

ATTACHMENT 1

**PROJECT DESIGN FEATURES,
STANDARD CONDITIONS OF APPROVAL,
AND MITIGATION MEASURES**

Attachment No. 1

Summary of Standard Conditions, Project Design Features, and Mitigation Measures

Standard Conditions (SC):

- SC-1: An Operation and Maintenance (O&M) Manual for the diversion structure will be coordinated with and approved by the City of Huntington Beach and the County of Orange RDMD.
- SC-2: Best Management Practices (BMPs) consistent with National Pollutant Discharge Elimination System (NPDES) requirements will be developed during final project design and will be approved by the City of Huntington Beach.
- SC-3: The City of Huntington Beach will comply with the South Coast Air Quality Management District (SCAQMD) regulations, including Rule 402 (the Nuisance Rule) and Rule 403 (Fugitive Dust). To ensure that the project is in full compliance with both dust regulations and that there is no significant nuisance impact generated on the project site, the City of Huntington Beach Department of Public Works will be responsible for ensuring compliance with these regulations throughout project implementation. Mandatory measures set forth by these regulations include, but are not limited to:
- Sweeping any dirt tracked from the project site onto public streets no less than once per day;
 - Using particulate filters on all diesel equipment;
 - Watering exposed surfaces a minimum of two times daily. If fugitive dust appears to be impacting adjacent residential land uses during times of high wind, additional watering will be conducted and/or grading activities will be halted;
 - Covering all stockpiles of soil with tarps;
 - Covering all trucks used to haul soil from the site with a tarp to reduce fugitive dust.
- SC-4: A Section 404 permit will be obtained from the U.S. Army Corps of Engineers for the proposed project prior to project implementation.

Project Design Features (PDFs)

- PDF-1: Design of the wet well and water distribution system at the diversion site will incorporate features to ensure diverted flows cannot traverse the Goldenwest water line back into Well 8.
- PDF-2: The restored Talbert Lake will be stocked with mosquitofish (*Gambusia affinis*) in order to control mosquito populations under post-project conditions.
- PDF-3: Access points will be established for vector-control activities at the upstream end of each wetland train.
- PDF-4: All impacted riparian acreage on site will be replaced and restored to a 1:1 ratio as a project feature. These restored riparian habitats will be monitored and maintained for a five-year period in order to ensure long-term success.

- PDF-5: A Restoration Plan will be developed by the City providing detailed specifications for restored riparian habitats on site prior to initiation of construction. This Restoration Plan will include maintenance requirements.
- PDF-6: Green construction fencing shall be placed around the areas of active construction operations site to shield views of construction activities from park users.
- PDF-7: Detailed on-site geotechnical investigations will be conducted prior to finalization of project plans and specifications to confirm the location of existing oil lines crossing the site and to test all sediments for contamination, consistent with the City specifications and requirements.
- PDF-8: The City of Huntington Beach will develop a Public Access Plan prior to construction in order to maximize construction access.
- PDF 9: A flagperson will be provided, if necessary, at the truck ingress and egress point from the Gothard Street staging area to ensure public safety during off-site materials disposal activities.
- PDF-10: Forebays have been designed into the upstream end of each wetland train to concentrate sediment-removal maintenance operations in a designated area, avoiding impact to riparian habitat.
- PDF-11: Debris and vegetation will be removed from open water areas manually or in a manner that avoids disruption to on-site habitats.
- PDF-12: Biofilter backwash discharges will be sent to the sanitary sewer system for disposal during maintenance operations.

Mitigation Measures

Category	Description of Impact	Mitigation Measure
Geology and Soils	Project may exacerbate adverse geologic or soils conditions on the project site	GS-1 Prior to initiation of construction, the Project Applicant shall hire a qualified Geotechnical Engineer and/or Engineering Geologist to complete a geotechnical investigation of areas to be excavated by the project and to ensure that all recommendations of the geotechnical investigation are incorporated into the final plans and specifications for the project.
	Project may be susceptible to unstable soil conditions, such as liquefaction, lateral spreading, collapse (settlement, hydroconsolidation, etc.), and/or expansive soils	GS-1
Air Quality	Odors may result during construction from diesel particulate emissions from construction equipment and trucks	AQ-1 Epoleon [®] (or similar odor-control measure) shall be applied, as needed, by the City of Huntington Beach Park, Tree and Landscape Division to ponded water behind the diversion structure.
Transportation and Traffic	The closure of lanes may result in traffic delays and congestion along Goldenwest Street or Gothard Street (based on diversion concept)	<p>TRAF-1 A Traffic Control Plan will be developed for all construction activities proposed within and adjacent to public road rights-of-way that would delay or disrupt local roadway traffic. The Traffic Control Plan shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Limiting road closures to identified portions of Goldenwest Street directly west of the project site and to only two lanes in each direction at any given time; • Limiting road closures to portions of Gothard Street and Warner Avenue as described in Exhibits 12.6-3 through 12.6-6 for a total of no more than 10 days (only applicable if Diversion Concept 4, 5, or 6 is chosen); • Limiting lane closures to between 9:00 AM and 3:00 PM on weekdays and Saturday, with no closures on Sunday; • Installing traffic-control devices as specified in the California Department of Transportation's Manual of Traffic Control for Construction and Maintenance Works Zones; • Providing alternative routes (detours), as necessary, to route local traffic around roadway construction; • Providing notification of road closures to residents in the vicinity of construction; and • Consulting with emergency service providers and developing an Emergency Access Plan for emergency vehicle access in and adjacent to the construction zone.
Biological Resources	The project may adversely affect any species identified as a candidate, sensitive, or special status species	BIO-1 A permitted Biological Monitor shall be on site for all construction activities occurring during the least Bell's vireo nesting season (March 15 to September 15). If the Biologist determines that the least Bell's vireo is present on or within 500 feet of the project site, construction operations shall cease. To resume construction operations, the appropriate permits must be obtained from the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS).
		BIO-2 Post-construction maintenance operations shall occur outside the least Bell's vireo breeding and nesting season (March 15 to September 15) and shall be confined to vector-control activities and manual removal of vegetal debris in open water areas.

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	<p>Proposed project construction and grading could disturb nesting migratory birds protected under Sections 3503 and 3503.5 of the California Fish and Game Code.</p>	<p>BIO-3 <u>Nesting Migratory Birds</u></p> <p>If construction commences during the migratory bird nesting season (March 1 to August 31), a qualified Biologist will survey the project impact area for the presence of any active bird nest (common or special status) within 72 hours prior to the onset of construction activities. Any nest found during the survey efforts will be mapped on the construction plans. If no active nests are found, no further mitigation is required. Results of the surveys will be provided to the CDFG and the City of Huntington Beach.</p> <p>If any active migratory bird nest is present, the nest will be protected until nesting activity has ended to ensure compliance with Section 3503 of the California <i>Fish and Game Code</i>. To protect any active nest, the following restrictions on construction are required until the nests are no longer active, as determined by a qualified Biologist: (1) clearing limits will be established with a 300-foot buffer around any occupied nest, or as otherwise determined by a qualified Biologist. Any encroachment into the buffer area around the known nest will only be allowed if the qualified Biologist determines that the proposed construction activities would not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified Biologist has determined that the construction activities are not a disruption to the breeding activities or if the fledglings have left the nest.</p> <p style="text-align: center;"><u>Nesting Raptors</u></p> <p>If construction commences during the raptor nesting season (February 1 to June 30), a qualified Biologist shall survey with 500 feet of the project impact area for the presence of any active raptor nests (common or special status) at least seven days prior to the onset of construction activities. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG and the City of Huntington Beach.</p> <p>If nesting activity is present at any raptor nest site, the active site will be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California <i>Fish and Game Code</i>. To protect any nest site, the following restrictions on construction are required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established with a 500 foot buffer, or as otherwise determined by a qualified Biologist, around any occupied nest. Any encroachment into the buffer area around the known nest shall only be allowed if the qualified Biologist determines that the proposed construction activities would not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified Biologist has determined that the construction activities are not a disruption to the breeding activities or if the fledglings have left the nest.</p> <p>If an inactive nest is observed within the area to be directly impacted during the non-nesting season, the nest site shall be monitored by a qualified Biologist, and when the raptor is away from the nest, the nest will be removed so raptors cannot return to it. The qualified Biologist will supervise the removal of the nest.</p>
<p>Hazards and Hazardous Materials</p>	<p>Construction of the proposed project may potentially damage or otherwise interfere with existing oil pipelines crossing the site.</p>	<p>HM-1 The existing and abandoned oil pipelines shall be potholed prior to initiation of construction activities to determine the exact locations of the pipelines and to allow for implementation of any additional measures necessary to avoid impact.</p>

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	Project may potentially cause the release of hazardous materials into the environment during construction activities, transportation and handling.	HM-2 Prior to the preparation of final plans and specifications, the Project Applicant shall have prepared a Phase I Environmental Site Assessment (ESA) for the entirety of the project to determine the potential to encounter hazardous materials during project implementation. This documentation shall be prepared by a Registered Environmental Assessor (REA) or other qualified personnel, as determined by the State of California.
		HM-3 The Project Applicant shall have the soils displaced during all potholing operations and all excavation activities on the remainder of the project site tested for the presence of petroleum hydrocarbons and other potential hazardous materials. The soil testing shall be overseen by an REA or other qualified personnel, as determined by the State of California. The results of the tests on the soils collected during potholing operations shall be finalized before initiating further construction activities. If soil testing during site excavations positively identifies the presence of hazardous materials, the City of Huntington Beach shall coordinate with the appropriate regulatory agency(s) to determine the oversight and remediation method to be implemented.
		HM-4 If any hydrocarbon-contaminated soils or other hazardous materials on proposed project construction sites are to be transported off site, the transport shall be conducted by a properly licensed Hazardous Waste Hauler, who will be in compliance with all applicable State and federal requirements, including the federal Department of Transportation regulations under Title 49 of the <i>Code of Federal Regulations</i> (CFR); the California Department of Transportation (Caltrans); the federal Occupational Safety and Health Administration (OSHA) standards and under 40 CFR 263 (Subtitle C of Resource Conservation and Recovery Act).
Noise	Project may expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<p>NOI-1 During construction, the project applicant shall ensure that all noise-generating activities be limited to the hours of 7:00 AM to 8:00 PM on weekdays. No noise-generating activities shall occur on Saturdays, Sundays, or holidays. Noise-generating activities are also prohibited within 100 feet of the Park Bench Café on weekdays between the hours of 11:00 AM and 1:00 PM.</p> <p>NOI-2 Prior to the issuance of any grading permits, the Construction Contractor shall produce evidence acceptable to the City of Huntington Beach, Manager, Building Permits Services, that:</p> <ol style="list-style-type: none"> (1) All construction vehicles or equipment (fixed or mobile) operated within 1,000' of a residential dwelling shall be equipped with properly operating and maintained mufflers. (2) Stockpiling and/or vehicle staging areas shall be located as far as practicable from residential dwellings.
Cultural Resources	May cause a substantial adverse change in the significance of a historical resource or archaeological resource.	<p>CR-1 Prior to approval of any rough, precise, or stockpiling grading plans, the City shall hire a certified Archaeologist to ensure that the following actions are implemented:</p> <ol style="list-style-type: none"> a. The Archaeologist must be present at the pre-grading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. If artifacts are uncovered and determined to be significant, the Archaeological Observer shall determine appropriate actions in cooperation with the City for exploration and/or salvage. b. Specimens that are collected prior to or during the grading process shall be donated to an appropriate educational or research institution.

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		<ul style="list-style-type: none"> c. Any archaeological work at the site shall be conducted under the direction of the certified Archaeologist. If any artifacts are discovered during grading operations when the Archaeological Monitor is not present, grading shall be diverted around the area until the Monitor can survey it. d. A final report detailing the findings and disposition of the specimens shall be submitted to the City. Upon completion of the grading, the Archaeologist shall notify the City as to when the final report will be submitted.
		<p>CR-2 Prior to approval of any rough, precise, or stockpiling grading plans, the City shall hire a certified Paleontologist to ensure that the following actions are implemented:</p> <ul style="list-style-type: none"> a. The Paleontologist must be present at the pre-grading conference in order to establish procedures to temporarily halt or redirect work to permit the sampling, identification, and evaluation of fossils if potentially significant paleontological resources are uncovered. If artifacts are uncovered and found to be significant, the Paleontological Observer shall determine appropriate actions in cooperation with the City for exploration and/or salvage. b. Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. c. Any paleontological work at the site shall be conducted under the direction of the certified Paleontologist. If any fossils are discovered during grading operations when the Paleontological Monitor is not present, grading shall be diverted around the area until the Monitor can survey the area. d. A final report detailing the findings and disposition of the specimens shall be submitted. Upon completion of the grading, the Paleontologist shall notify the City as to when the final report will be submitted.