

**ENVIRONMENTAL CHECKLIST FORM  
CITY OF HUNTINGTON BEACH  
PLANNING DEPARTMENT  
ENVIRONMENTAL ASSESSMENT NO. 06-008**

- 1. PROJECT TITLE:** First Christian Church Expansion/ Remodel
- Entitlement(s):** Conditional Use Permit 2006-035
- 2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648
- Contact:** Ron Santos, Associate Planner  
**Telephone No:** (714) 536-55561
- 3. PROJECT LOCATION:** 1207 Main Street, Huntington Beach (southeast corner of Adams Avenue and 17<sup>th</sup> Street)
- 4. PROJECT PROPONENT:** Art Cueto – Visioneering Studios  
5 Peters Canyon Rd.  
Irvine, CA 92606  
(949) 417-5872
- GENERAL PLAN DESIGNATION:** P(RL) (Public – Underlying Designation: Residential Low Density)
- 5. ZONING:** PS (Public-Semipublic)
- 6. PROJECT DESCRIPTION:**  
The proposed project consists of the following:
- a. Demolition of four existing buildings (Church School, Children’s Ministry, Youth Ministry, and Small Chapel), and the Large Chapel’s existing restroom facilities.
  - b. Removal of the existing modular structures currently used for adult Sunday School classes.
  - c. Construction of three new buildings (Children’s Building, Multipurpose Building, Administrative/ Café Building).
  - d. Renovation of existing A-Frame Chapel.
  - e. Expansion and renovation of the worship center’s nursery and bathroom facilities.
  - f. Landscape/hardscape improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike.

- h. Re-striping of existing parking lot in order to increase its capacity and improve circulation.
- i. Construction of a multi-level parking structure on a portion of the site (the southwest corner), currently utilized for at-grade parking.

Table A describes the proposed buildings and planned modifications to existing buildings:

**Table A – First Christian Church, Huntington Beach - Master Plan Scope**

<b>Building</b>	<b>Status</b>	<b>Size (sf)</b>	<b>Planned Use/Improvement</b>
A. Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B. Children’s Building	Planned	17,411	Children’s Sunday School (preschool – 6 <sup>th</sup> grade), and midweek preschool. Preschool entrance will be relocated to be accessible via parking area instead of current access via Loma Avenue.
C. Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/functions.
D. Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.
E. Administrative, Café	Planned	13,621	Church administrative offices, full service kitchen, church resource center.
F. Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
	<b>TOTAL:</b>	<b>76,769</b>	
G. Parking Structure	Planned	299 spaces (Estimated)	Above ground parking structure to accommodate peak parking requirements for concurrent worship services in existing worship center and new venues.

\***Note:** Nursery Expansion square footage includes 1,027 sf of new construction and remodel of 3,180 s.f. of existing nursery and restroom space in the Worship Center.

The proposed project will result in a net increase in assembly capacity of 293 seats, bringing the total number of seats to 1,763 seats during the peak Sunday Service times. However, attendance/ seating capacity for Sunday services would be limited to 1,655 persons based on the recommendation in the Trip Generation Study.

The project will include outdoor public space and landscaping improvements in addition to the items listed in Table A. The completed campus will include a new pedestrian walkway, or “Village Gateway” from Main Street where the existing Small Chapel is located. A Chapel Garden will be located at the site of the existing Classroom Building and allow for direct pedestrian access into the campus from 14th Street. A new “Tidal Court” will serve as the main gathering area for before and after church functions and will be open to the public. The court will be located between the existing Worship Center, Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The “Wave Walk” will serve as the main pedestrian connection between the church’s parking lot and the new and existing buildings. These outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage.

The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have any outdoor amplified sound system.

## **Reasons for Initiating Application**

FCCHB's existing facilities are functionally inadequate to meet its current and future ministry needs. The project will upgrade the quality of the church's meeting, kitchen, and resource facilities; consolidate the office space for the church's administration; and improve the campus' overall aesthetic in order to make it a more inviting and community-serving facility.

## **Project Sequencing**

Construction of new buildings is tentatively scheduled to begin in summer of 2007. Construction will take place in the following sequence:

1. Remove existing modular buildings
2. Construct new Children's Building
3. Demolish existing Church School Building
4. Construct new Multipurpose Building and Nursery Expansion
5. Demolish existing Youth Building and Small Chapel
6. Construct new Administration/Café Building
7. Construct Parking Structure

The project's initial construction phase (new children's, nursery expansion, multipurpose, café/administration, renovated chapel, and area improvements) is planned to last 18 months (1.5 years). The construction of the parking garage is anticipated to take an additional 12 months, for a total construction duration of 30 months (2.5 years).

## **Parking**

The church's parking demand is based on the assumption that it will stage three concurrent worship services in separate venues (Existing Worship Center, Renovated A-frame Chapel, and Multipurpose/Overdrive Building) upon the project's completion. The concurrent services will generate a parking demand of 555 parking spaces per city code. This demand will be met through a combination of on-site and off-site shared use spaces during the project construction phase and upon project completion as allowed by Section 231.06 – *Joint Use Parking* of the City of Huntington Beach Zoning Ordinance.

## **Shared Parking**

The church has entered into shared use agreements with both Smith Elementary School and Huntington Beach High School for the use of the 47 space lot and the south lot respectively. Each lot's location, capacity, and distance from the church are listed in Table B.

**Table B – Shared Parking Lots**

<b>Off Site Lot</b>	<b>Capacity</b>	<b>Distance from Church (Feet)</b>
Smith Elementary School	47	220
Smith/Dwyer Lot	124*	
Huntington Beach High School	298 south lot 295 north lot*	570

\*additional school parking – not proposed for use by FCCHB

Both lots will be used during the project construction phase to meet the church's required parking requirements. The church plans to operate two shuttles between the church and Huntington Beach High School's south lot on Sunday mornings in order to minimize the walking distance between the lot and the church. The church plans to provide two 20-passenger commuter vans that will operate between the hours of 10:00 am and 12:00 noon. The church agrees to monitor the number of cars parked at the High School's southern lot on Sunday mornings during construction and the number of church attendees that use the shuttles, and adjust the shuttles' operations (operating hours and headways) accordingly. A Variance request has been filed for use of the Huntington Beach High School south lot since it exceeds the City's 250 foot maximum distance requirement for off-site/shared parking.

The church intends to continue to use the Smith Elementary School lot after the project's completion to meet a portion of its parking demand. Table C shows how the church intends to meet its parking requirement through the use of the Smith Elementary School lot.

**Table C – Parking Supply**

Parking Lot	Parking Capacity	
	Without Parking Structure	With Parking Structure
FCCHB Surface Parking	404	234
FCCHB Structured Parking		299
Smith Elementary School	47	47
Huntington Beach High School	298	
<b>Total</b>	<b>749</b>	<b>580</b>

**Hours of Operation**

First Christian Church of Huntington Beach (FCCHB) holds three weekly worship services (Saturday 6:00 pm, and Sunday 9:00 and 10:30 am) and operates a 200-student preschool during the week. The church has an average weekly attendance (three services) of 2,300, and has 25 full-time employees. The church's administrative office hours are 8:30 am to 5:00 pm, Monday through Friday, and the preschool meets from 9:00 am to 2:00 pm, Monday through Friday (September through June). The church plans to operate the new café/book store between the hours of 7:00 am to 9:00 pm Monday to Saturday, and from 8:00 am to 7:00 pm on Sundays. Weddings and related activities, along with other special events held at the church, will end by 10:00 pm. A more detailed list of weekly church activities is contained in Attachment 3.

Special events such as weddings and funerals will typically take place in the renovated chapel. As many as one wedding per week and one funeral per month may take place in this venue. Both weddings and funerals may take place on any day of the week with the exception of Sundays. Most weddings will be scheduled for Saturdays. Any wedding or funeral with projected attendances in excess of 350 people will take place in the Worship Center, though these events are uncommon and may occur on a sporadic basis.

**7. SURROUNDING LAND USES AND SETTING:**

The project site is surrounded primarily by residential land uses. Single-family homes are located to the northwest (across 17<sup>th</sup> Street), northeast (across Adams Avenue), and east (across Main Street) and south (across Loma Avenue). Worthy Park is located directly north of the project site at the intersection of Adams Avenue and 17<sup>th</sup> Street. The Agness L. Smith Elementary School, and single-family homes are located adjacent to and south of the project site. Huntington Beach High School is located approximately 570 feet north of the property, across 17<sup>th</sup> Street.

**8. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: N/A**

**9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): N/A**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION**

On the basis of this initial evaluation:

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

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

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

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

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

Signature: 

Date: July 19, 2007

Ron Santos  
Printed Name

Associate Planner  
Title

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

---

---

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**I. LAND USE AND PLANNING.** Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 4, 14)

**Discussion:** The subject property is designated for public, quasi-public and institutional use(s) and development including but not limited to governmental, public utilities, schools, public parking lots, and religious assembly by the Huntington Beach General Plan and Huntington Beach Zoning & Subdivision Ordinance (HBZSO). The proposed religious assembly use is consistent with the Public and Public-Semipublic General Plan land use and zoning designations. In addition, the project complies with all but one of the applicable land use and development standards of the HBZSO, including minimum building setbacks, parking and landscape requirements and maximum building height.

Approval of Joint Use/off-site parking is requested, including a variance(s) to the 250 ft. maximum distance requirement for off-site parking in order to meet parking requirements. The applicant proposes to provide shuttle service between the project site and the off-site parking lots as means to mitigate the distance between the project site and the off-site parking lot. Because the off-site parking is needed only to meet parking requirements during the Church's peak demand, which coincides with church services, provision of shuttle service is anticipated to be a uniquely functional and effective means of mitigation. That is, since a significant proportion of church service attendees may be expected to regularly attend services and arrive and depart in mass at scheduled times, the church may effectively disseminate information regarding the availability of the shuttle service and operate the service efficiently. Accordingly, a less than significant impact associated with the granting of the requested variance is anticipated.

The project site is not within the boundaries of any specific plan nor located within the coastal zone.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 14)

**Discussion:** The project is proposed in an urbanized area on a previously developed site. The project will not conflict with any habitat conservation plan or natural community conservation plan of the City of Huntington Beach, as there are no such plans adopted for the area.

- c) Physically divide an established community? (Sources: 1, 4)

**Discussion:** The proposed development will occur on a previously developed parcel with direct access to existing public streets. No public access ways through the subject property exist. No new roadways, road widening, rail lines, bridges or other off-site improvements with the potential to physically divide an established community are proposed or required.

**II. POPULATION AND HOUSING.** Would the project:

- a) Induce substantial population growth in an area, either

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

directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 4, 8)

**Discussion:** The project is not expected to induce significant population growth or affect official regional or local population projections. The proposed project does not involve the construction of housing. The project will provide for a minor expansion of an existing use serving a local population in a neighborhood which is largely built out. The church employs 25 people full-time and does not anticipate the need for additional employees. No increase in pre-school enrollment is proposed. Therefore, the demolition of the existing buildings and construction of the proposed buildings on the subject site will not induce substantial population growth in the area.

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

**Discussion:** b) – c) The project site is currently developed for religious assembly uses. The proposed project provides for demolition of existing buildings and associated site improvements and construction of new structures and site improvements intended to accommodate the continued use of the site for religious assembly use. No residential uses or structures exist on the project site. Therefore, the proposed project will not displace existing housing or inhabitants.

**III. GEOLOGY AND SOILS.** Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 6, 13, 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** The site is not located within a designated Alquist-Priolo Earthquake Fault Zone. The surface traces of any active or potentially active faults are not known to pass directly through or project towards the site. The nearest active faults to the site are the Newport-Inglewood Fault, located approximately 1 km to the north, the Palos Verdes Fault, located approximately 17 km to the southwest, and the Whittier Fault, located approximately 31 km northeast of the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? (Sources: 1, 13, 15, 23) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies and procedures which require submittal of a detailed soils analysis prepared by a Licensed

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Soils Engineer. The required soils analysis must include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof; and a report prepared by an engineering geologist indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors must be submitted to the City for review prior to the issuance of building permits. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides? (Sources: 1, 15)

**Discussion:** (iii – iv) The City of Huntington Beach General Plan Liquefaction Potential map designates the project site as an area of LOW POTENTIAL. In addition, based on the Seismic Hazard Zone Report 011 – Seismic Hazard Zone Report for the Seal Beach 7.5-minute Quadrangle, Los Angeles and Orange Counties, California (1998), the proposed development is not located within an area identified by the State of California as subject to the hazard of liquefaction or earthquake-induced landslides. Due to the lack of groundwater and the dense to very dense state of the on site granular materials within the depth of liquefaction significance, the potential for liquefaction and its adverse effects impacting the site is considered negligible. The Geotechnical Engineering Report concludes that no special design considerations for mitigation of liquefaction, liquefaction effects, or earthquake induced settlements are necessary.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 15)

**Discussion:** The project and vicinity are urbanized and have relatively flat topography. The project site has been previously graded and developed with structures, parking surfaces, walkways and landscaped areas. Although the proposed project has the potential to result in erosion of soils during construction activities, erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. In the event that unstable soil conditions occur on the project site due to previous grading, excavation, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study for the project site. Therefore, no significant impact is anticipated and no mitigation measures would be required.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 15, 23)

**Discussion:** The City of Huntington Beach General Plan Potentially Unstable Slope Areas map indicates that the site is in an area of NO POTENTIAL slope instability. The project is proposed on a flat parcel of land and no slopes or other landforms susceptible to landslide exist in the vicinity of the property. Moreover, California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site which would be indicative of the potential for slope instability at or in the vicinity of the site.

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

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 15)

**Discussion:** The General Plan Expansive Soil Distribution Map designates the project site as LOW. In addition, observations and laboratory tests performed in conjunction with the project Geotechnical Engineering Report indicate that the near-surface on-site soils have a very low expansion potential. No impacts associated with expansive soil risks are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1, 15)

**Discussion:** The City of Huntington Beach Public Works Department has determined that the public sewer system can accommodate the proposed development. No septic tanks or alternative waste water disposal systems are necessary.

**IV. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 14, 23)

**Discussion:** Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts would result.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 22, 23)

**Discussion:** The Huntington Beach Public Works Department prepared a Master Plan for the City's water system in 2000. The Master Plan addresses water supply issues within the City and pertinent surrounding areas. The Public Works Department reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed uses. The project would not result in an increase in water consumption not previously planned for in the Master Plan and therefore does not present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a

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

significant impact.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources 4, 14, 23)
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
  
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 4, 14, 23)
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
  
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 4, 14, 23)
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**Discussion:** (c-e) The site currently drains via sheet flow to the northeast and enters a public storm drain system at the southwest corner of Main St. and Adams Ave. The proposed project will maintain this existing drainage pattern. No stream or rivers exist on the site or in the vicinity. The proposed project may increase in storm water run-off and impact downstream public storm drain facilities. The project would be required to mitigate these impacts by the following methods: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan. However, preliminary studies indicate that the percentage of impervious surfaces on the site would slightly decrease, resulting in a reduction in run-off.
  
- f) Otherwise substantially degrade water quality?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** See discussion under Section IV(a).
  
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 4, 7)
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------
  
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 7)
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------
  
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 7)
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** (g – i) The proposed project consists of non-residential uses. No housing is proposed. The

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

subject site is designated as Flood Zone X on the Flood Insurance Rate Map (FIRM), which is not subject to flood-related development restrictions. The project site is not situated within the 100-year flood hazard area as mapped on the FIRM. In addition, the site is not in the immediate vicinity of a levee or a dam. Therefore, no impacts are anticipated.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 9, 15)

k) Potentially impact stormwater runoff from construction activities?

**Discussion:** See discussion under Section IV(a) and IV(e).

l) Potentially impact stormwater runoff from post-construction activities?

**Discussion:** See discussion under Section IV(a) and IV(e).

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?(Sources:23)

**Discussion:** The proposed use does not include material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas. In accordance with standard City of Huntington Beach development requirements, hydrology and hydraulic studies for both on-site and off-site facilities, Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. Specific requirements and measures to be incorporated into the required studies and plans are identified in Attachment No. 4 – *Project Implementation Code Requirements*. Refer to response in Section IV(a) for further discussion.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?

**Discussion:** See discussion under Section IV(a) and IV(e).

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?

**Discussion:** See discussion under Section IV(e).

p) Create or contribute significant increases in erosion of the project site or surrounding areas?

**Discussion:** See discussion under Section III(b).

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

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

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 8, 16, 23) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:** (a – e) Construction of the project may result in temporary air pollutant emissions from the following activities: the commute of workers to and from the project site; demolition of existing structures, grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment, and dust generating activities from soil disturbance. Construction will occur in phases over a 2½ year period. Environmental Audit, Inc., prepared an air quality analysis of the proposed project using the California Air Resources Board modeling program URBEMIS 2002. In order to analyze peak construction impacts, the analysis was performed on the largest phase (the initial phase) of the project to evaluate peak potential emissions from construction of the project. The study also identified the estimated maximum additional peak vehicle trips (60) as the only operational emissions increase of significance. The analysis concluded that the construction and operational emissions calculated for the proposed project are not expected to exceed the established SCAQMD emissions thresholds. Based on the submitted air quality study and with implementation of standard code requirements and conditions of approval, which include but are not limited to: frequent watering of the site to prevent dust movement, spreading of soil binders, installation of wind barriers along the perimeter of the site, street sweeping as necessary, washing trucks prior to leaving the site, use of low sulfur fuel, and discontinuing construction on days where there is a second stage smog alert, no significant impacts are anticipated. No objectionable odors are expected as a result of either construction or operation of the proposed project. Therefore, no further air quality analysis is required and the project is not expected to cause a significant impact to air quality.

VI. **TRANSPORTATION/TRAFFIC.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?) (Sources: 1, 4, 9, 10, 17)

**Discussion:** Current seating capacity for the Sunday church services at the site is 1,470. The seating capacity in the sanctuary will remain unchanged at 975. The seating capacity in the A-Frame Chapel will be reduced by 65 seats, from 415 to 350. The Small Chapel (80 seats) will be demolished. Based strictly on floor area, the assembly capacity of the new Multi-purpose Building will be 438. The proposed project will result in a net increase in assembly capacity of 293 seats, bringing the total number of seats to 1,763 seats during the peak Sunday Service times.

Trip generation estimates have been prepared by Kimley-Horn and Associates, Inc., to estimate the net change in traffic that will result from the proposed renovation and expansion. Calculations were prepared for both existing and proposed conditions. The proposed project is estimated to generate 165 new daily trips on a typical weekday, with 13 trips in the morning peak hour and 11 trips in the evening peak hour. The project is estimated to generate 283 new trips on Sunday, with peak-hour new trip generation estimated at 60 inbound and 55 outbound.

On typical weekdays, traffic in the area of the proposed project generally operates with very little congestion and delay, with a couple of notable exceptions. During the school year, significant short-term congestion results at the intersections of Main Street/17<sup>th</sup> Street/Utica and 17<sup>th</sup> Street/Adams due to the short peaks from beginning of the school day and dismissal at Huntington Beach Union High School. These periods are relatively short and do not coincide with any of the program expansions associated with the proposed project. The intersection of Adams Avenue and 17<sup>th</sup> Street is ranked 10<sup>th</sup> (tied with 6 other locations) on the current traffic signal priority list for the City. The primary factor for consideration of a traffic signal at this location is the peak weekday traffic volume on the streets and the heavy peak traffic periods.

One activity at the project that is notable on a typical weekday and coincides with the peak high school activity is the preschool pick-up and drop-off activity on Loma Avenue, Main Street and 14<sup>th</sup> Street. The proposed project does not significantly alter the preschool activity. On Sundays, when greater regular peaks are expected from service activities, traffic on the area streets is relatively low with minimal congestion.

The City of Huntington Beach Public Works Department Traffic Division has reviewed the Kimley-Horn study and concluded that the project does not have the potential to result in significant adverse traffic impacts, provided attendance/ seating capacity for Sunday services is limited to 1,655 persons. First Christian Church has indicated that the planned capacity (as described above) exceeds the Church's expectations for growth in membership and therefore has agreed to limit attendance/capacity to the figure prescribed by the Public Works Department. The church will limit the total seating for Sunday worship services in order to assure compliance with the 1,655 limit agreed upon as part of the Trip Generation analysis. This will be achieved by reducing the number of portable seats provided in the multipurpose building for Sunday worship, or roping-off pews in the renovated chapel on Sunday mornings.

During construction there is the potential for increased congestion due to construction related activities. The Department of Public Works had identified standard development requirements, including submittal of a truck haul route if the import or export of material exceeds 5,000 cubic yards and traffic control plans prepared by a licensed Civil or Traffic Engineer, which will ensure potential impacts are less than significant.

To offset the loss of on-site parking during construction, remote parking with shuttle service is proposed through agreement with Huntington Beach Union High School District. Existing traffic conditions during the expected use periods on Sunday would not be significantly impacted by the use of this system. Shuttle traffic and any resulting pedestrian traffic can be easily accommodated using existing traffic control measures at area intersections. Accordingly, no significant traffic impacts are anticipated and no mitigation is required.

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

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 9, 10, 17)

**Discussion:** The project trip generation study evaluates potential individual and cumulative impacts of the proposed project and supports the conclusion that no significant adverse level of service impacts are expected. (See Section VI(a) for additional discussion).

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 11)

**Discussion:** Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project site is not located within 2 miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impact would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1, 4, 9, 17)

**Discussion:** The project site is currently developed and utilized consistent with the proposed use. No alterations of existing roadways or intersections, or change in use, is proposed or necessary. No impacts resulting from an increase in hazards or incompatible uses will occur.

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

**Discussion:** The proposed site plan has been reviewed by the Departments of Fire and Public Works for conformance with City requirements for emergency access. The project's proposed driveway access and on-site circulation has been found to be consistent with City standards for emergency access and circulation. No impacts are anticipated.

- f) Result in inadequate parking capacity? (Sources: 2, 4)

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Discussion:** The project proposes to meet the City’s parking requirements by providing a combination of on-site and off-site parking pursuant to the Joint Use Parking provisions of the Huntington Beach Zoning & Subdivision Ordinance. Joint Use Parking requires approval of a conditional use permit and that off-site parking be located within 250 feet of the project site. The church has entered into shared use agreements with Smith Elementary School and Huntington Beach High School for the use of 47 and 298 spaces on their respective parking lots. Smith School is located adjacent and to the south of the project site. HB High is located northeast of the project site approximately 570 feet. The applicant is proposing to use HB High only during the construction phase and is requesting a variance to the 250 foot distance limit. The church proposes to operate shuttles between the HB High parking lot and the project site to mitigate the distance between the two. The project requires a total of 555 parking spaces to comply with the applicable parking standards of the HBZSO and will provide a total of 580. No unique circumstances exist which would suggest that the minimum parking standards applicable to the project are inadequate. The HBZSO Section 231.06 – *Joint Use Parking*, requires that there be no conflict in the operating hours based on parking space requirements for the different uses and that the applicant submit evidence of an agreement for such joint use for review and approval by the City. The applicant has advised that there are no conflicts with use of the Smith and HB High parking lots on Sundays and the Community Services Department Field Allocation schedule indicates that no youth sports teams use their respective fields on Sunday. Accordingly, no significant parking related impacts are anticipated.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?(Sources: 1,2)

**Discussion:** The project will provide bicycle racks on site, in accordance with the requirements of HBZSO Sec. 231.20 – *Bicycle Parking*. The project’s contribution to traffic impacts is expected to be offset by the project’s payment of its share of the traffic impact fees, which are utilized to fund area wide traffic improvements such as bus turnouts.

**VII. BIOLOGICAL RESOURCES.** Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources:1, 9)

**Discussion:** The project site and all surrounding properties are currently developed with residential, public and commercial land uses, zoned accordingly. The project site does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 9)

**Discussion:** The project site is currently developed for use consistent with the proposed use. The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The

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

project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 9, 15)

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

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 9)

**Discussion:** The project area is surrounded developed property. The site does not support any fish or wildlife, is not within a wildlife corridor and will not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 9, 23)

**Discussion:** The church currently has 104 trees on its campus. The current landscape plans identify a total of 101 trees. An estimated additional 35 trees will be planted adjacent to the planned parking structure to provide adequate screening of the structure to the neighboring residential community, Smith School, and 17th Street. These additional trees will result in an estimated total of 136 trees planted in the completed project. This will represent of 33 percent increase in the number of existing trees.

Submittal of an arborist's report is required which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. Construction of the project will be subject to standard City requirements for the submittal of a landscape plan demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a 2:1 ratio (or equivalent: e.g., upsizing of trees). No other significant biological resources exist on the site and no significant impacts will result.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 9)

**Discussion:** The project site is presently developed and does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

**VIII. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the

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

residents of the state? (Sources: 1, 9)

**Discussion:** The proposed development will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1, 9)

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

**IX. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 5, 20)

**Discussion:** The proposed religious assembly use will not involve the transport, use or disposal of hazardous materials. The facility will not provide on-site fuel dispensing, underground or outdoor storage of hazardous materials. No impacts regarding the disposal of hazardous materials are anticipated.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 20)

**Discussion:** The submitted Phase 1 Report confirms that oil production historically occurred on the project site and that abandoned oil wells are located within 100 feet of the proposed structures. The project is subject to compliance with all provisions of City Specification No. 422 – *Oil Well Abandonment Process*. The City's standard development requirements also include submittal of soil sample data to show compliance with the *City of Huntington Beach Soil Cleanup Standard* (Specification No. 431-92), and submittal of a plan showing all abandoned oil wells within 100 feet of the property. In addition, California Division of Oil, Gas & Geothermal Resources *Construction Site Plan Review* is required for this project and submittal of an Oil Well History Disposition Report compiled by a California licensed third-party petroleum engineer or geologist. Demolition of the existing buildings is subject to asbestos removal requirements of the South Coast Air Quality Management District. Per standard City requirements, the applicant is required to submit an Asbestos Survey and Remediation Action Plan (RAP) to the Fire Department for review and approval. Standard City requirements as outlined above will ensure no significant hazards involving the release of hazardous materials will result.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 20)

**Discussion:** The project site is located in the Methane District, as identified in the General Plan, and within a quarter mile distance of Smith Elementary School and Huntington Beach High School. The project is subject to standard conditions of approval which require compliance with all provisions of HBMC Section 17.04.085.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

and Fire Department City Specification 429, Methane Building Permit Requirements, which regulate site development as necessary to minimize potential methane emissions. No significant impact is anticipated.

- 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: 12)
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 11)
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** e) – f) The project site is not located within an airport land use plan or within two miles of a public airport or private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 11)
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not a component of, nor will the project in any way interfere, with the City of Huntington Beach Emergency Operations Plan or any other adopted emergency response or evacuation plan.

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

**Discussion:** The project site is located in an urbanized area. No wildlands exist in the vicinity of the project site.

X. **NOISE.** Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- |                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

- c) A substantial permanent increase in ambient noise levels
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

in the project vicinity above levels existing without the project?

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 14, 19)

**Discussion:** a) – d) The noise producing components of the project identified in a noise study prepared by Kimley-Horn and Associates are: project-generated vehicular traffic, construction/demolition, children’s play areas, weddings, church services and day care, and the proposed parking structure. No outdoor amplified sound system will be provided. The trash enclosure will remain at its current location on the north side of the existing worship center. No other significant noise sources were identified. The study concludes that future exterior traffic noise levels would be in compliance with the City’s Noise Ordinance and that construction noise will not represent a significant impact provided the contractor complies with the City’s Noise Ordinance.

The study also concludes that noise generated in the children’s play areas may exceed the City’s noise limits and recommends a mitigation measure requiring construction of a 7-ft. tall noise barrier (masonry wall) along the southerly side of the children’s play areas. The study concludes that no significant noise impacts would result with construction of the recommended noise barrier. The applicant has agreed to construct a 7 ft. tall wall as recommended. Accordingly, no significant impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 9, 11)

**Discussion:** The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 9, 11)

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

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

- a) Fire protection?

- b) Police Protection? (Sources: 1, 9)

**Discussion:** a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. The project site is located one mile from the Lake Fire Station and approximately one-third of a mile from the Main Police Station. Estimated emergency first response times are within the 80 percent/ 5

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

minute response time objective established in the City's Growth Management Element. Estimated emergency first response times from the Police Main St. Station are also within acceptable service levels. The project can be adequately served by existing Fire and Police protection service levels. The proposed development is consistent with the applicable General Plan Land Use designation and maximum floor area ratio. Because the project site is currently developed, the proposed project represents only a minor expansion of the existing use, and the City already provides public services to the site, no significant impacts will result.

- c) Schools? (Sources: 1, 9)

**Discussion:** The proposed project will provide for the continued operation and minor expansion of a religious assembly use within a neighborhood that is largely built out, and for continued operation of an existing pre-school. No significant increase in the number of persons employed at the site is anticipated. Based on the negligible expansion proposed, no significant impacts are anticipated. Neither Smith Elementary nor Huntington Beach High School presently schedule athletic events on their fields on Sunday mornings nor does either school have regularly scheduled events on their campuses on Sunday mornings which would result in conflicts with the church's shared use of their parking lots.

- d) Parks? (Sources: 1, 9)

**Discussion:** The project will be subject to payment of the City's park fee, currently \$0.23/sq. ft. Payment of the park fee is considered a fair share contribution towards the development of additional recreational facilities in the City and serves to offset any project impacts. The project will not provide housing or additional employment opportunities and consequently, will have a less than significant impact on the use of parks or other recreational facilities.

- e) Other public facilities or governmental services? (Sources: 1, 9)

**Discussion:** The project has been reviewed by the various City Departments responsible for providing and administering public services and facilities, including Building and Safety, Community Services, Fire, Planning, Police and Public Works. No significant adverse impacts to public services are anticipated.

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

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

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** a)-h) The proposed project provides for the continuation and minor expansion (including replacement of existing buildings) of an existing use. The site currently drains via sheet flow to the northeast and enters a public storm drain system at the southeast corner of Main St. and Adams Ave. The proposed project will maintain this existing drainage pattern. No stream or rivers exist on the site or in the vicinity. The proposed project may increase the percentage of impervious surfaces on the site and therefore increase storm water run-off and impact downstream public storm drain facilities. The project would be required to mitigate these impacts by the following methods: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan. However, preliminary studies indicate that the percentage of impervious surfaces on the site would slightly decrease, resulting in a reduction in run-off.

No increase in the number of people employed at the site, nor any other change in operations that would significantly increase the amount of wastewater or solid waste previously generated at the site, is planned or anticipated. The developer shall be required to submit a hydrology and hydraulic study for both on-site and off-site facilities and a project WQMP for review and approval by the Public Works Department. The studies and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. All utility connections to the project site will be in accordance with applicable City standards. Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal, under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates, and the project is not expected to generate a substantial amount of daily waste products in the long term nor as a result of construction. Accordingly, the project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. The project is subject to compliance with all federal, state, and local statutes and regulations related to solid waste and no exceptions to those standards are proposed. The 2000 City of Huntington Beach Water Master Plan analyzes demands and anticipated impacts of future developments based on the Land Use Element designations. The proposed project is consistent with the corresponding General Plan Land Use designation. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

**XIII. AESTHETICS.** Would the project:

- a) Have a substantial adverse effect on a scenic vista?(Sources:1)      
**Discussion:** The project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. Consequently, no impacts are expected.
  
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)      
**Discussion:** The site is not adjacent to a state scenic highway, nor are there any significant trees, rock outcroppings, or historic buildings in the vicinity of the subject site. No impacts will result.
  
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 4)      
**Discussion:** The proposed development will replace several building constructed in 1957 with new buildings featuring quality building materials and contemporary architecture. Proposed on-site landscaping is approximately double the minimum site percentage required by the HBZSO. Any healthy, mature trees to be removed must be replaced, in accordance with standard City requirements, on a two for one basis and provided in addition to current tree requirements. The project will introduce a three-level parking structure to the site, which is expected to have a less than significant impact since the predominate height of the parking structure will be 28 feet (including a hanging garden feature 4 feet in height, excepting an elevator tower and architectural tower a maximum of 38 feet in height. The predominate parking structure height approximates that of a two-story single-family dwelling and all portions of the structure are significantly below the 50 ft. height limit applicable in the zone. In addition, the parking structure will be surrounded by a tree-lined landscape planter on all sides and will be setback from the adjacent residential property by approximately 56 feet. The project substantially conforms with the City's Urban Design Guidelines and has been reviewed by the Design Review Board (DRB), which is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials and compatibility with the surrounding neighborhood. The DRB recommended approval of the project, with conditions of approval to enhance the projects aesthetics. No significant impacts are anticipated.
  
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 4)      
**Discussion:** The proposed project provides for redevelopment of a site which is presently developed. The proposed building and parking areas will be configured similar to the existing development. Lighting at the project site will be generally consistent with how the site has been lit for decades. A photometric plan for the proposed project indicates that the project will be in compliance with City codes requiring that lighting be shielded and directed to prevent glare and spillage onto adjacent residential properties. Proposed outdoor lighting includes 18 12-ft. tall light poles distributed throughout the parking areas. The proposed buildings feature minimal glazing or metallic exterior finishes and therefore are not expected to be a significant source of reflective glare. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**XIV. CULTURAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 9, 15)      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:** a) – d) The project is not located in the vicinity of any known archeological, historic or other cultural resource. No impacts are anticipated.

**XV. RECREATION.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect existing recreational opportunities? (Sources: 1, 4, 23)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:** a) – c) The project will not result in the loss of any existing recreational facilities or generate demand for additional facilities since the project does not provide housing or additional employment opportunities. No impacts to recreation are anticipated. Neither Smith Elementary School nor Huntington Beach High School presently schedule athletic events on their fields on Sunday mornings nor does either school have regularly scheduled events on their campuses on Sunday mornings which would result in conflicts with the church's shared use of their parking lots.

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1) <b>Discussion:</b> a) – c) The project site does not serve as farmland and is not identified as farmland on the City's Important Farmlands map. The project will not impact property that was used for agriculture in the past, nor could the subject site be potentially utilized for agricultural purposes in the future based on its current Public-Semipublic zoning designation and use. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1) <b>Discussion:</b> The proposed project is not situated within or in the vicinity of a wildlife resource habitat. As analyzed in this initial study, the project is located in areas previously developed that do not support any unique, sensitive, or endangered species. No impacts to any habitat or wildlife area are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1-23) <b>Discussion:</b> The proposed project is consistent with the City of Huntington Beach General Plan designation for the subject property. No impacts beyond those anticipated in the General Plan PEIR – which considers the potential cumulative impacts of projects anticipated under the current General Plan Land Use designations, are expected. The project floor area ratio is lower than permitted under the P (Public-Semipublic) zoning designation. The project is proposed in a developed urbanized area with limited development potential. Consequently, no significant cumulative impact resulting from the proposed project when viewed in connection with probable future projects is anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1-23)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**Discussion:** As discussed above in Sections I through XVI, mitigation of storm drain impacts will be required. Standard code requirements, and project revisions agreed to by the applicant relative to noise and traffic, will ensure other potential impacts are less than significant.

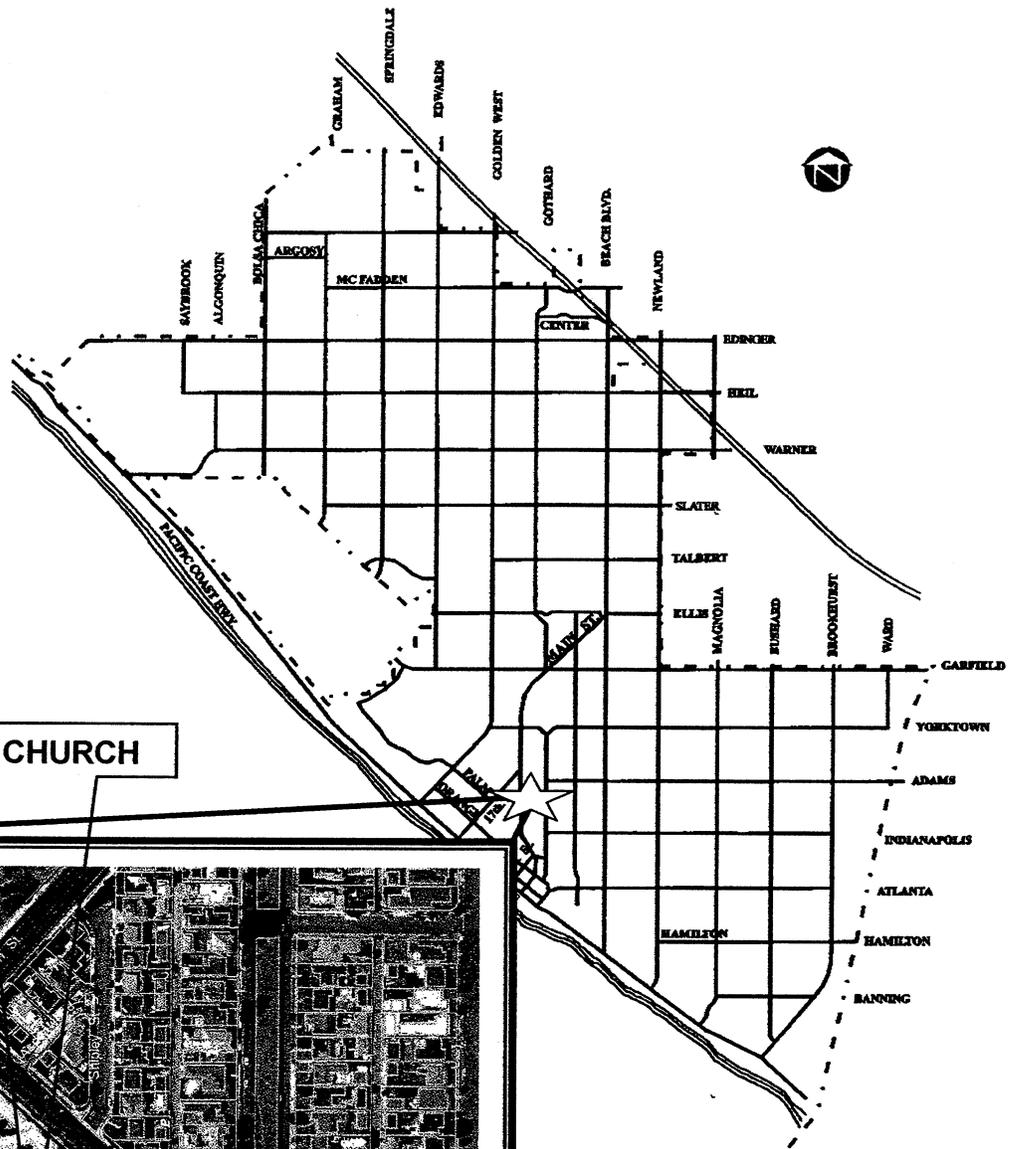
## XVIII. EARLIER ANALYSIS.

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

Earlier Documents Prepared and Utilized in this Analysis:

<u>Ref. #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of HB Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Reduced Project Plans – received and dated June 28 and 29	See Attachment #2
5	Project Narrative – received and dated July 10	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of HB Planning Dept., Planning/Zoning Information Counter, 3 <sup>rd</sup> Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (February 18, 2004)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 6 <sup>th</sup> Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	Hazardous Waste and Substances Sites List	"
13	State Seismic Hazard Zones Map	"
14	City of Huntington Beach Municipal Code	"
15	Geotechnical Engineering Report (KFM Geoscience) – Jan. 24, 2007	"
16	Air Quality Analysis (Environmental Audit, Inc.) – March 19, 2007	"

17	Trip Generation Study (Kimley-Horn and Associates, Inc.) –March 7, 2007	"
18	not used	
19	Exterior Noise Analysis Report (Kimely-Horn and Associates, Inc.) Revised May 1, 2007	"
20	Phase 1 Environmental Site Assessment Report (LandAmerica Assessment Corporation) – January 24, 2007	"
21	not used	
22	Huntington Beach Water Master Plan	"
23	Project Implementation Code Requirements	Attachment No. 4



**FIRST CHRISTIAN CHURCH**



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 06-035**  
**(FIRST CHRISTIAN CHURCH – 1207 MAIN ST.)**

ATTACHMENT NO. 1

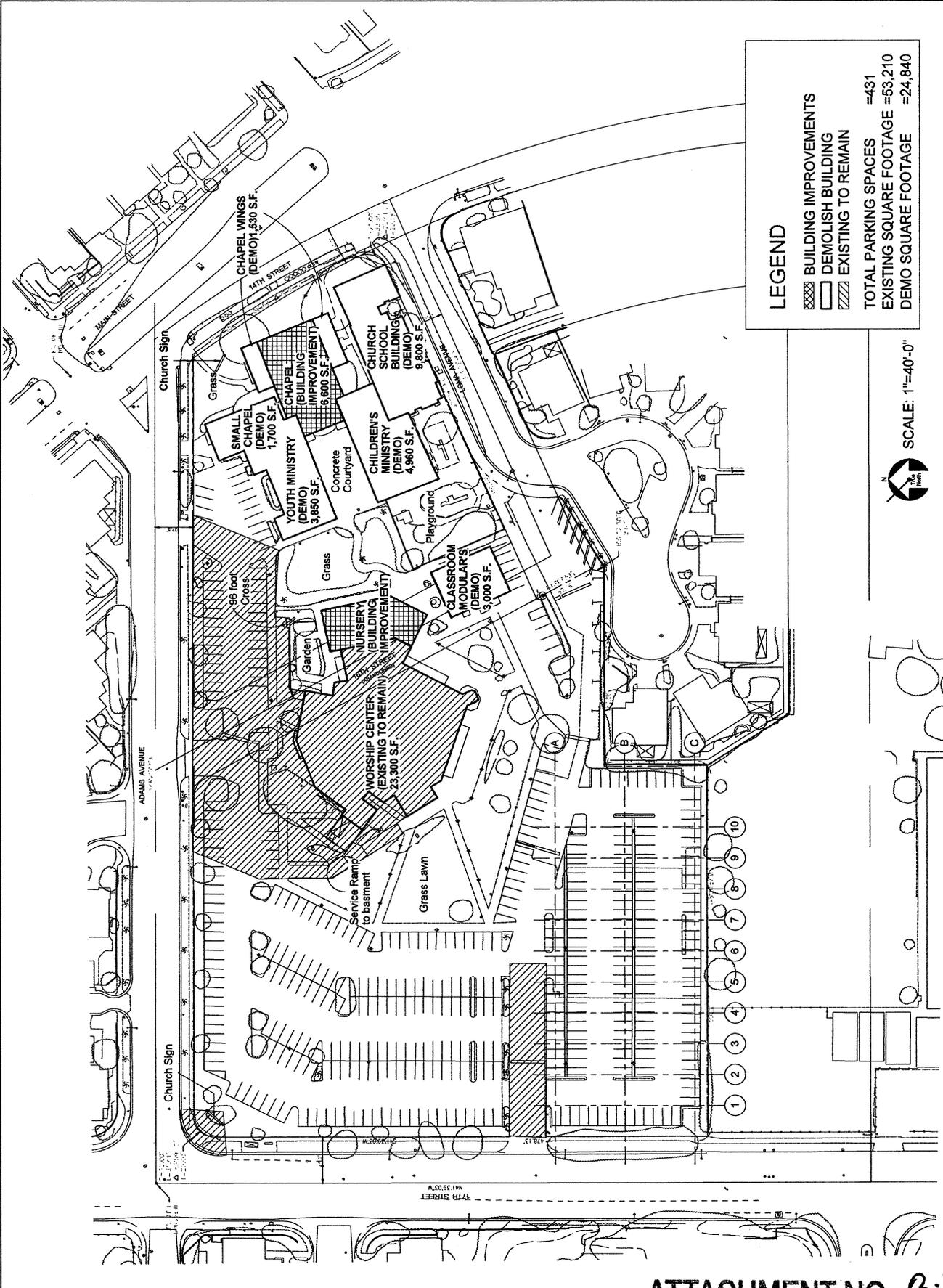
ATTACHMENT NO. 5.30





1207 Main Street, Huntington Beach  
 15 Frank's Canyon Blvd, Suite 200  
 Irvine, CA 92618  
 www.visioneng.com

**1st CHRISTIAN CHURCH**



**LEGEND**

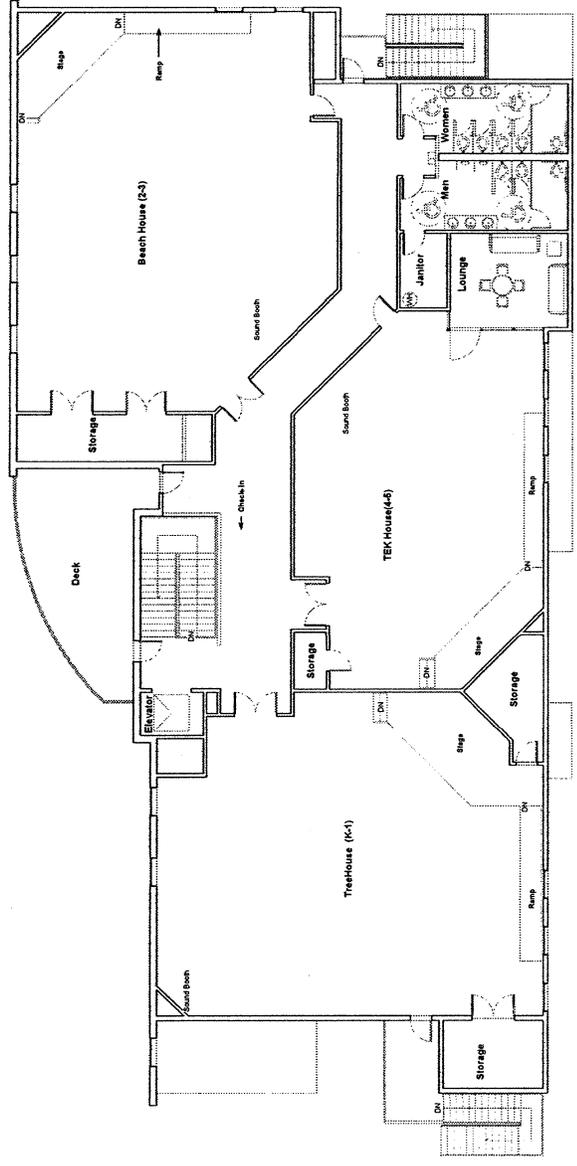
- BUILDING IMPROVEMENTS
- DEMOLISH BUILDING
- EXISTING TO REMAIN

TOTAL PARKING SPACES = 431  
 EXISTING SQUARE FOOTAGE = 53,210  
 DEMO SQUARE FOOTAGE = 24,840

SCALE: 1"=40'-0"







ATTACHMENT NO. 2.5

ATTACHMENT NO. 5.35