

**B. MITIGATION MEASURES FROM MITIGATED NEGATIVE DECLARATION**

No.	Description of Impact	Mitigation Measure
<b>Population and Housing</b>		
1	The City’s Affordable Housing Policy requires new residential development to provide 10 percent of new units as affordable, either on or off site.	A comprehensive Affordable Housing Plan in accordance with the City’s Housing Policy is required for all residential development within the project site. Preparation of Affordable Housing Plans is the responsibility of the project proponent. All Affordable Housing Plans are subject to City approval and acceptance prior to issuance of building permits for residential units.
<b>Water Quality</b>		
2	Short-term, negative water quality impacts may occur during construction, and the new development will create impervious surfaces. Unchecked runoff from the new development could impact water quality if not adequately channeled into the City’s drainage system.	<p>Future project development related entitlements shall ensure that during construction, methods for silt control and managing water runoff shall be employed. Further, development shall be designed to ensure that runoff is accommodated both on-site and via the City wide drainage system. Necessary project related improvements shall be identified and provided prior to project development.</p> <p>Future project development related entitlements and/or building permits shall include requirements for compliance with the Municipal Non-Point Source National Pollution Discharge Elimination Standards (NPDES) where State issued permits and a Water Quality Management Plan are required prior to development. Water Quality Management Plans shall include measures such as filtration screens, containment basins, charcoal filtration systems or other such measures to ensure that project runoff does not significantly impact downstream water quality.</p>
<b>Air Quality</b>		
<b>Odor Reduction</b>		
3	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Dwelling units downwind of the large oil processing/storage tanks on the Aera property shall be designed to have windows and ventilation outlets oriented away from the upwind direction. (See Palm/Goldenwest Specific Plan Air Quality Study, LSA Associates, February 9, 1999.)

No.	Description of Impact	Mitigation Measure
4	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Each dwelling unit within 200 feet of the large oil processing/storage tanks on the Aera property shall be equipped with a standard air conditioning system to ensure that windows and doors on the dwelling units can remain closed for prolonged periods of time in case odor nuisance occurs.
5	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Contingency plans pertaining to the Aera Energy oil facility shall be amended, if needed, to require that any oil spilled on the site be cleaned up and properly disposed of within 24 hours, or as soon thereafter as feasible. Well sumps should be pumped out after pulling a well, and periodically in the interim.
6	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Aera Energy facility operators should be encouraged to properly maintain seals and gaskets on pumps and piping to avoid accidental leaks. General and routing cleanup of the site should be encouraged to minimize potential odors in the area.
<b>Short Term Project Construction Impact Reduction</b>		
7	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall select the construction equipment used on site based on low emission factors and high-energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
8	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
9	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), construction activities should be reduced on days projected to have a Stage 1 smog alert, to minimize exhaust emissions from vehicles and equipment.
10	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall time the construction activities so as not to interfere with peak hour traffic, and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

No.	Description of Impact	Mitigation Measure
<b>Architectural Coating Impact Reduction</b>		
11	Emissions from painting activities may negatively impact air quality on a short term basis.	The construction contractor shall utilize as much as possible precoated/natural colored building material, water based or low VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.
12	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short term basis.	During construction, the applicant shall: <ul style="list-style-type: none"> <li>a. Use water trucks or sprinkler systems in all areas where vehicles travel to keep damp enough to prevent dust raised when leaving the site;</li> <li>b. Wet down areas in the late morning and after work is completed for the day;</li> <li>c. Use low sulfur fuel (.05%) by weight for construction equipment;</li> <li>d. Attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts);</li> <li>e. Discontinue construction during second stage smog alerts.</li> </ul>
<b>Traffic/Circulation</b>		
13	The traffic study indicates that, without mitigation, the Palm Avenue/Goldenwest Street intersection will function at less than acceptable levels at ultimate buildout of the entire 150 acre site.	Traffic Model projections indicate that if the project site utilizes its maximum allowable trip budget of 27,139 trips per day, the Goldenwest Street/Palm Avenue intersection will require mitigation such as an additional left turn lane from Palm Avenue to allow traffic to head north on Goldenwest Street. Prior to tract map approval for the proposed PLC residential development, mechanisms for right-of way acquisition and funding to provide the additional left turn lane when needed, shall be established. Prior to the Aera property being developed, additional traffic studies shall be conducted to verify the need for the additional turn lane, or other mitigation measures, if necessary.
14	Project specific traffic impacts from future Aera site development must be assessed prior to Aera site development.	Future development scenarios/proposals for the Aera property will require additional traffic studies.
15	Access to the PLC site will be taken from Palm Avenue and Goldenwest Street. Neither of these locations is presently signalized. The traffic study indicates that signalization is necessary to ensure safe and adequate traffic flows.	Signalization shall be provided at the access intersections into and out of the PLC project site at Palm Avenue/Seacliff Country Club and Goldenwest Street/Orange in conjunction with development of the PLC residential project if warranted.

No.	Description of Impact	Mitigation Measure
<b>Hazards</b>		
16	Existing oil and gas wells will need to be abandoned or consolidated in accordance with local, state and federal regulations, prior to development of the Aera site.	The project shall comply with all provisions of the Huntington Beach Fire Code and City Specification Nos. 422 and 431 for the abandonment of oil wells and site restoration.
17	The project site lies within the Methane Gas Overlay District and is subject to potential negative impacts related to methane gas leakage.	The project shall comply will all provisions of Huntington Beach Municipal Code Title 17.04.085 and City Specification No. 429 for new construction within the methane gas overlay districts.
<b>Noise</b>		
<b>Construction Related Impacts</b>		
18	Construction activities will cause temporary noise increases in the area.	During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
19	Construction activities will cause temporary noise increases in the area.	The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west and north of the site.
20	Construction activities will cause temporary noise increases in the area.	The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors to the west and north of the site during all project construction.
21	Construction activities will cause temporary noise increases in the area.	During all project site construction, the construction contractor shall limit all construction related activities that would result in high noise levels to between the hours of 7:00 am and 8:00 p.m., Monday through Saturday. No construction shall be allowed on Sundays and federal holidays.

<b>Stationary Source Impacts</b>		
22	Without mitigation, adjacent Aera facility operations may impose negative noise impacts on PLC residential uses nearby.	Prior to the issuance of occupancy permits for the PLC residential project, an eight foot masonry wall between the proposed PLC project (including any public park land) and Aera oil production facility to the south of the project site shall be constructed to the satisfaction of the City.
<b>Traffic Noise Impacts</b>		
23	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City’s residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	A six foot high sound barrier shall be provided for homes with outdoor activity areas proposed within 82 feet of the Palm Avenue centerline, or between 110 feet and 231 feet from the Goldenwest Street centerline.
24	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City’s residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Air conditioning systems shall be provided for all upper floor bedrooms and ground floor units in the following areas that would be directly exposed to traffic noise: <ul style="list-style-type: none"> <li>▪ Within 82 feet of Palm Avenue centerline; or</li> <li>▪ Within 231 feet from the Goldenwest Street centerline</li> </ul>
25	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City’s residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s). (Code Requirement)
26	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City’s residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Construction shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
<b>Aesthetics</b>		
27	The new development will create nighttime light sources.	All outside lighting shall be directed to prevent “spillage” onto adjacent properties and shall be shown on the site plan and elevations. The proposed public park site at Palm Avenue, adjacent to the PLC property shall limit its nighttime lighting to provide for safety and shall be directed to prevent spillage onto adjacent land uses.

28	Negative aesthetic impacts during construction may occur.	All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
<b>Cultural Resources</b>		
29	The 4 acres of Aera property located on the west side of Seapoint may be near an area identified as having potentially significant archeological resources.	For areas located at the western portion of the Aera property, during development activities such as grading and excavation, an archeologist, or other such expert approved by the City, shall be on site. If archaeological resources are discovered during excavation, grading or construction, development activities shall be ceased immediately. City officials and appropriate authorities shall be notified immediately and an appropriate course of action, approved by the City, shall be implemented.
<b>Recreation</b>		
30	The new population generated by the PLC residential project will have need for recreational amenities and activities.	A 3.5 acre public park is depicted in the Palm/Goldenwest Specific Plan. PLC shall dedicate the land for this park to the City in conjunction with Final Map approval and shall construct park improvements. Development of the park shall occur coincident with Phase I of the proposed PLC residential development. Park amenities and design are subject to City approval. Adequate parking shall be provided based upon park uses and amenities. Parking may be provided on-site or through a combination of on-site, street and private parking. Hours of operation for the park shall be restricted to minimize impacts on adjacent residential uses and night time lighting of playing fields shall be prohibited. As noted in Mitigation Measure No. 17, PLC shall construct an eight foot high masonry wall between the PLC property, including the proposed public park, and the Aera property to minimize noise, aesthetic and safety impacts.
<b>Further Environmental Review</b>		
31	The Aera property is included in the draft Specific Plan planning area. However, a detailed circulation plan, development plan and accompanying design parameters will be necessary prior to the Aera site being developed. This will require an amendment to the Specific Plan.	In accordance with the 1996 General Plan and Seaclyff Promenade Conceptual Master Plan, a specific plan amendment shall be required to provide adequate development standards for planned Aera property development, prior to future development on that portion of the project site. The specific plan amendment will subject to further environmental review.

32	The Aera property is included in the draft Specific Plan planning area. However, a detailed circulation plan, development plan and accompanying design parameters will be necessary prior to the Aera site being developed. This will require an amendment to the Specific Plan.	Future development projects on the PLC or Aera Energy LLC sites may be subject to further environmental review to evaluate potential project specific impacts that may not have been evaluated in this environmental assessment.
<b>Disclosure Requirements for PLC Project</b>		
33	Future homeowners and/or renters within the PLC property should be made aware of potential impacts related to the PLC development project.	Adequate disclosure of potential noise, odor, traffic, safety and other impacts related to the residential PLC project's proximity to ongoing oil operations at the Aera site shall be provided by the seller or lessor to all potential buyers and/or tenants within the PLC project site.