and describe general protection measures to preserve the other suitable trees during future construction. He also asked that I list trees that needed immediate removal. If requested, I may be on-call for arboricultural consulting questions during design development.

ATTACHMENT NO. 7.4

Findings

Background Documents

As background for this report, this consultant was supplied seven pdf's of the planting plans for Edison Park, a "Planting Details, Notes and List", a Tree Exhibit" plan, and an inventory of the park trees performed about 7 years ago or more. The current plans have not been finalized, certified or approved by the City as of the date of this report.

Observations

Many mature specimens of Eucalyptus species, Myoporum (Ngao), Liquidambars, London planes, evergreen pears, and Shamel ash provide shade and beauty in this otherwise rather plain park. The original inventory done over five years ago included 386 trees. Including the fire station and its surrounding trees and palms, there are now 319 trees, distributed among 53 species, that were observed during my inspection. Their health has been weakened by soil compaction, infrequent or poor pruning practices, pest outbreaks, and lawn mower injuries. Now that the park is almost 50 years old, the trees have structural defects, as older public trees often exhibit, such as overly long limbs, decay, included bark, and crowded scaffold limbs. The main factors affecting the safety level of these trees are the same as for structural condition, plus their relative age lack of initial training, the genetic characteristics of the species, and proximity to areas of human use and traffic.

As written by a consultant hired to detect weaknesses and solve tree problems, this report will have a somewhat critical tone. Most of the trees in Edison Park are in general healthy and adequate condition for the climate, use, and ordinary municipal budgeted maintenance level they have received over the years. A few of the trees are large and stately, but contain flaws which raise concern.

The myoporums were in serious decline due to the recent Teuchothrip infestation, plus poor structure with included bark had caused several to split apart. The liquidambar frequently had codominant trunks or scaffold limbs, with narrow crotches and included bark which will make them prone to splitting. Their scaffold limbs were also too long and end heavy. London planes were in weak health due to inadequate root space and poor tolerance of the coastal environment. Evergreen pears are prone to fire-blight which caused some dieback and cankers. They also had poor structure, often with included bark or overly long limbs. Shamel ash also had narrow crotches with included bark and crowded scaffold limbs, which is common for the species.

The first chart below (Overall Matrix of Findings) shows the subject trees arranged first by tag number with all criteria shown in a A to F rating system - A being best. My visual observations of infrequent or poor pruning were supported by local residents who stopped to tell me their opinions. One who had lived next to the part since 1994 said she never saw the trees near the homes pruned since she lived there.

I considered the health, structure and species tolerances in my recommendations for transplanting. Transplanting, storage and replanting is an expensive process and adds a level of risk for topping or dying in the years following transplanting. Older trees and unhealthy trees are less likely to transplant successfully.

Overall Matrix of Findings

Tag#	Botanic Name	Common Name	Caliper - DBH*	Dripline radius	Health	Condition	Transplant	Remove
1	Tipuana tipu	Tipu tree	26	23	B	B	No	No
2	Callistemon citrinus	Lemon bottlebrush	8, 9, 5	10.5	B	D	No	No
3	Liquidambar styraciflua	American sweetgum	13.5	13	B	C	No	No
4	Liquidambar styraciflua	American sweetgum	9	9.5	C	C	No	No
5	Platanus x acerifolia	London plane	10	14	B	C	No	No
6	Platanus x acerifolia	London plane	3	3	C	C	No	No
7	Alnus rhombifolia	White alder	16	13.5	C-	D	No	?
8	Alnus rhombifolia	White alder	17	14	C-	D	No	?
9	Morus alba	White mulberry	17	20	B	C	No	No
10	Alnus rhombifolia	White alder	13	14	D	D	No	No
11	Platanus x acerifolia	London plane	12	13	C	C	No	No
12	Alnus rhombifolia	White alder	14	11	C-	D	No	?
13	Morus alba	White mulberry	14	17	B	D-	No	No

ATTACHMENT NO. 7.6

Tag#	Botanic Name	Common Name	Caliper -- DBH*	Dripline radius	Health	Condition	Transplant	Remove
14	Platanus racemosa	California sycamore	17	15	B	C	No	No
15	Alnus rhombifolia	White alder	19	14	D	D	No	Yes
16	Platanus racemosa	California sycamore	20	13	B	C-	No	No
17	Alnus rhombifolia	White alder	23	16	C	C-	No	No
18	Pyrus kawakamii	Evergreen pear	13	12	C	C-	No	No
19	Platanus x acerifolia	London plane	6	6	D	D	No	Yes
20	Platanus x acerifolia	London plane	8	8	C	C-	No	No
21	Platanus x acerifolia	London plane	6.7	7	C	C	No	No
22	Platanus x acerifolia	London plane	6.5	9	D	D	No	Yes
23	Platanus x acerifolia	London plane	5, 6	7	D	D	No	No
24	Platanus x acerifolia	London plane	8	9	D	D	No	No
25	Platanus x acerifolia	London plane	9	9	D	D	No	No
26	Pyrus kawakamii	Evergreen pear	9, 9	11	C	C-	No	No
27	Magnolia grandiflora	Southern magnolia	14	13	A	B	No	No
28	Pyrus kawakamii	Evergreen pear	6, 6	6	D	D	No	No
29	Liquidambar styraciflua	American sweetgum	11	10	B	C-	No	No
30	Alnus rhombifolia	White alder	26 B	17	B	D	No	Yes
31	Alnus rhombifolia	White alder	16	14	C	C-	No	No
32	Juniperus chinensis 'Torulosa'	Hollywood juniper	18 B	7	B	B	No	No
33	Juniperus chinensis 'Torulosa'	Hollywood juniper	14 B	7	B	B	No	No
34	Juniperus chinensis 'Torulosa'	Hollywood juniper	8 B	6	B	B	No	No
35	Lagerstroemia indica	Crape myrtle	7	9	B	B	Yes	No
36	Juniperus chinensis 'Torulosa'	Hollywood juniper	17	9	B	B	No	No
37	Prunus c. 'Atropurpurea'	Purple leaf plum	5.5	6	C	C-	No	No
38	Juniperus chinensis 'Torulosa'	Hollywood juniper	24 B	9	B	B	No	No
39	Podocarpus gracilior	Fern pine	14	13	A	C	No	No
40	Eucalyptus citriodora	Lemon-scented gum	19	17	C	C	No	No
41	Cupaniopsis anacardioides	Carrotwood	6, 5	9	B	C	No	No
42	Podocarpus gracilior	Fern pine	12	11	A	B	Yes	No

ATTACHMENT NO. 7.7